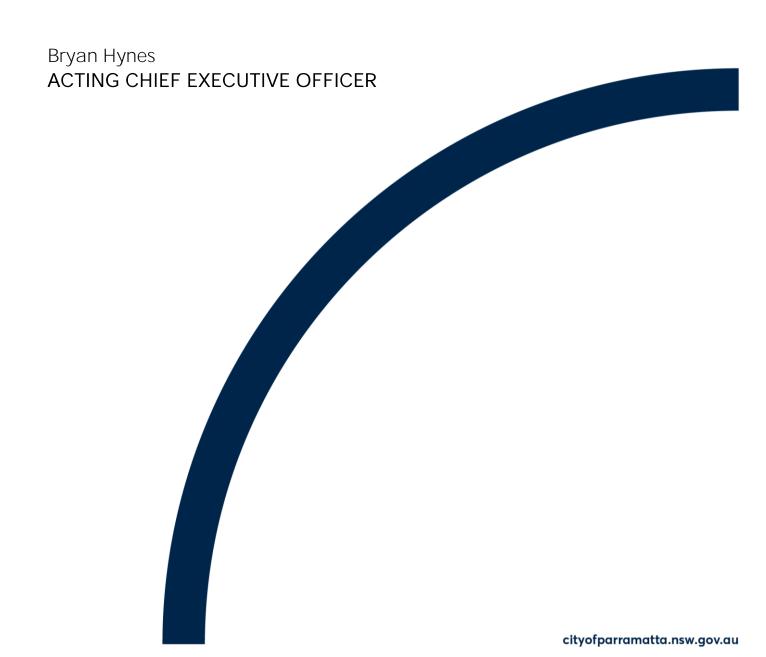


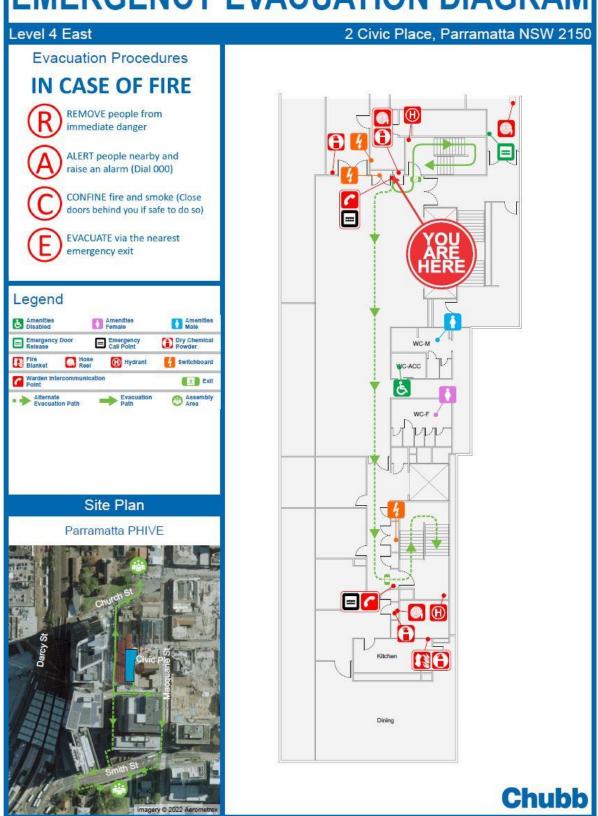
NOTICE OF COUNCIL MEETING PUBLIC AGENDA

An Ordinary Meeting of City of Parramatta Council will be held in PHIVE 2 Civic Place, Parramatta Council Chambers, 5 Parramatta Square, Parramatta on Monday, 28 November 2022 at 6:30pm.





EMERGENCY EVACUATION DIAGRAM







PUBLIC, STAFF & PRESS GALLERY



STATEMENT OF ETHICAL OBLIGATIONS:

In accordance with clause 3.23 of the Model Code of Meeting Practice, Council is obligated to remind Councillors of the oath or affirmation of office made under section 233A of the Local Government Act 1993, and of their obligations under Council's Code of Conduct to disclose and appropriately manage conflicts of interest – the ethical obligations of which are outlined below:

Obligations	
Oath [Affirmation]	I swear [solemnly and sincerely declare and affirm] that I will undertake
of Office by	the duties of the office of Councillor in the best interests of the people of
Councillors	the City of Parramatta Council and the City of Parramatta Council that I
	will faithfully and impartially carry out the functions, powers, authorities
	and discretions vested in me under the Local Government Act 1993 or
	any other Act to the best of my ability and judgement.
Code of Conduct Co	
Pecuniary Interests	A Councillor who has a pecuniary interest in any matter with which the
	Council is concerned, and who is present at a meeting of the Council at
	which the matter is being considered, must disclose the nature of the
	interest to the meeting.
	The Councillor must not be present at, or in sight of, the meeting:
	a) At any time during which the matter is being considered or
	discussed, or
	b) At any time during which the Council is voting on any question in
Non December.	relation to the matter.
Non-Pecuniary	A Councillor who has a non-pecuniary conflict of interest in a matter,
Conflict of	must disclose the relevant private interest in relation to the matter fully
Interests	and on each occasion on which the non-pecuniary conflict of interest
Significant Non-	arises in relation to the matter.
	A Councillor who has a significant non-pecuniary conflict of interest in
Pecuniary Conflict of Interests	relation to a matter under consideration at a Council meeting, must
Of fifterests	manage the conflict of interest as if they had a pecuniary interest in the matter.
Non-Significant	A Councillor who determines that they have a non-pecuniary conflict of
Non-Pecuniary	interest in a matter that is not significant and does not require further
Interests	action, when disclosing the interest must also explain why conflict of
III.OI OSIS	interest is not significant and does not require further action in the
	circumstances.
	Girdanistances.

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	16.2	Land & Environment Court Sydney Metro vs City of Parramatta increase in legal and expert fees		
		This report is confidential in accordance with section 10A (2) (g) of the Local Government Act 1993 as the report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.		
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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) 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.		
	5115116			

17 PUBLIC ANNOUNCEMENT

18 CONCLUSION OF MEETING

After the conclusion of the Council Meeting, and if time permits, Councillors will be provided an opportunity to ask questions of staff.

MINUTES OF THE MEETING OF CITY OF PARRAMATTA COUNCIL HELD IN THE COUNCIL CHAMBER AT 5 PARRAMATTA SQUARE, PARRAMATTA ON MONDAY, 14 NOVEMBER 2022 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 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, Dan Siviero, Georgina Valjak, Donna Wang and Lorraine Wearne.

1. OPENING MEETING

The Lord Mayor, Councillor Donna Davis, opened the meeting at 6:38PM.

2. ACKNOWLEDGEMENT TO TRADITIONAL OWNERS OF LAND

The Lord Mayor, acknowledged the Burramattagal people of The Darug Nation as the traditional owners of this 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. GENERAL RECORDING OF MEETING ANOUNCEMENT

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. <u>APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS</u>

PROCEDURAL MOTION

4065 RESOLVED (Garrard/Pandey)

(a) **That** the request to attend the Ordinary meeting of Council dated 14 November 2022 via remote means submitted by Councillor Humphries due to personal reasons be accepted.

(b) **Further, that** the Council accept the apologies of Councillor Wearne as she is unable to attend the meeting due to technical difficulties.

PROCEDURAL MOTION

4066 Procedural Motion (Garrard/Pandey)

That the meeting be adjourned for a short recess.

Note: The meeting was adjourned at 6:41pm for a short recess.

The meeting resumed at 6:56pm with the following Councillors attendance: The Lord Mayor, Councillor Donna Davis and Councillors Phil Bradley, Kellie Darley, Pierre Esber, Michelle Garrard, Henry Green, Ange Humphries, Paul Noack, Sameer Pandey (Deputy Lord Mayor), Dr Patricia Prociv, Dan Siviero, Georgina Valjak and Donna Wang.

6. CONFIRMATION OF MINUTES

SUBJECT: Minutes of the Council Meeting held on 31 October 2022

4067 RESOLVED (Garrard/Wang)

That the minutes of the Council meeting held on 31 October 2022 be received and noted, and that such minutes be taken as a true record of the proceedings of that meeting.

7. DISCLOSURES OF INTEREST

There were no Declarations of Interest made at this meeting.

Note: Councillor MacLean returned to the meeting at 6:56pm.

8. <u>MINUTES OF THE LORD MAYOR</u>

8.1 SUBJECT Parramatta Light Rail Stage 2 Environmental Impact

Statement

REFERENCE F2022/00105 - D08765689

REPORT OF Lord Mayor, Councillor Donna Davis

4068 RESOLVED (Davis/Noack)

(a) That Council note that the Environmental Impact Statement (EIS) for Stage 2 of the Parramatta Light Rail has been placed on public exhibition until 7 December; and

(b) **Further, that** the Lord Mayor write to the NSW Government requesting an extended timeframe for public exhibition of the EIS to 4 January 2023, to allow adequate time for public input.

Note: A question was taken on notice for this item.

8.2 SUBJECT NSW Local Hero Australian of the Year Award

REFERENCE F2022/00105 - D08764501

REPORT OF Lord Mayor, Councillor Donna Davis

4069 RESOLVED (Davis/Bradley)

- (a) That Council congratulate Amar Singh, founder and President of Turbans 4 Australia, who was recognised as NSW Local Hero for the 2023 Australian of the Year Awards: and
- Further, that the Lord Mayor write to Amar Singh to congratulate him on the achievement and thank him for his service to our community.
- 8.3 SUBJECT City of Parramatta Council v. Cumberland City Council

Cricket Match

REFERENCE F2021/02779 - D08764203

REPORT OF Lord Mayor, Councillor Donna Davis

4070 RESOLVED (Davis/Garrard)

> That Council organises the City of Parramatta Council vs. Cumberland City Council Mayoral Challenge Cricket Match, to be held in the first quarter of 2023.

9. **PUBLIC FORUM**

9.1 SUBJECT PUBLIC FORUM 1: Item 13.1A Post-exhibition -

> Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta

(St John's Anglican Church)

REFERENCE F2022/00105 - D08761075

FROM Cheryl Bates

Note: Suzette Meade spoke on behalf of Cheryl Bates.

Thank you, Lord Mayor, and Councillors for the opportunity to speak to this item.

This submission is by Cheryl Bates OAM as Chair of the National Trust Parramatta Regional Branch.

The Branch continues to voice their opposition to the magnitude of rezonings that are leading to haphazard planning in Parramatta. These Council decisions are severely impacting on heritage settings and, at worst, leading to the destruction of listed heritage items.

The Branch STRONGLY OPPOSES this Planning Proposal, DCP and Voluntary Planning Agreement.

The nine-year CBD Planning process identified the appropriate maximum building heights on this site to be 18 – 36 metres and this was decided with community consultation. Now, with the ink hardly dry on the CBD plan, Council is considering increasing the building height almost tenfold and changing the zoning of the site.

Our Branch has followed this Planning Proposal since 2018 and has noted the developer's unwillingness to negotiate any changes to their "vision" despite significant opposition to the proposal.

Council's own Heritage Advisory Committee objected to the proposal in 2019 but this was not reported to a committee again in the post-exhibition assessment phase. The reason why this did not occur was - and I quote "the proposal in the post exhibition phase is largely the same" and "it was considered unnecessary to seek another comment". How can a proposal be largely unchanged in the face of significant community objections and several unfavourable reports by heritage experts?

Do not be misled, the Church is a developer and should be treated as such. The Church is building what is predominantly a commercial development to be sold to members of the public and not only for their church parishioners.

I put to you several points to support our opposition:

- 1. The proposed towers will introduce unacceptable impacts on the landmark qualities of the Cathedral and its setting.
- 2. The amenity of Centenary Square, a gathering place for over 230 years will be compromised by towers that are too high and too bulky.
- 3. The perceived unwillingness of the developer to acknowledge heritage community concerns and negotiate any changes to their vision for a site that has nationwide significance.

The Branch also has many more concerns about the St John's Site DCP, and we believe that the Voluntary Planning Agreement, as stated, holds Council to ransom to delist and demolish the listed Parish Hall. We will address our significant concerns that such agreements are being used to "sell off" heritage items at a later stage.

This Planning Proposal will destroy the significant heritage centre of Parramatta and should not proceed.

STAFF RESPONSE

No staff response was provided.

9.2 SUBJECT PUBLIC FORUM 2: Item 13.1A Post-exhibition -

Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)

REFERENCE F2022/00105 - D08761668

FROM Bruce Morrison

Thank you, Lord Mayor and Councillors. I too acknowledge the Burramatta People of the Dharug Nation and pay my respects to their elders past, present, and emerging.

We would like to thank the Council for their efforts in support of our application. At this last milestone with Council we would reflect on the following:

- Two groups of elected Parramatta Councillors have endorsed our proposal.
- The DPE provided gateway approval.
- We have agreed with Council the draft LEP and DCP and a VPA.
- We have worked with Council and DPE through amendments to the CBD LEP that changed the context and assessment framework for our Planning Proposal whilst under public exhibition.
- And DPE wrote on 17 October outlining three key areas of focus

 Amenity, Character and Resilience. We believe that our
 Proposal meets and exceeds in each of these focus areas.
- We believe we can address any unresolved issues raised by government agencies in their submissions at a future DA stage – as agreed by Council officers.
- We have the support of the local planning panel.
- We have survived a global pandemic!

On a significant site we expect high levels of engagement in the community, as reflected in the submissions. We have held this site for over 220 years. We are deeply aware of our stewardship responsibilities. We appreciate the support of almost half the submissions.

So let me address what we believe to be the key issues raised in those community submissions which were not in support of our Planning Proposal.

The major heritage asset on the site is St John's Cathedral - the oldest continuously operating church in Australia. The land around the Cathedral has been acquired progressively since the 1880's. Various buildings have been renovated, extended, relocated, and replaced over many, many years. Our Planning Proposal is the product and fruit of a vision held for over a century by our forebears. Our aim is:

- To provide new parish facilities
- To undertake conservation works to St John's Cathedral
- To provide an appropriate setting for a heritage jewel in the centre of a dynamic new city.
- To provide an opportunity for reflection and interpretation of the aboriginal history associated with this site.

In relation to the built form of the north tower:

- We have set the building back to create more space around the Cathedral.
- We have conformed to the setbacks and view corridors in the CBD DCP – south from Lennox Bridge, and the 20 metre setback from the centre line of the Cathedral.
- We have respected the solar access to Parramatta Square as required by DPE and CPC.
- We expect to design a building subject to Council's design excellence processes befitting.
- We hope to attract national tenants, adding to the vibrant commercial hub.
- The accommodation for those jobs moves people closer their homes. This validates State Government infrastructure investment. It supports Council's long held view that Parramatta is a Metropolitan Centre of national and global significance..

In relation to the setting:

- Work with neighbours to provide separation between buildings.
- We will create a third square with improved public domain activation to create a new and greatly improved precinct by extending Parramatta Square almost 100 meters west towards Marsden St.
- Increase the number of trees.
- Remove cars from street level.
- And provide access in perpetuity to one of the only privately owned green spaces in the centre of Parramatta.
- In short, we will expand the public domain on our site by over 50%.

St John's Cathedral Community shares this vision for the Cathedral and a great urban outcome for Parramatta. We support the Planning framework, which we have worked on, with Council, for 6 years to support the amenity, character and resilience of the built form and public domain design.

My involvement in this project spans over 15 years, much longer than the 6 years we have been engaged with Council and DPE. We are asking today that the Panel support the proposal so that we may move forward with the new Planning framework.

Thank you for your time today.

STAFF RESPONSE

No staff response was provided.

9.3 SUBJECT PUBLIC FORUM 3: Item 13.1A Post-exhibition -

Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta

(St John's Anglican Church)

REFERENCE F2022/00105 - D08761759

FROM James Colman

Dear Lord Mayor and Councillors - thanks for the opportunity to speak in this item.

Tonight you are dealing with a unique site - the first in Australia to be consecrated. In the public interest your responsibility is unusually heavy and the community is watching. Nearly 60% of public submissions to this proposal were objections. It is not a matter to be dealt with lightly.

Approval may see the demolition of the State-heritage listed Church Hall. This well-loved and well-used building is in good condition. It is not ruinous. It is not obsolete. As the Cathedral's partner it has a healthy future. And it also affords rare sky views which stand to be lost if the proposal proceeds.

Approval will inevitably add to more afternoon winter overshadowing of nearby public spaces including Centenary Square.

There is no such thing as a "slender" high rise tower. No 4-storey building on a constrained site could possibly be described as slender, especially when viewed from pedestrian level.

Approval will demonstrate a preference for blatant commercialism as the principal driver of the project. Two centuries of civic importance and value will be degraded as we are presented with two massive speculative towers which will be with us for generations.

These towers will stand as unashamed symbols of corporate ambition which will permanently degrade a space which must surely stand as the jewel in Parramatta's civic crown.

As an outsider I can confirm a simple home truth. Affection for this treasured precinct goes far beyond Parramatta. The wider public-including our First Peoples - regard the Church and you the Council as its custodians. The wider community places a very high value on protecting the civic and spiritual associations of the site and its curtilage.

The Council and the Church can do better. How?

By deferring the Proposal, the DCP and the Agreement for further study and review.

I suggest that deferral should be followed by calling for a national architectural competition to achieve real design excellence for this nationally important site - with an emphasis on heigh reduction and the provision of generous mid-winter solar access within an enhanced public domain.

STAFF RESPONSE

No staff response was provided.

9.4 SUBJECT PUBLIC FORUM 4: Item 13.1A Post-exhibition -

Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta

(St John's Anglican Church)

REFERENCE F2022/00105 - D08761965

FROM Dr Ian Grady

Lord Mayor, Councillors of the City of Parramatta. Thank you for the opportunity to address you. I acknowledge the Burramattagal people as the traditional custodians of this place.

My Name is Ian Grady. My family and I were ratepayers in LGA Parramatta for many years. I resided at North Parramatta for a number of years and all my children attended state schools in the Parramatta LGA.

Trained as an historian, I am author of four books of Australiana, one of which concerns the history of St John's.

I am also very familiar with the historic centres of most European and Mediterranean cities. Many of these have historic churches and cathedrals in the middle of the town square. Most of the churches are on a much grander scale than the modest structure of St John's and are considerably older. However, a large part of their grandeur is the fact that they are set apart from other buildings, i.e. that there is space around them on all sides.

The preferred development model by the church envisages demolition of the church hall. I understand some people oppose this, because it is a locally listed heritage building. I have to say that the hall is a particularly unimpressive structure, with an ugly agglomeration of dark brick buildings attached to its rear. In my view it actively detracts from the Cathedral by being too close to it and imposing itself in the space that should belong to the Cathedral.

The cathedral building will gain in significance and importance as a landmark and as an historic building if there is adequate space

surrounding it and if the facade of the proposed development is not only set further away, but also is light and open and in sympathy with the space.

The hall was built as a utilitarian structure. It replaced a wooden hall, which replaced an earlier hall that was quite possibly the site of the colony's first school. In a similar way the current hall has been much altered and added to over the years and now forms a dark presence, lurking off to one side of the cathedral, with a footprint that is now considerably larger than that of the cathedral itself. A walled arcade and metal security gates have been added on two sides, so that it is no longer even symmetrical.

Demolition of the hall, and construction of a new building set further away will create more space around the cathedral, and will allow for more grass to augment the lawns on the north and south side of the cathedral, which are the only public lawns between the Parramatta River and Ollie Webb Reserve, 1 km to the south.

Age alone is not sufficient reason to retain a building that was built to the plans of an unknown architect, that conforms to no recognisable style, that has been disfigured by additions, that does not fit in with its surroundings and which detracts from a public space. Given that high towers already surround what was once the tallest building in Parramatta it is more important that as much space as possible be created at ground level around the cathedral.

I support the proposal.

STAFF RESPONSE

No staff response was provided.

10. PETITIONS

There were no petitions tabled at this meeting.

11. RESCISSION MOTIONS

Nil

12. REPORTS TO COUNCIL - FOR NOTATION

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

REFERENCE F2022/00105 - D08435817

REPORT OF Group Manager - Development and Traffic Services

4071 RESOLVED (Esber/Garrard)

That the report be deferred to the next Council Meeting on 28 Nov 2022.

Note: Questions were taken on notice for this item.

12.2 SUBJECT Appointment of the 2023 Citizen of the Year Awards

Judging Panel

REFERENCE F2022/00105 - D08736179

REPORT OF Team Leader, Civic Program & Protocol

4072 RESOLVED (Maclean/Esber)

(a) **That** Council notes the community representatives to be appointed as the 2023 Citizen of the Year Awards Judging Panel community representatives:

1 Matt Zarhar Lives and works in Parramatta LGA

(Winston Hills/

Parramatta). A current member of The City of Parramatta's Active Transport

Advisory Committee.

2 Margaret Tipper Works in Parramatta LGA (Parramatta).

Personal connection to Parramatta through family history and as the Executive Officer at Western Sydney Regional Information and Research.

(b) **That** the following be appointed on an eligibility list in the event a member resigns or withdraws their application.

1 Laurie Bennet Former Alderman of Parramatta

Council, current

member of Heritage Advisory Group, previously served 3 years on Judging Panel as community representative,

community advocate.

(c) **Further, that** Council extends its appreciation to all unsuccessful applications, acknowledging their interest to support Council through membership of the 2023 Citizen of the Year Awards Judging Panel.

13. REPORTS TO COUNCIL - FOR COUNCIL DECISION

PROCEDURAL MOTION

4073 RESOLVED (Maclean/Garrard)

That the Item 13.1A - LATE REPORT - ADVICE OF THE LOCAL PLANNING PANEL: Post-exhibition - Planning Proposal, draft

Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church) **supersedes** Item 13.1 - Post-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)

13.1A SUBJECT LATE REPORT - ADVICE OF THE LOCAL PLANNING

PANEL: Post-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's

Anglican Church)

REFERENCE RZ/5/2018 - D08760803

REPORT OF Land Use Planning Team Leader

Motion (Maclean/Darley)

That consideration of the Draft Planning Proposal, Draft DCP and Draft Planning Agreement for the St Johns Site be deferred to allow a request to be made to the Department of Planning and Environment (DPE) for an extension to the Gateway Determination expiry date to allow Council sufficient time to consider the Second CBD SEPP (as defined in the body of this report) prior to making a decision on the planning controls for the subject site.

- (a) Should the request be granted, the matter be referred to Council together with a further report detailing the outcome of the Second CBD SEPP process and the implications for the planning controls proposed for the subject site.
- (b) Should an extension not be granted within 7 days, an Extraordinary Council meeting be held to allow Council to determine whether the Planning Proposal should be forwarded to the DPE, with sufficient time to meet the Gateway Determination timeframes.

In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.

The motion moved by Councillor MacLean and seconded by Councillor Darley on being put was declared LOST.

DIVISION A division was called, the result being:-

AYES: Councillors Bradley, Darley, Davis, Maclean and Prociv

NOES: Councillors Esber, Garrard, Green, Humphries, Noack,

Pandey, Siviero, Valjak and Wang

4074 RESOLVED (Garrard/Esber)

Procedural Motion (Garrard/Siviero)

That the motion be put.

Foreshadowed Motion (Garrard/Esber)

- (a) That Council note the submissions received in response to the exhibition of the Planning Proposal, Development Control Plan (DCP) amendment and Planning Agreement as summarised in Attachment 4 for the St John's Anglican Church Site.
- (b) That Council note the Department of Planning and Environment's (the DPE) preliminary findings for the 'SEPP 2 work' as outlined in their letter dated 17 October 2022 at Attachment 5 and advise the DPE that the additional commercial floor space sought by the subject Planning Proposal, for the portion of the subject site proposed to be zoned B3 Commercial Core, has been assessed in regard to the findings and recommendations for the Western Edge Precinct outlined in the DPE's advice with the conclusion that a tall, slender tower with an appropriate street wall consistent with the site specific DCP (as amended) is consistent with the principles outlined in the DPE's letter.
- (c) That Council approve the finalisation of the Planning Proposal (at Attachment 1) for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta as follows:
 - a. For the northern development site:
 - i. Rezone from B4 Mixed Use and SP1 Special Activities (Place of Public Worship) to part B3 -Commercial Core and part SP1 - Special Activities (Place of Public Worship);
 - ii.A maximum Height of Building Control of 211 RL; and
 - iii. A maximum FSR of 17.5:1 (or 16:1 exclusive of Design Excellence bonus), made up of a mapped FSR of 10:1 (plus 1.5:1 design excellence bonus) and a sitespecific clause permitting a maximum FSR of 6:1 for office uses.
 - b. For the southern development site:
 - i. Include on the Land Reservation Acquisition (LRA) map at 41-45 Hunter Street a 6m wide accessway along the boundary to the rail line;
 - ii. Application of the FSR sliding scale; and
 - iii. Allow **basement** car parking on small portion of SP1-zoned land.
 - c. The following amendments:
 - i. For the northern development site:
 - 1. Amendments to include site specific local provisions that address:
 - a. Conversion of the exhibited provision relating to Unlimited Commercial Floor Space to an equivalent nominated FSR control for office uses of 6:1;

- b. Limiting the height to 211 RL inclusive of a design excellence bonus; and
- c. A requirement for a site specific DCP to be prepared that provides for identified matters to be satisfied including the outcome for St John's Parish Hall.

ii. For the southern development site:

- Removal of the following provisions as they are consistent with the finalised Parramatta Local Environment Plan (LEP) 2011 (Amendment No. 56) and are no longer required:
 - a. A maximum Height of Building Control of 211 RL; and
 - b. A maximum FSR of 10:1.
- iii. For both development sites:
 - Removal of the following provisions as they are consistent with the finalised Parramatta LEP 2011 (Amendment No. 56) and are no longer required:
 - a. Parramatta Square solar access,
 - b. Aerospace investigations, and
 - c. Car parking.
 - Amendments to address the following two minor Gateway compliance issues discussed in this report:
 - Addressing the Direction on Remediation of Contaminated Land in the Planning Proposal document; and
 - b. Raising the State infrastructure needs generated by the proposal when consulting State Agencies.
 - 3. Noting the following unresolved matters raised by State Agencies <u>are to be referred to the</u> **DPE for their consideration**:
 - a. Transport for NSW: objects to the number of car parking spaces on the site;
 - b. Department of Planning and Environment

 Environment and Heritage Group:
 raises concern about the inconsistency of the Planning Proposal with Ministerial
 Direction 4.3 Flood Prone Land
 - c. State Emergency Service NSW: raises concern about the flood planning and management policy framework for the Planning Proposal and wider-CBD.
- (d) That Council forward the amended Planning Proposal at Attachment 1 including the amendments summarised in part (c) above, for which are also detailed in this report, to the DPE for finalisation.

- (e) That Council approve the DCP controls at Attachment 2 including the amendments summarised at Table 10 in Attachment 6.
- (f) That Council enters into the Planning Agreement at Attachment 3 and delegates authority to the Chief Executive Officer to sign it on behalf of Council.
- (g) That in the event the DPE makes changes to the Planning Proposal and in response the applicant seeks to withdraw or renegotiate the Planning Agreement (outside the Chief Executive Officer's delegation at (h) below), then the DCP is to be amended to remove provisions relating to the Stage 1 DA and "Option A" [removal of Hall] and finalised with "Option B" [partial retention of Hall] only, thereby becoming the only option. The DCP is to be finalised and published as soon as practicable following finalisation of the LEP amendment.
- (h) **Further, that** Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process relating to the Planning Proposal, DCP amendment and Planning Agreement.

The motion being LOST the foreshadowed motion moved by Councillor Garrard and seconded by Councillor Esber becomes the motion.

In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter

The motion on being put was declared CARRIED.

DIVISION A division was called, the result being:-

AYES: Councillors Esber, Garrard, Green, Humphries, Noack,

Pandey, Siviero, Valjak and Wang

NOES: Councillors Bradley, Darley, Davis, Maclean and Prociv

4075 RESOLVED (Garrard/Esber)

- (a) That Council note the submissions received in response to the exhibition of the Planning Proposal, Development Control Plan (DCP) amendment and Planning Agreement as summarised in Attachment 4 for the St John's Anglican Church Site.
- (b) That Council note the Department of Planning and Environment's (the DPE) preliminary findings for the 'SEPP 2 work' as outlined in their letter dated 17 October 2022 at Attachment 5 and advise the DPE that the additional commercial floor space sought by the subject Planning Proposal, for the portion of the subject site proposed to be zoned B3 Commercial Core, has been assessed in regard to the findings and recommendations for the Western

Edge Precinct outlined in the DPE's advice with the conclusion that a tall, slender tower with an appropriate street wall consistent with the site specific DCP (as amended) is consistent with the principles outlined in the DPE's letter.

- (c) **That** Council approve the finalisation of the Planning Proposal (at **Attachment 1**) for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta as follows:
 - a. For the northern development site:
 - i. Rezone from B4 Mixed Use and SP1 Special Activities (Place of Public Worship) to part B3 -Commercial Core and part SP1 - Special Activities (Place of Public Worship);
 - ii.A maximum Height of Building Control of 211 RL; and
 - iii. A maximum FSR of 17.5:1 (or 16:1 exclusive of Design Excellence bonus), made up of a mapped FSR of 10:1 (plus 1.5:1 design excellence bonus) and a sitespecific clause permitting a maximum FSR of 6:1 for office uses.
 - b. For the southern development site:
 - i. Include on the Land Reservation Acquisition (LRA) map at 41-45 Hunter Street a 6m wide accessway along the boundary to the rail line;
 - ii. Application of the FSR sliding scale; and
 - iii. Allow **basement** car parking on small portion of SP1-zoned land.
 - c. The following amendments:
 - i. For the northern development site:
 - 1. Amendments to include site specific local provisions that address:
 - a. Conversion of the exhibited provision relating to Unlimited Commercial Floor Space to an equivalent nominated FSR control for office uses of 6:1;
 - b. Limiting the height to 211 RL inclusive of a design excellence bonus; and
 - c. A requirement for a site specific DCP to be prepared that provides for identified matters to be satisfied including the outcome for St John's Parish Hall.
 - ii. For the southern development site:
 - Removal of the following provisions as they are consistent with the finalised Parramatta Local Environment Plan (LEP) 2011 (Amendment No. 56) and are no longer required:
 - a. A maximum Height of Building Control of 211 RL; and
 - b. A maximum FSR of 10:1.
 - iii. For both development sites:
 - Removal of the following provisions as they are consistent with the finalised Parramatta LEP 2011 (Amendment No. 56) and are no longer required:

- a. Parramatta Square solar access,
- b. Aerospace investigations, and
- c. Car parking.
- Amendments to address the following two minor Gateway compliance issues discussed in this report:
 - Addressing the Direction on Remediation of Contaminated Land in the Planning Proposal document; and
 - b. Raising the State infrastructure needs generated by the proposal when consulting State Agencies.
- Noting the following unresolved matters raised by State Agencies <u>are to be referred to the</u> DPE for their consideration:
 - a. Transport for NSW: objects to the number of car parking spaces on the site;
 - b. Department of Planning and Environment

 Environment and Heritage Group:
 raises concern about the inconsistency of the Planning Proposal with Ministerial Direction 4.3 Flood Prone Land
 - c. State Emergency Service NSW: raises concern about the flood planning and management policy framework for the Planning Proposal and wider-CBD.
- (d) **That** Council forward the amended Planning Proposal at **Attachment 1** including the amendments summarised in part (c) above, for which are also detailed in this report, to the DPE for finalisation.
- (e) That Council approve the DCP controls at Attachment 2 including the amendments summarised at Table 10 in Attachment 6.
- (f) **That** Council enters into the Planning Agreement at **Attachment 3** and delegates authority to the Chief Executive Officer to sign it on behalf of Council.
- (g) That in the event the DPE makes changes to the Planning Proposal and in response the applicant seeks to withdraw or renegotiate the Planning Agreement (outside the Chief Executive Officer's delegation at (h) below), then the DCP is to be amended to remove provisions relating to the Stage 1 DA and "Option A" [removal of Hall] and finalised with "Option B" [partial retention of Hall] only, thereby becoming the only option. The DCP is to be finalised and published as soon as practicable following finalisation of the LEP amendment.
- (h) **Further, that** Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may

arise during the plan finalisation process relating to the Planning Proposal, DCP amendment and Planning Agreement.

13.2 SUBJECT Dates and Locations of Council Meetings for February to

December 2023

REFERENCE F2022/00105 - D08696076

REPORT OF Council Secretariat & Registers Officer

4076 RESOLVED (Maclean/Darley)

That Council adopt the schedule of Ordinary Council Meeting dates for 2023 as follows, with an update to the first November 2023 meeting date to be 6 November 2023:

Date	Location
13 February 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
27 February 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
13 March 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
27 March 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
11 April 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
24 April 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
8 May 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
22 May 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
13 June 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
26 June 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
10 July 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
24 July 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
14 August 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
28 August 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
11 September 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
25 September 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
9 October 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
23 October 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
6 November 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
27 November 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
4 December 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150
11 December 2023	PHIVE, 2 Civic Place, Parramatta NSW 2150

14. NOTICES OF MOTION

14.1 SUBJECT Removal of overhanging vegetation on Bennelong

Parkway

REFERENCE F2022/00105 - D08748839

FROM Councillor Patricia Prociv

4077 RESOLVED (Prociv/Noack)

- (a) That City of Parramatta Council Officers liaise (if necessary) with Sydney Olympic Park Authority to create a regular schedule of maintenance of cutting back vegetation overhanging the bike lane on Bennelong Parkway, between Hill Rd and Australia Avenue Sydney Olympic Park.
- (b) **Further that** this maintenance includes the removal of road debris blocking the bike lane.

Note: A question was taken on notice for this item.

15. QUESTIONS WITH NOTICE

15.1 SUBJECT Questions Taken on Notice - 31 October 2022 Council

Meeting

REFERENCE F2022/00105 - D08752570

REPORT OF Governance Manager

Minutes of the Traffic Engineering Advisory Group meeting held on 21 September 2022: Item 2209 B2 Projects recently completed, Projects currently funded and projects lists for consideration of future funding.

During discussion on the Motion moved by Councillor Noack, Councillor Noack asked the following question:

How is staff going to escalate matters with Ausgrid and get a response in relation to lighting upgrades on Hill Road?

Executive Director City Assets & Operations:

Hill Road lighting assets were handed over to Council from the former Auburn City Council as part of the 2016 Council boundary adjustments. These assets were built for the 2000 Sydney Olympic Games which Ausgrid has been refusing to own due to the assets being sub-standard and the lack of work as executed plans. Council has initiated an ongoing discussion with Ausgrid and Sydney Olympic Parks Authority (SOPA) to collect necessary information to produce work as executed plans and other necessary documents with an aim to ultimately handover these assets to Ausgrid. Discussions between Council staff and Ausgrid have been constructive and positive to date.

Council has also been working with Ausgrid to identify root cause for frequent failure of some of the lighting at Hill Road. Ausgrid has confirmed the technical fault in their voltage distribution system causing the failure has now been rectified. Council is in the process of replacing the faulty lights.

Legal Status Report as at 31 August 2022

During discussion on the Motion moved by Councillor Esber, Councillor Garrard asked the following question:

Refer to Attachment 1, as the question related to a confidential matter under section 10A(2) (e) of the Local Government Act.

Legal Status Report as at 31 August 2022

During discussion on the Motion moved by Councillor Esber, Councillor Garrard asked the following question:

Refer to Attachment 1, as the question related to a confidential matter under section 10A(2) (e) of the Local Government Act.

Legal Status Report as at 31 August 2022

During discussion on the Motion moved by Councillor Esber, Councillor Darley asked the following question:

Refer to Attachment 1, as the question related to a confidential matter under section 10A(2) (e) of the Local Government Act.

Legal Status Report as at 31 August 2022

During discussion on the Motion moved by Councillor Esber, Councillor Siviero asked the following question:

Refer to Attachment 1, as the question related to a confidential matter under section 10A(2) (e) of the Local Government Act.

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

4078 RESOLVED (Maclean/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 Tender 13/2022 Valentine Avenue Streetscape Upgrade, Valentine Avenue, Parramatta. (D08644304) - 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.

Note: Councillor Darley left the Chamber at 8:52pm before moving into Closed Session.

16.1 SUBJECT Tender 13/2022 Valentine Avenue Streetscape

Upgrade, Valentine Avenue, Parramatta

REFERENCE F2022/00105 - D08644304

REPORT OF Manager Capital Projects

4079 RESOLVED (Bradley/Pandey)

- (a) **That** Council approve appointment of the preferred proponent for the Valentine Avenue Streetscape Upgrade, Parramatta for the contract sum as outlined in paragraph 13 of the report.
- (b) **That** all unsuccessful tenderers be advised of Council's decision in this matter.
- (c) **Further, that** Council delegate authority to the Chief Executive Officer to finalise and execute all necessary documents.

Note: Councillor Darley returned to the Chamber at 8:55pm after the closed session.

PROCEDURAL MOTION

4080 RESOLVED (Esber/Noack)

That the meeting resume into Open Session.

17. REPORTS OF RESOLUTIONS PASSED IN CLOSED SESSION

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

18. CONCLUSION OF MEETING

The meeting terminated at 8:57pm.

THIS PAGE AND THE PRECEDING 19 PAGES ARE THE MINUTES OF THE ORDINARY/EXTRAORDINARY COUNCIL MEETING HELD ON Monday, 14 November 2022 AND CONFIRMED ON Monday, 28 November 2022.

Chairperson	

RESCISSION MOTIONS

28 NOVEMBER 2022

11.1	Notice of Motion of Recission: Item 11.1 - Outcome of Public Exhibition and Impact of the Department of Planning decisions of Draft Parramatta City Centre DCP	28
11.2	Notice of Motion of Rescission: Item 13.1 Post-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)	31

RESCISSION MOTION

ITEM NUMBER 11.1

SUBJECT Notice of Motion of Recission: Item 11.1 - Outcome of Public

Exhibition and Impact of the Department of Planning decisions

of Draft Parramatta City Centre DCP

REFERENCE F2022/00105 - D08757711

REPORT OF Councillor Darley, Councillor Bradley and Councillor Dr Prociv

To be Moved by Councillor Darley and seconded by Councillors Bradley and Prociv as per Rescission Motion form signed and submitted on 3 November 2022 after the close of the meeting.

RECOMMENDATION

That the resolution of the Council held on 31 October 2022 in relation to Item 11.1 – Notice of Motion of Rescission: Item 13.2 - Outcome of Public Exhibition and impact of Department of Planning decisions on Draft Parramatta City Centre DCP, namely:

- (a) **That** Council notes the submissions (as summarised in **Attachment 2**) received in response to the exhibition of the Parramatta City Centre Development Control Plan (DCP) controls.
- (b) That Council approves the DCP controls at Attachments 4 and 5 including the amendments detailed in this report in Attachment 6 subject to the endorsed DCP being amended to remove any reference to an 18 metre tower separation (i.e. building separation above street wall) requirement for commercial buildings seeking unlimited FSR. Instead the tower separation in these cases remain at 12 metres as per the exhibited version of the DCP.
- (c) **Further, that** Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process relating to the DCP controls.

be and is hereby rescinded.

In the event that the rescission motion is successful, the following motion is proposed:

RECOMMENDATION

- (a) That Council notes the submissions (as summarised in Attachment 2) received in response to the exhibition of the Parramatta City Centre Development Control Plan (DCP) controls.
- (b) That Council approves the DCP controls at Attachments 4 and 5 including the amendments detailed in this report and which are detailed in Attachment 6.
- (c) **Further, that** Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative

nature that may arise during the plan finalisation process relating to the DCP controls.

ATTACHMENTS:

1 Item 13.2 - Outcome of Public Exhibition and impact of Department of Planning decisions on Draft Parramatta City Centre DCP Page

Council 31 October 2022

Item 11.1

RESCISSION MOTION

ITEM NUMBER 11.1

SUBJECT Notice of Motion of Rescission: Item 13.2 - Outcome of Public

Exhibition and impact of Department of Planning decisions on

Draft Parramatta City Centre DCP

REFERENCE F2022/00105 - D08726298

REPORT OF Councillor Garrard

To be Moved by Councillor Garrard and seconded by Councillors Valjak and Siviero as per Rescission Motion form signed and submitted on 10 October 2022 after the close of the meeting.

RECOMMENDATION

That the resolution of the Council held on 10 October in relation to Item 13.2 Outcome of Public Exhibition and impact of Department of Planning decisions on Draft Parramatta City Centre DCP, namely:

- (a) That Council notes the submissions (as summarised in Attachment 2) received in response to the exhibition of the Parramatta City Centre Development Control Plan (DCP) controls.
- (b) That Council approves the DCP controls at Attachments 4 and 5 including the amendments detailed in this report and which are detailed in Attachment 6.
- (c) Further, that Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process relating to the DCP controls.

be and is hereby rescinded.

ATTACHMENTS:

1 Report 10 Oct 2022- Item 13.2 - Outcome of Public Exhibition and impact of Department of Planning decisions on Draft Parramatta City Centre DCP

RESCISSION MOTION

ITEM NUMBER 11.2

SUBJECT Notice of Motion of Rescission: Item 13.1 Post-exhibition -

Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie

Street, 38 and 45 Hunter Street, Parramatta (St John's

Anglican Church)

REFERENCE F2022/00105 - D08768302

REPORT OF Councillor Darley, Councillor Bradley and Councillor Dr Prociv

To be Moved by Councillor Darley and seconded by Councillors Bradley and Prociv as per Rescission Motion form signed and submitted on 16 November 2022 after the meeting closed.

RECOMMENDATION

That the resolution of the Council held on 14 November 2022 in relation to Item 13.1 – Post-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church), namely:

- (a) **That** Council note the submissions received in response to the exhibition of the Planning Proposal, Development Control Plan (DCP) amendment and Planning Agreement as summarised in **Attachment 4** for the St John's Anglican Church Site.
- (b) That Council note the Department of Planning and Environment's (the DPE) preliminary findings for the 'SEPP 2 work' as outlined in their letter dated 17 October 2022 at Attachment 5 and advise the DPE that the additional commercial floor space sought by the subject Planning Proposal, for the portion of the subject site proposed to be zoned B3 Commercial Core, has been assessed in regard to the findings and recommendations for the Western Edge Precinct outlined in the DPE's advice with the conclusion that a tall, slender tower with an appropriate street wall consistent with the site specific DCP (as amended) is consistent with the principles outlined in the DPE's letter.
- (c) That Council approve the finalisation of the Planning Proposal (at Attachment 1) for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta as follows:
 - a. For the northern development site:
 - i. Rezone from B4 Mixed Use and SP1 Special Activities (Place of Public Worship) to part B3 - Commercial Core and part SP1 -Special Activities (Place of Public Worship);
 - ii.A maximum Height of Building Control of 211 RL; and
 - iii. A maximum FSR of 17.5:1 (or 16:1 exclusive of Design Excellence bonus), made up of a mapped FSR of 10:1 (plus 1.5:1 design excellence bonus) and a site-specific clause permitting a maximum FSR of 6:1 for office uses.
 - b. For the southern development site:

- i. Include on the Land Reservation Acquisition (LRA) map at 41-45
 Hunter Street a 6m wide accessway along the boundary to the rail line:
- ii. Application of the FSR sliding scale; and
- iii. Allow **basement** car parking on small portion of SP1-zoned land.
- c. The following amendments:
 - i. For the northern development site:
 - 1. Amendments to include site specific local provisions that address:
 - Conversion of the exhibited provision relating to Unlimited Commercial Floor Space to an equivalent nominated FSR control for office uses of 6:1;
 - b. Limiting the height to 211 RL inclusive of a design excellence bonus; and
 - c. A requirement for a site specific DCP to be prepared that provides for identified matters to be satisfied including the outcome for St John's Parish Hall.

ii. For the southern development site:

- 1. Removal of the following provisions as they are consistent with the finalised Parramatta Local Environment Plan (LEP) 2011 (Amendment No. 56) and are no longer required:
 - a. A maximum Height of Building Control of 211 RL; and
 - b. A maximum FSR of 10:1.
- iii. For both development sites:
 - 1. Removal of the following provisions as they are consistent with the finalised Parramatta LEP 2011 (Amendment No. 56) and are no longer required:
 - a. Parramatta Square solar access,
 - b. Aerospace investigations, and
 - c. Car parking.
 - 2. Amendments to address the following two minor Gateway compliance issues discussed in this report:
 - Addressing the Direction on Remediation of Contaminated Land in the Planning Proposal document; and
 - b. Raising the State infrastructure needs generated by the proposal when consulting State Agencies.
 - Noting the following unresolved matters raised by State Agencies <u>are to be referred to the DPE for their</u> <u>consideration</u>:
 - a. Transport for NSW: objects to the number of car parking spaces on the site;
 - b. Department of Planning and Environment –
 Environment and Heritage Group: raises concern
 about the inconsistency of the Planning Proposal with
 Ministerial Direction 4.3 Flood Prone Land
 - c. State Emergency Service NSW: raises concern about the flood planning and management policy framework for the Planning Proposal and wider-CBD.

- (d) That Council forward the amended Planning Proposal at Attachment 1 including the amendments summarised in part (c) above, for which are also detailed in this report, to the DPE for finalisation.
- (e) That Council approve the DCP controls at Attachment 2 including the amendments summarised at Table 10 in Attachment 6.
- (f) That Council enters into the Planning Agreement at Attachment 3 and delegates authority to the Chief Executive Officer to sign it on behalf of Council.
- (g) That in the event the DPE makes changes to the Planning Proposal and in response the applicant seeks to withdraw or renegotiate the Planning Agreement (outside the Chief Executive Officer's delegation at (h) below), then the DCP is to be amended to remove provisions relating to the Stage 1 DA and "Option A" [removal of Hall] and finalised with "Option B" [partial retention of Hall] only, thereby becoming the only option. The DCP is to be finalised and published as soon as practicable following finalisation of the LEP amendment.
- (h) Further, that Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process relating to the Planning Proposal, DCP amendment and Planning Agreement.be and is hereby rescinded.

In the event that the rescission motion is successful, the following motion is proposed

RECOMMENDATION

That consideration of the Draft Planning Proposal, Draft DCP and Draft Planning Agreement for the St Johns Site be deferred to allow a request to be made to the Department of Planning and Environment (DPE) for an extension to the Gateway Determination expiry date to allow Council sufficient time to consider the Second CBD SEPP (as defined in the body of this report) prior to making a decision on the planning controls for the subject site.

- (a) Should the request be granted, the matter be referred to Council together with a further report detailing the outcome of the Second CBD SEPP process and the implications for the planning controls proposed for the subject site.
- (b) Should an extension not be granted within 7 days, an Extraordinary Council meeting be held to allow Council to determine whether the Planning Proposal should be forwarded to the DPE, with sufficient time to meet the Gateway Determination timeframes.

ATTACHMENTS:

1 Item 13.1A - Post-Exhibition - Planning Proposal, draft Development 4
Control Plan and draft Planning Agreement for 195 Church Street,. Pages
65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St
John's Anglican Church)

Council 14 November 2022

Item 13.1

Church)

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER 13.1

SUBJECT LATE REPORT - ADVICE OF THE LOCAL PLANNING

PANEL: Post-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street,

Parramatta (St John's Anglican Church)

REFERENCE RZ/5/2018 - D08760803

REPORT OF Land Use Planning Team Leader

REFERENCES Post-exhibition - Planning Proposal, draft Development Control

Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St

John's Anglican Church)

CSP THEME: Innovative

WORKSHOP/BRIEFING DATE:

9 NOVEMBER 2022

PURPOSE:

To advise Council of the following:

- The recommendation of the Local Planning Panel following their consideration of the post exhibition report (Item 5.1) at the 9 November 2022 Special Meeting on the St John's Anglican Church Planning Scheme; and
- The revised Council officer recommendation for the Report on the 14
 November 2022 Business Paper (Item 13.1) that incorporates the minor amendments to the Report recommendation suggested by the Local Planning Panel (as shown in **bold and underlined**).

RECOMMENDATION

Revised recommendation for Item 13.1 incorporating the Local Panning Panel's amendments:

- (a) That Council note the submissions received in response to the exhibition of the Planning Proposal, Development Control Plan (DCP) amendment and Planning Agreement as summarised in Attachment 4 for the St John's Anglican Church Site.
- (b) That Council note the Department of Planning and Environment's (the DPE) preliminary findings for the 'SEPP 2 work' as outlined in their letter dated 17 October 2022 at Attachment 5 and advise the DPE that the additional commercial floor space sought by the subject Planning Proposal, for the portion of the subject site proposed to be zoned B3 Commercial Core, has been assessed in regard to the findings and recommendations for the Western Edge Precinct outlined in the DPE's advice with the conclusion that a tall, slender tower with an appropriate street wall consistent with the site specific DCP (as amended) is consistent with the principles outlined in the DPE's letter.

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- (c) That Council approve the finalisation of the Planning Proposal (at Attachment 1) for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta as follows:
 - a. For the northern development site:
 - i. Rezone from B4 Mixed Use and SP1 Special Activities (Place of Public Worship) to part B3 - Commercial Core and part SP1 - Special Activities (Place of Public Worship);
 - ii. A maximum Height of Building Control of 211 RL; and
 - iii. A maximum FSR of 17.5:1 (or 16:1 exclusive of Design Excellence bonus), made up of a mapped FSR of 10:1 (plus 1.5:1 design excellence bonus) and a site-specific clause permitting a maximum FSR of 6:1 for office uses.
 - b. For the southern development site:
 - i. Include on the Land Reservation Acquisition (LRA) map at 41-45 Hunter Street a 6m wide accessway along the boundary to the rail line:
 - ii. Application of the FSR sliding scale; and
 - iii. Allow <u>basement</u> car parking on small portion of SP1-zoned land.
 - c. The following amendments:
 - i. For the northern development site:
 - Amendments to include site specific local provisions that address:
 - a. Conversion of the exhibited provision relating to Unlimited Commercial Floor Space to an equivalent nominated FSR control for office uses of 6:1:
 - b. Limiting the height to 211 RL inclusive of a design excellence bonus; and
 - c. A requirement for a site specific DCP to be prepared that provides for identified matters to be satisfied including the outcome for St John's Parish Hall.
 - ii. For the southern development site:
 - Removal of the following provisions as they are consistent with the finalised Parramatta Local Environment Plan (LEP) 2011 (Amendment No. 56) and are no longer required:
 - a. A maximum Height of Building Control of 211 RL;
 and
 - b. A maximum FSR of 10:1.
 - iii. For both development sites:
 - Removal of the following provisions as they are consistent with the finalised Parramatta LEP 2011 (Amendment No. 56) and are no longer required:
 - a. Parramatta Square solar access,
 - b. Aerospace investigations, and
 - c. Car parking.
 - 2. Amendments to address the following two minor Gateway compliance issues discussed in this report:
 - Addressing the Direction on Remediation of Contaminated Land in the Planning Proposal document; and

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- b. Raising the State infrastructure needs generated by the proposal when consulting State Agencies.
- Noting the following unresolved matters raised by State Agencies <u>are to be referred to the DPE for their</u> consideration:
 - Transport for NSW: objects to the number of car parking spaces on the site;
 - b. Department of Planning and Environment –
 Environment and Heritage Group: raises concern
 about the inconsistency of the Planning Proposal
 with Ministerial Direction 4.3 Flood Prone Land
 - c. State Emergency Service NSW: raises concern about the flood planning and management policy framework for the Planning Proposal and wider-CBD.
- (d) That Council forward the amended Planning Proposal at Attachment 1 including the amendments summarised in part (c) above, for which are also detailed in this report, to the DPE for finalisation.
- (e) That Council approve the DCP controls at Attachment 2 including the amendments summarised at Table 10 in Attachment 6.
- (f) That Council enters into the Planning Agreement at Attachment 3 and delegates authority to the Chief Executive Officer to sign it on behalf of Council.
- (g) That in the event the DPE makes changes to the Planning Proposal and in response the applicant seeks to withdraw or renegotiate the Planning Agreement (outside the Chief Executive Officer's delegation at (h) below), then the DCP is to be amended to remove provisions relating to the Stage 1 DA and "Option A" [removal of Hall] and finalised with "Option B" [partial retention of Hall] only, thereby becoming the only option. The DCP is to be finalised and published as soon as practicable following finalisation of the LEP amendment.
- (h) Further, that Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process relating to the Planning Proposal, DCP amendment and Planning Agreement.

DISCUSSION

1. The Parramatta Local Planning Panel considered a Report (Item 5.1) and the attachments to Item 5.1 at a Special Meeting on 9 November 2022 on the exhibition outcomes of the Planning Proposal, draft Development Control Plan and draft Planning Agreement (Planning Scheme) for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church site).

Council 14 November 2022

Item 13.1

- The Minutes from the 9 November 2022 Meeting of the Local Planning Panel on Item 5.1 are at Attachment 1.
- 3. The Panel supported the Council officer recommendation subject to minor amendments. Council officers support the minor amendments recommended by the Panel as shown in **bold and underlined** in the recommendation of this Report as it is considered that they improve clarity and do not change the intent of the recommendation.

Janelle Scully

Land Use Planning Team Leader

Robert Cologna

Group Manager, Strategic Land Use Planning

Jennifer Concato

Executive Director City Planning and Design

John Angilley

Chief Financial and Information Officer

Bryan Hynes

Acting Chief Executive Officer

ATTACHMENTS:

1 Attachment 1 to 14 Nov 22 Report - LPP Minutes 09112022 5 Pages

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR NOTATION

28 NOVEMBER 2022

12.1	City of Parramatta Council Annual Report 2021/22	40
12.2	Investment Report for October 2022	18
12.3	NOTE LATE REPORT: Administrative Amendments to Fees & Charge	

REPORTS TO COUNCIL - FOR NOTATION

ITEM NUMBER 12.1

SUBJECT City of Parramatta Council Annual Report 2021/22

REFERENCE F2022/00105 - D08621158

REPORT OF Corporate Strategy Manager

CSP THEME: FAIR

WORKSHOP/BRIEFING DATE: 19 September 2022

PURPOSE:

To table Council's Annual Report for the 2021/22 Financial Year.

RECOMMENDATION

That Council receive and note the City of Parramatta Council Annual Report 2021/22 (**Attachment 1**).

BACKGROUND

- 1. In accordance with s428 of the Local Government Act 1993 and Office of Local Government (OLG) Integrated Planning and Reporting Guidelines, Council is required to submit an annual report within 5 months after the end of financial year (no later than 30 November 2022).
- 2. The Annual Report details Council's achievements in implementing its Delivery Program over the year and collates a wide range of statutory reporting requirements for Council. It is structured in four sections:
 - Part 1 Introduction
 - Part 2 Our Year in Review
 - Part 3 Community Report Card
 - Part 4 Statutory Reporting Information
- 3. The Annual Report has been developed from information provided by all areas of Council. Its development has involved an extensive approval process with responsible areas, Executive Directors and the CEO.
- 4. Part 3 of the Annual Report 'Community Report Card' has been designed to stand alone as a separate 'lift out' document. This will be available to download separately on the website.
- 5. Per legislative requirements, the Annual Report will include Council's audited General Purpose Financial Statements as an appendix upon publication. The Financial Statements have previously been received by Council at its meeting of 31 October 2022, and thus are not included in this Council report.
- 6. Prior to this year, there was no statutory requirement to table the Annual Report at a Council meeting. An update to OLG's Integrated Planning and Reporting Guidelines in 2021 introduced this requirement. As such this is the first Annual Report tabled at a Council meeting in recent years.

ISSUES/OPTIONS/CONSEQUENCES

7. Social media communications are planned to promote the Annual Report and Community Report Card following publication. A small print run is also planned for appropriate Council venues.

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
June – October 2022	Various internal stakeholders	Draft content provided	Content incorporated into drafts	Corporate Strategy team
11-25 October 2022	Executive Team / Directors	Approvals provided for draft content	Amendments included in final draft	Corporate Strategy team
2 November 2022	Chief Executive Officer	Approval of final draft	Amendments included in final version.	Corporate Strategy team

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
19 September 2022	Councillor Workshop	-Explore opportunities to promote in social media communications -Explore opportunities to share print copies in libraries or Council venues.	-Social media comms and printing are planned after publication.	Corporate Strategy team

LEGAL IMPLICATIONS FOR COUNCIL

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

FINANCIAL IMPLICATIONS FOR COUNCIL

11. If Council resolves to approve this report in accordance with the proposed resolution, there are no unbudgeted financial implications for Council's budget.

12. The table below summarises the financial impacts on the budget arising from approval of this report.

	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Revenue				
Internal Revenue				
External Revenue				
Total Revenue	Nil	Nil	Nil	Nil
Funding Source	Nil	Nil	Nil	Nil
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil	Nil	Nil	Nil
Funding Source	Nil	Nil	Nil	Nil
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	Nil	Nil	Nil	Nil

Dayne Glinkowski

Corporate Strategy Manager

Nicole Carnegie **Director City Strategy**

John Angilley

Chief Financial and Information Officer

Bryan Hynes

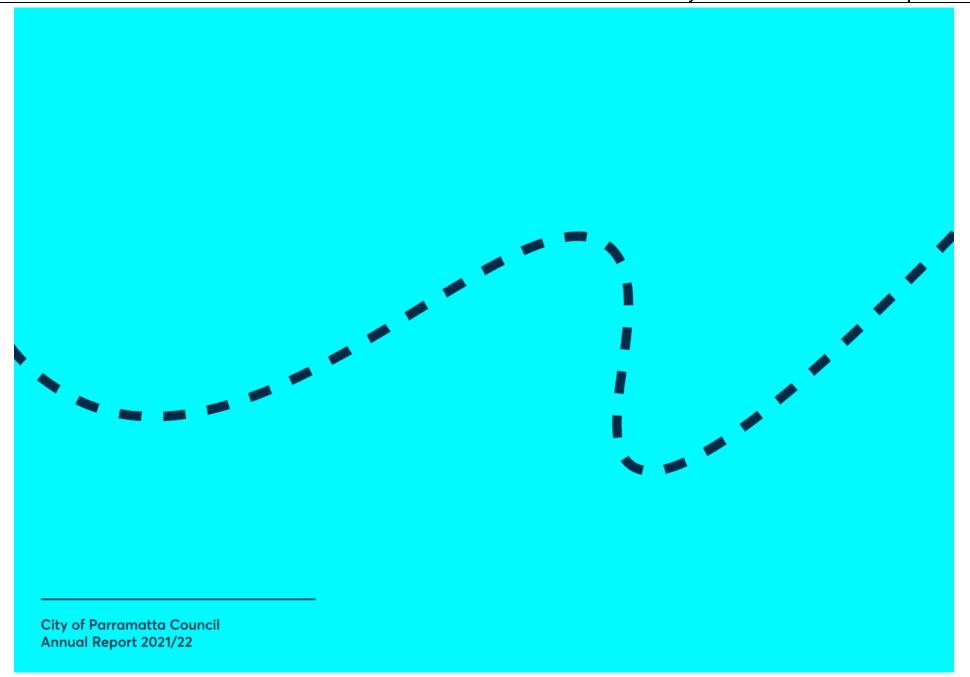
Acting Chief Executive Officer

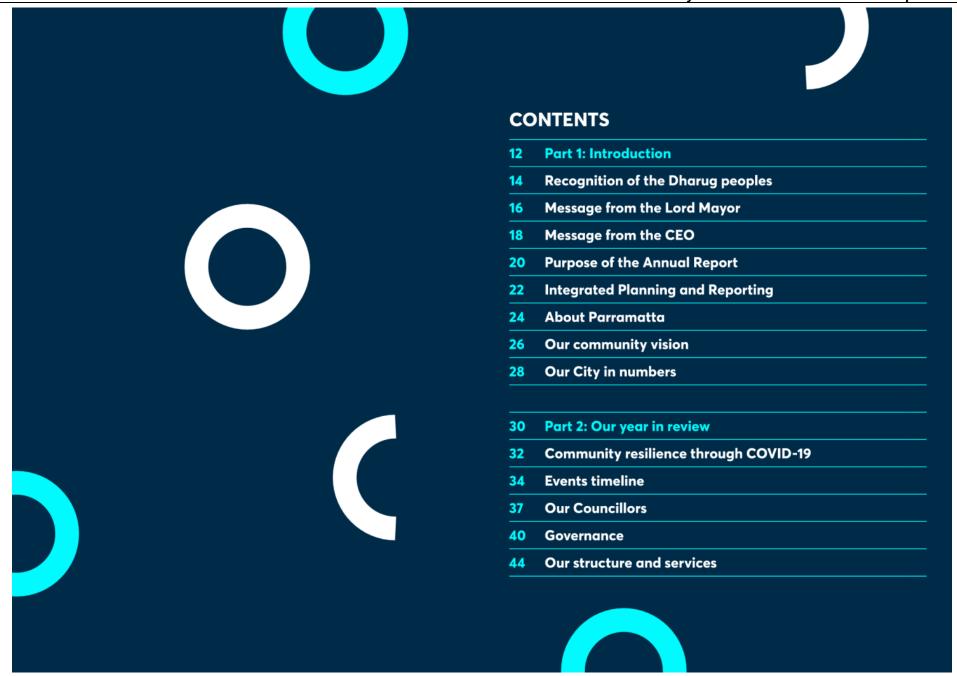
ATTACHMENTS:

1 City of Parramatta Council Annual Report 2021/22 75 Pages

REFERENCE MATERIAL

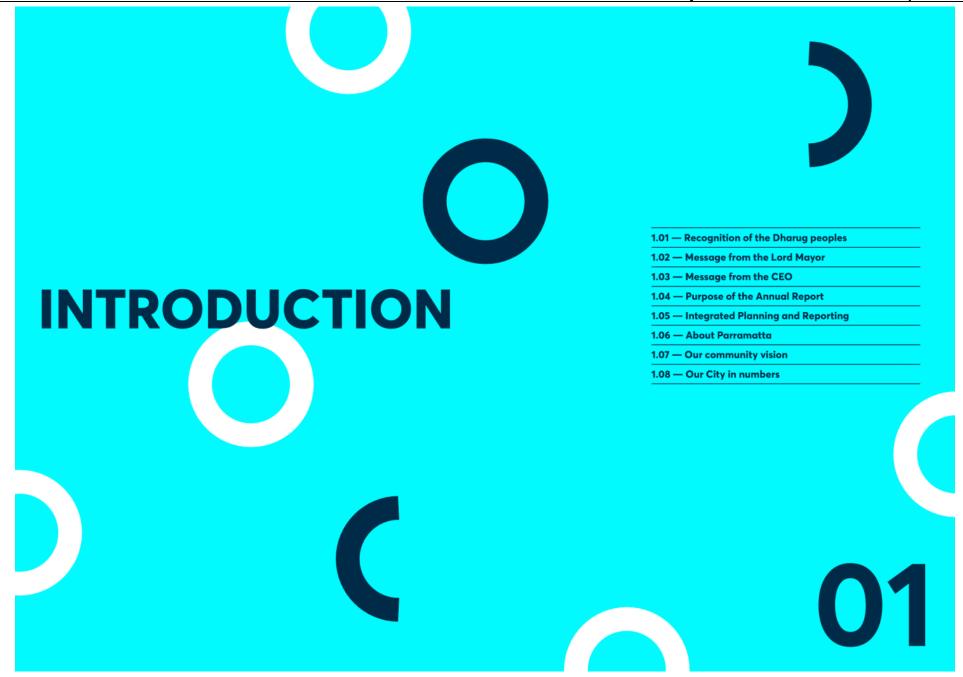














Recognition of the Dharug peoples

City of Parramatta recognises the Dharug Nation as traditional owners, part of the oldest continuous living cultures in the world. Since the dawn of time, Parramatta has been home to the Dharua peoples, the traditional custodians of the land we call the City of Parramatta today. The Dharug peoples cared for and nurtured the habitat, land, and waters for thousands of generations, and maintain an ongoing connection to Parramatta and its surrounding

With the challenges we all have faced over the last 2 years locally and globally we can learn from the resilience and community spirit of First Nations to ensure a sustainable City for all. Parramatta has always been an important meeting place for First Nations, particularly the Parramatta River, which has provided life and vitality since the beginning of time (The Dreaming). The name Parramatta Plan (RAP) we have continued is a derivation of the word Burramatta or "place where the eels lie down" (breeding location for eels within the Parramatta River). Parramatta Sauare has also always been a meeting place for Dharug clans, for other First Nations peoples and for the waves of migrants who have come to call Parramatta home.

City of Parramatta recognises the significance of this area for all First Nations peoples as a site of early contact between Indigenous Australians and European colonists, and Parramatta remains an important meeting place for Indigenous Australians. First Nations peoples continue to play a vital role in the ecological, economic, and social and cultural life of Parramatta, while maintaining a distinct culture built on the principles of Caring for Country, the primacy of kinship relationships, and the dignity and authority of Elders.

At City of Parramatta, we imagine a future where the cultures, histories and rights of all First Nations are understood, recognised, and respected by all Australians. The City of Parramatta is committed to playing an active role in making this future a reality. Since the implementation of Council's Stretch Reconciliation Action our support of the Dharug and broader First Nations community. Over 2020/21 Council embarked on a journey to develop a First Nations Strategy, which we envisage will be co-designed with our First Nations communities and that will have strong principles of recognition, social justice and accountability.

To that end, we have continued developing cultural infrastructure, public art, and interpretation in Parramatta Square and in the public domain throughout the LGA. Our new civic building in Parramatta Sauare, PHIVE, is also embedded with Dharug and First Nations cultural expression and includes a new Keeping Place facility that will house the significant Aboriginal cultural materials that were unearthed in archaeological surveys around Parramatta, some of which is thousands of years old. We have continued a partnership with the Western Sydney Wanderers Football Club Foundation to increase First Nations children and young people's participation in sport and healthy lifestyles.

The City of Parramatta, through a resolution of Council, also endorsed and supported the Uluru Statement from the Heart including the proposed Constitutional reform process. We are proud to acknowledge the ongoing stewardship of Country by Dharug and we are committed to the healing process of recognition and voice and to ensuring Parramatta remains a place of choice to live, work and play for First Nation peoples.

Message from the Lord Mayor



On behalf of the City of Parramatta, I am pleased to present our Annual Report 2021/22.

The achievements detailed in this report are the result of the efforts of Councillors and staff in partnership with our community, other levels of government, local service providers and businesses.

Throughout 2021/22 our City was not immune to the impacts of the pandemic. In response, Council continued to roll out our \$3 million COVID-19 Relief and Recovery Package to provide support for the local community and economy. Since it was first announced in 2020, Council has implemented additional measures, including support for our creative economy.

Those living and working across our City also demonstrated their resilience and patience following extreme weather and flooding events in February and June 2022.

Council supported local groups to deliver much-needed community services and initiatives through its 2022 Community Grants program, with over \$450,000 worth of grants delivered in areas of community capacity building, creative projects, social enterprise, cultural heritage and creative fellowships.

Eight local businesses and organisations were also awarded grants of up to \$10,000 to deliver programs to increase the City's night-time offerings and assist in leading the City's economic recovery as part of our Night

Time Economy Activation Grants.

Council resolved to fly the Aboriginal Flag in the City on an ongoing basis, and to support the principles of the Statement from the Heart and for a constitutionally enshrined Voice to Parliament. Council is also progressing the development of our First Nations Strategy.

Council presented our annual Warami festival with live music, dance, talks and tours celebrating the City of Parramatta's rich First Nations histories and cultures. This unique cultural program offered free and affordable COVID-safe events, including a Pathways to Reconciliation program at four local primary schools.

We rang in the New Year with a series of local fireworks displays across the City that provided the opportunity to stay local and have a fun and memorable evening with friends, family, and neighbours. These family-friendly events took place in Old Toongabbie, Northmead, North Parramatta, Dundas Valley and Ermington.

We welcomed diners and shoppers back to the City's famous 'Eat Street' precinct as major Parramatta Light Rail Stage 1 works were completed and COVID restrictions eased. Council continues to advocate to ensure Parramatta Light Rail Stage 2 is delivered. This will provide much-need transport connections for our residents, workers and visitors between the Parramatta CBD, Ermington, Melrose Park, Wentworth Park and Sydney Olympic Park.

Parramatta Lanes 2021 brought live music and comedy to local bars and restaurants as well as a 'COVID-friendly' interactive reality art trail that led visitors on a unique journey through the CBD streets to experience the creative work of some of Australia's top emerging artists.

Our mammoth autumn event series included the award-winning Parramatta Nights Street Festival, concerts in Parramatta Park and jazz in Parramatta Square. The giant interactive inflatable 'Lost Dogs' Disco' was a feature event alongside art installations, roving performers and the family-friendly Skate and Play.

In May Council welcomed 2,400 new Australian citizens from 90 countries at six mega Citizenship Ceremonies at Riverside Theatre. Council prioritised these additional ceremonies to ensure residents living in Parramatta LGA could obtain their citizenship following delays due to COVID-19.

Throughout the year new and upgraded facilities were delivered across our City. This included Boronia Grove Community Centre's \$1.95 million revamp, with five new meeting rooms, community offices, an art space, plus a social enterprise cafe on the way. A \$1 million upgrade was delivered to Epping Library and the Leisure and Learning Centre, including refurbished bathrooms, revised library layout, new meeting room configurations and a new foyer.

The \$5 million revamp of Sturt and Acacia Parks, Telopea, was completed featuring new play equipment, multi-use court, seating, picnic areas, barbecues, a new walking track and much more. We also commenced delivery of the second stage of the Rydalmere Park Masterplan to provide natural turf football fields, upgraded lighting, cricket facilities, accessible paths, improvements to car parks and more.

The Dundas Village Shops and Bartlett Street Shops received makeovers through our Better Neighbourhoods Program.
Council also progressed plans for a new dog off-leash area at West Epping Park and the adoption of the Granville Square Masterplan for the provision of an open, urban plaza for the town centre.

Council adopted our refreshed Community Strategic Plan 2018-38 (CSP), following consultation with our community. This outlines our long-term vision, goals and aspirations.

Our CSP clearly shows our community wants Parramatta to become more sustainable through investment in green initiatives such as our Greening Parramatta project. We planted more than 2,600 new trees along our streets to bring down the temperature in our neighbourhoods, improve air quality, and make our suburbs healthier, and happier, places for everyone to enjoy.

Council wants to ensure that as our City grows, our community has more open space and improved access to quality sport, recreation and community facilities. To achieve this, we'll continue to advocate for funding and support from all levels of government to deliver more community infrastructure in the right place for the success, and benefit, of our people.

On behalf of the Councillors and staff at City of Parramatta, thanks to all who have contributed to our achievements this year for their ongoing commitment to the City of Parramatta.

Councillor Donna Davis Lord Mayor



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Message from the CEO

As at 30 June 2022

It is with great pleasure that I present to you the City of Parramatta Annual Report for the 2021/22 year, outlining our key achievements from the past 12 months

Like many organisations, the global COVID-19 pandemic has continued to present ongoing challenges for us. I am very proud of the response from Council and especially of our front-line staff in managing our facilities, parks and open spaces during multiple lockdowns while continuing to provide our community with high quality support and services.



This year we underwent a change in Councillor leadership, following the Local Government Elections in December 2021. With a new Chamber, comprising a mix of new and returning Councillors, and the election of a new Lord Mayor, Council staff have rolled out a comprehensive training and onboarding program to ensure a smooth and efficient transition.

In line with the start of a new term of Council, our Community Strategic Plan was reviewed and refreshed to reflect the latest aspirations and concerns of our community. Endorsed in June 2022, the Community Strategic Plan identifies our long-term vision, goals and aspirations for the City of Parramatta, and strategic actions for achieving these goals.

Council also announced the future location of its administrative offices at 9 Wentworth Street, Parramatta. The building has 7,650 square metres of office space, a 5.0-star NABERS Energy Rating and basement parking. The building is flagged as the "workplace of the future", housing back-

of-house operations. It is anticipated that 9 Wentworth Street will be operational from mid-2024.

Council continues to play a central role in bringing together key stakeholders through two important Alliances:

- ▶ The Parramatta Square Alliance is focused on promoting and positioning the Parramatta Square precinct as the CBD's central destination of Parramatta CBD. The group comprises Walker Corp. Charter Hall, NAB, NSW Department of Customer Service, NSW Department of Industry & Environment, Western Sydney University, AREF (owners of Sydney Water building) and Sydney Water. Key initiatives include the installation of digital kiosks to provide better wayfinding for visitors; improved car parking accessibility; and our aim to have the precinct certified with a 6-Star Green Star Community Rating.
- EducateAT focuses on the higher education sector, and centres around positioning



Parramatta as a destination for excellence in education. The alliance includes Western Sydney University, University of Sydney, UNSW Sydney, University of New England, Swinburne University of Technology, and the Western Sydney Local Health District. Key initiatives for EducateAT include student-focused content on our AT Parramatta destination website, the launch of a 'Let's Meet at Campus' campaign, and a joint submission on the new State **Environmental Planning** Policy (Housing) 2021 advocating for student accommodation.

As part of our commitment to making Parramatta a 'smart city', Council has been rolling out upgrades to more than 3,000 streetlights – replacing existing bulbs with LED lights as part of the largest smart streetlighting infrastructure upgrade in NSW. It will result in more than \$6 million in savings over 20 years as well as 1,830 tonnes of greenhouse gas emissions each year.

Additionally, Council's electricity staff for all they do

supply will be powered 100% through renewable energy following a landmark deal with ZEN Energy, in partnership with Southern Sydney Regional Organisation of Councils (SSROC).

Meanwhile, construction continues on Parramatta Sauare - currently Australia's largest urban regeneration projects. The \$2.7 billion world-class precinct is nearing completion, with our new civic, cultural and community hub PHIVE, 5 Parramatta Square, set to open later this year. Work also continues on our other major City-changing project - Parramatta Aquatic Centre - which is quickly taking shape ahead of its anticipated opening in 2023.

I'm proud of the progress we've made and together with many partners, we've been able to achieve great outcomes for our City. I would like to sincerely thank the Lord Mayor, Councillors, Executive Team and our partners for their tireless dedication and commitment to our community. Also, I would like to thank our incredibly passionate and enthusiastic staff for all they do.

To our community, your continued resilience through these unprecedented times has been outstanding and I thank you for your continuing support.

Brett Newman Chief Executive Officer



Part 1: Introduction Annual Report 2021/22

Purpose of the Annual Report

The City of Parramatta is proud to present our Annual Report for the financial year to 30 June 2022.

This report outlines the City of Parramatta's financial and operational performance for the year against the key strategic priorities of our Community Strategic Plan 2018-2038, our Delivery Program 2018-2021, and our Operational Plan & Budget 2021/22.

This report details the challenges faced and achievements made over the past year – providing an open and honest account of our performance and financial position to our community and stakeholders.

The objectives of the Annual Report are to:

- ► Communicate our vision and commitments to the community
- Report on our performance in delivering the key strategic priorities and other key achievements
- Provide transparency to Council operations through statutory reporting information
- Demonstrate our ability to lead with confidence and deliver on our promises
- Promote the City of Parramatta Council to existing partners and potential investors to encourage social and economic development
- Recognise the significant achievements of our staff and Council



How to Read the Annual Report

This report has 4 main sections, supported by an appendix.

PART 1: INTRODUCTION	Key information about our City
PART 2: OUR YEAR IN REVIEW	Taking a closer look at important milestones and people, including our Councillors, Executive Team, awards and events
PART 3: COMMUNITY REPORT CARD	Council's progress and achievements in implementing our Delivery Program in 2021/22
PART 4: STATUTORY REPORTING	Statutory requirements in accordance with the Local Government Act 1993 and Local Government Regulation 2005
APPENDIX	Audited Financial Statements

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About Parramatta

As the largest city centre in Greater Western Sydney, Parramatta is building on its strengths as a hub of economic activity, essential services, natural assets, culture and creativity.

The City of Parramatta is one of the fastest growing regions in Australia. Between 2022 and 2041, City of Parramatta will welcome more than 186,000 new residents to our City and neighbourhoods.

Parramatta is also the geographic and demographic centre of Sydney - accessible to 2.3 million people by car or public transport within 45 minutes, and home to cultural backgrounds.

With increasing government services, corporations and private enterprise all relocating into the Parramatta CBD, the geographic importance of Parramatta has never been more certain. Our central location and diverse culture provide a unique stage for Australia's growing economy and attracting global talent.

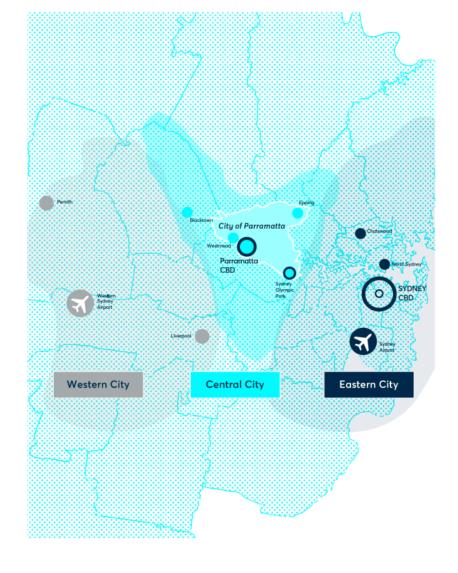
Accordingly, our City is increasingly recognised as a leading destination for business, education, research, art and culture, dining, and nature and heritage experiences.

Despite our many strengths, Parramatta is also working hard to manage the challenges that communities with a rich array of accompany growth - including housing, transport, health, urban planning and our growing workforce.

City of Parramatta Council is focused on supporting our communities through these challenges, so that everyone in our community can reach their full potential.

Council continues to advocate to State and Federal governments for improved funding and services, to ensure all who live in and visit Parramatta get a good deal from the change occurring in our region.





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Our community vision

Sydney's Central City: sustainable, liveable and productive – inspired by our communities - City of Parramatta Community Strategic Plan, 2018

Following the formation of the City of Parramatta in 2016, extensive community consultation was carried out to develop a community vision for our Community Strategic Plan: Sydney's Central City: sustainable, liveable and productive – inspired by our communities - City of Parramatta Community Strategic Plan, 2018.

Through the development of the Community Strategy Plan in 2018 and its review and refresh in 2022, the City of Parramatta's vision remains relevant to the responses of more than 9,000 people in 2016. The vision statement asserts that our City needs to be a liveable, productive and sustainable place for our diverse communities.





Stewards of our built and natural environment. Fostering vibrant neighbourhoods, places and development that is well balanced, connected and sustainable.

Sustainability is about managing the relationship between growth and liveability, as well as creating the right balance between the urban and the natural environment. A sustainable city is efficient

and self-sufficient, where resources are locally sourced when possible, and responsible consumer choices and product use are encouraged to reduce waste. It is also a city where the health of our unique natural ecosystem of plants and animals is protected and enhanced. In becoming a sustainable city, we foster a healthy and thriving community and environment that is more resilient in times of stress.

LIVEABLE



Supporting all of our community to succeed and live well. Champions of our community and culture.

Liveability is about creating a great City for our community to live in, and supporting all of our community to succeed and live well. We need to create a more affordable urban lifestyle with the prospect of rapid jobs growth close to quality housing.

We must provide adequate social infrastructure for our diverse and growing community by addressing health inequity, accessibility, inclusivity and homelessness. We must also ensure our City is safe for all. In creating a liveable City of Parramatta, we offer access to the right support when needed, and promote arts and culture celebrations and destinations.

PRODUCTIVE



Drivers of the economy. Growing local jobs by positioning Parramatta as a global centre for businesses and investment.

Productivity is about prosperity, efficiency, and harnessing opportunities to create a stronger Parramatta where everyone in our community achieves their full potential. Pivotal to this is attracting investment so that there are more quality jobs

closer to home for Parramatta residents. We must also match population growth with infrastructure development, and ensure that areas with less growth also receive improvement and renewal of infrastructure. In creating a productive City of Parramatta, we help individuals and families to improve their circumstances, and businesses to prosper.

LEADING



Accountable to our communities. An agile, listening and transparent Council working in partnership and providing great services now and into the future.

Leading is about listening to our community to improve our decision-making, and driving ethical, sustainable and innovative approaches to the development of a distinctive world-class city. We need to engage and communicate with our community about their needs, as well as provide equal access to information. We also need to manage and improve community assets and infrastructure for the future. In creating a leading city, we focus on continual improvement in service delivery and efficiency, and aim to excel in good governance, providing the best possible support for our community so that all can thrive.

Part 1: Introduction Annual Report 2021/22 25

Our City in numbers

③ Our people

Topic	Key Figures			
POPULATION	256,729 in 2021 (3,056 people per km²)			
	469,247 forecast for 2041 (5,586 people per km²)			
	Median age = 35 years (NSW = 39	years)		
	81% feel welcome living in our city	,		
DWELLINGS	92,109 occupied dwellings in 2021			
	186,359 dwellings forecast for 204	1		
	47.3% of residents live in a flat or	apartment		
DIVERSITY	0.8% of residents identify as Aboriginal and/or Torres Strait Islander			
	57.6% of residents were born overseas			
	61.8% speak a language other	12.4% Mandarin		
	than English at home	6.4% Cantonese		
		5.5% Korean		
EDUCATION AND	44.2% of residents hold a bachelor's degree or higher			
EMPLOYMENT	96.6% employment rate in December 2021			
	27% of residents work within the LGA*			
	Median household income = \$2,051 per week (NSW = \$1,829)			
VULNERABLE COMMUNITIES	13.1% of households are 'low income', earning less than \$650 per week			
	13% of households are in housing stress*			
	4.1% of people require assistance	with daily living activities*		
	10% of residents reported that the	ey do not speak English well or		

Note: Information contained in this document is based on available information at the time of writing. All figures are indicative only and should be referred to as such. has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete.

*2016 Census data.

Data sourced from Australian Bureau of Statistics (2021 While City of Parramatta Council Census), Forecast.id (2021 ERP release), Profile.id (2016 Census, June 2021), Small Area Labour Markets (June 2021), GIS (2020, 2021), Urban Monitor methodology and data (2016), Bushland Survey (2016), Bureau of Meteorology (2016, 2017-2020), Price Waterhouse Coopers (2016), Property Council of Australia (July 2021).

Our place

Topic	Key Figures			
LOCATION	The City of Parramatta covers 84km² at the centre of metropolitan Sydney, 24km west of Sydney CBD			
CONNECTION	Home to the Dharug peoples for more than 60,000 years			
	Australia's oldest inland European settlement			
HERITAGE	Parramatta Park is a World Heritage Listed site			
	More than 750 significant archaeological sites			
	More than 50 State significant heritage sites			
ENVIRONMENT	105km of waterways including 88.2km (or 84%) of natural waterways			
	863ha of green and open space including 389ha bushland and 64 sporting fields			
	36.7% vegetation cover including 22.6% tree canopy cover			
	600 unique species of flora and 230 unique species of fauna			
	More than 16 days per year over 35°C			
	An average of over 31 evenings and days per year experience heatwave conditions			
ECONOMY	2.3 million people live within a 45-minute commute to the Parramatta CBD			
	Gross Regional Product = \$29.98 billion			
	196,000 people work in the City of Parramatta			
	31,600 jobs created in the past 5 years			
	More than 33,000 businesses call Parramatta home			
	11.4% vacancy in Parramatta's A-grade premium commercial office buildings			

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Community resilience through COVID-19

Council was quick to respond to Throughout COVID-19, Council the impacts of COVID-19 felt by continues to play a role through **our community and businesses,** the delivery of initiatives to and remained committed to supporting our residents, students, visitors and workers as the pandemic evolved.

bolster the resilience of our community and local economy.

Council delivered two relief packages between April 2020 and December 2021 containing a range of measures to assist our community to manage and recover from the impacts of COVID-19, with cumulative Council contribution of \$7.6 million.



First Relief Package

The first Relief Package, released in 2020/21 Financial Year, was valued at \$3 million.



Second Relief Package

The second Relief Package in 2021/22 Financial Year, including the extension to 31 December 2021, was valued at \$4.6 million.

Council's COVID-19 Relief Packages included a mixture of grants, financial waivers, and services to assist small businesses, community groups, residents, and the creative industry. Through providing this support, Council delivered an overall social benefit to communities and businesses during a challenging and unpredictable period.

Council continues to proactively monitor the impact of COVID-19 for our City, and will respond with new initiatives or modify current programs and services as needed. We are committed to working in partnership to build back better, learning from the innovations and significant improvements made in this time, as well as taking steps to build a more resilient City of Parramatta for people and business.

In response to the State Government's extension of the stay-at-home order, the second COVID-19 Relief Package included:

1. Further support packages, including creative economy support

2. The reinstatement of ten action items from the former Relief Package valued at \$2.28 million loss in income, for a period of three months since 26 June 2021 (the start of the second lockdown). The ten action items include:

- ▶ Waiver of interest on late payments for Council rates
- Payment plans for financial difficulties
- Reintroducing 7-day payment processing periods for local small and medium suppliers of goods.
- Waiver of license and hire fees for outdoor dining, food stalls, temporary premises, non-commercial advertising.
- ▶ Waiver of license and hire fees for community halls, parks, and community venues
- Waiver of the licence and approval fees for outdoor dining licences across the LGA, including Parramatta Square.
- On street parking including grace periods and cautions for time limited on street parking spaces
- Waiver of rents for Council-owned assets which are occupied by community groups, essential services and not-for-profit organisations
- Rent relief for tenants of Council's Affordable Housing dwellings
- Evening Sportsground Lighting Trial valued at \$2.32 million implementing a park night lighting trial across the entire local government area

3. A three-month extension (from 27 September 2021) to the ten action items until 31 December 2021

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Part 2: Our Year in Review

Annual Report 2021/22

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Events timeline

While 2021 brought many challenges to running events across the City of Parramatta, our City's events programming bounced back, welcoming residents and guests once again to face-to-face events.

	JUL 2021	AUG 2021	SEP 2021	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022
EVENTS & FESTIVALS						New Year's Eve					Oceania Festival	Make Music Day
	Mg 4 P 14					CBD Recovery					Barcelona Party at Olympic Park	
	Winterlight Warami					Event/ Christmas Markets		Lunar New Year	Parramatta Nights	Parramatta Nights	Harris Park Mini Music & Dance Fest	Warami/ National Reconciliation Week
						Long Table Lunch					Warami/Sorry Day	110011
CIVIC EVENTS					City of Parramatta Community Care Volunteer End of Year Event Remembrance		Citizen of the Year Awards		Seniors Week	Aus. Citizenship Ceremonies	Aus. Citizenship Ceremonies	Aus. Citizenship
					Day Lord Mayor's						Ceremonies	
	60th Anniversary of HMAS Parramatta				Community Christmas Celebration - Honouring Frontline Services	_						
	randmatta				HMAS Parramatta II Memorial - 80th Anniversary		Aus. Citizenship Ceremony		International	ANZAC Day (Parramatta & Epping) &	National	
					160th Anniversary of the Proclamation of the Municipality of Parramatta		,		Women's Day	Sunday Service	Volunteer Week	John McClymont History Prize
					Aus. Citizenship Ceremonies							
CIVIC EVENTS - ONLINE		Indian Independence Day	Aus. Citizenship Ceremonies									
PARTNERSHIP EVENTS & FESTIVALS							Sydney Festival				Harris Park Street Party	
FESTIVALS – ONLINE & IN PERSON		Sydney Science Festival			Foundation Festival Parramatta							
PERSON					Lanes							



2.03 **Our Councillors**

As at 30 June 2022

City of Parramatta's elected Council consists of 15 representatives, with 3 Councillors representing each of the commencement of a new our 5 wards.

Following local government elections in December 2021, this financial year has included Council term and a handover from the outgoing Council.

City of Parramatta thanks the following outgoing Councillors who also served this year:

- ► Councillor Bob Dwyer
- ► Councillor Andrew Jefferies
- ▶ Councillor Benjamin Barrak
- ► Councillor Bill Tyrrell
- Councillor Martin Zaiter
- Councillor Andrew Wilson
- ► Councillor Steven Issa



Lord Mayor Donna Davis (02) 9806 5050

lordmayor@cityofparramatta. nsw.gov.au



Councillor Lorraine Wearne 0416 035 817

lwearne@cityofparramatta.



Councillor Cameron MacLean 0422 141 415

cmaclean@cityofparramatta. nsw.gov.au

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Epping Ward





Deputy Lord Mayor Sameer Pandey 0435 226 746

spandey@cityofparramatta. nsw.gov.au



Councillor Phil Bradley 0428 297 590

pbradley@cityofparramatta .nsw.gov.au



Councillor Henry Green 0415 695 260

hgreen@cityofparramatta. nsw.gov.au ramatta Ward

Dundas Ward



Councillor Ange Humphries 0422 754 040

ahumphries@ cityofparramatta. nsw.gov.au



Councillor Georgina Valjak 0422 757 511

gvaljak@cityofparramatta. nsw.gov.au



Councillor Donna Wang 0408 921 369

dwang@cityofparramatta. nsw.gov.au orth Rocks Ward



Councillor Pierre Esber 0418 265 632

pesber@cityofparramatta. nsw.gov.au



Councillor Michelle Garrard 0405 725 091

mgarrard@ cityofparramatta.nsw.gov.au



Councillor Kellie Darley 0422 141 418

kdarley@cityofparramatta. nsw.gov.au



Councillor Dr Patricia Prociv 0412 984 176

pprociv@cityofparramatta. nsw.gov.au



Councillor Dan Siviero 0424 659 851

dsiviero@cityofparramatta. nsw.gov.au



Councillor Paul Noack 0422 141 422

pnoack@cityofparramatta. nsw.gov.au

Rosehill Ward

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Governance

Government in Australia is comprised of three tiers: federal, sets out a system for elected state, and local. The City of Parramatta is one of 128 local governments in New South Wales operating in accordance with the Local Government

Act 1993 (the Act). The Act members to form a Council, describing the functions of local governments, providing for the conduct of elections and polls, and providing a framework

for the administration and financial management of local government, including accountability and transparency.

Governance of the Council

The City of Parramatta is a dynamic organisation providing a major role in revitalising many different services to residents of the Parramatta Local Government Area.

Council has adopted a Governance Framework, to ensure our compliance with all relevant legislation including the Act and the pursuit of best practice as a democratic local government.

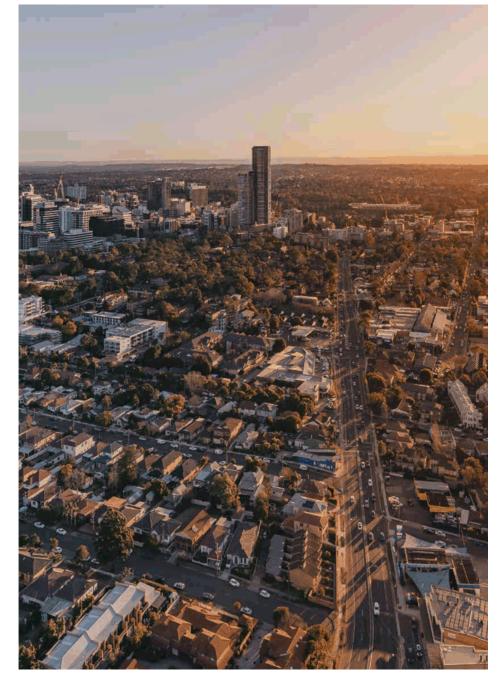
The Governance Framework seeks to provide guidance and support to Councillors, staff, and our community in understanding governance and demonstrating how all people associated with our Council can participate.

The City of Parramatta plays the local government area, providing more than 40 services to improve the quality of life for its residents and to make Parramatta a great place to live, work, play and invest including:

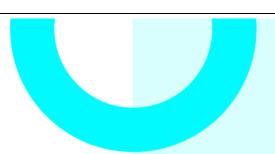
- Artist studios
- Childcare centres
- ▶ Corporate and Councillor services
- Community and family services
- ▶ Community development
- Community engagement
- Development services
- ▶ Finance
- ▶ Information systems
- Libraries

- Parks and recreation
- Property assets
- Regulatory services
- ▶ Road, footpaths, drainage work and maintenance
- Social services such as Meals on Wheels and Neighbourhood Aid
- ▶ Strategic and corporate planning
- ▶ Tourism and events
- ▶ Town planning and urban design
- ▶ Trades and fleet
- ▶ Transport planning, parking, and traffic facilities
- ▶ Waste contracts

Council has also formed strategic partnerships with State and Federal Government agencies to shape the Parramatta of the future.



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Council Meetings

Council Meetings are typically held on the second and fourth Monday of each month at the Cloister Function Rooms, St Patrick's Cathedral, 1 Marist Place, Parramatta commencing at 6:30pm.

The Chief Executive Officer and members of the Executive Management Team attend the meetings to provide information or advice when called upon by the Councillors.

The Code of Meeting Practice (Code) governs the way in which Council meetings are conducted. The Code applies to all meetings of Council and Committees of which all members are Councillors. The Code provides for public participation at Council Meetings. Members of the public may make an application to address Council at a Council Meeting, on items that are listed for consideration at that meeting. Council allows a maximum of three Public Forums at each Council Meeting. Public Forums are to be addressed to the Lord Mayor, relate to matters listed on the current Council business paper, and must not refer to or target political parties or individuals.

Council Meeting Statistics

	2020/21	2021/22
Confidential Items raised at meetings	57	78
Public Forums Conducted	13	20
Reports Considered	401	286 Standard (includes Confidential matters) and Council Decisions
Motions Passed	400	490

Corporate Registers

Corporate Registers are maintained to provide line of sight over Council's decision-making.

Register of Voting on Planning Decisions

The Local Government Act 1993 requires Councils to maintain a register that records which Councillors vote for and vote against each planning decision of the Council.

Register of Declarations of Interests at Council Meetings

Councillors are required to declare and manage any conflicts of interest that may arise in matters being considered at meetings of the Council and committees of the Council in accordance with Council's Code of Conduct. All declarations of interest raised at Council Meetings and how the conflict of interest was managed are recorded in the minutes of the Council meeting at which the conflict was raised.

Register of Council Decisions

Council, as the governing body, is the decisionmaking authority on matters of legislative, strategic, policy and community importance. Decisions of the governing body are made at Council Meetings, and the decisions are recorded in the minutes of the Council Meetings.

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Our structure and services

As at 30 June 2022

City of Parramatta is managed by an Executive Management Team with a diverse range of experience and expertise. The Executive Team sets strategic and corporate priorities for the organisation, provides strategic vision and advice on the future of our City and organisation, and provides high level leadership and decision-making to improve and deliver outstanding services to our community.



Chief Executive Officer Brett Newman



Executive Director City Engagement & Experience Carly Rogowski



Executive Director City Assets & Operations John Warburton



Executive Director
City Planning & Design
Jennifer Concato



Executive Director Property & Place Bryan Hynes



Executive Director Community Services Jon Greig



Executive Director People, Culture & Workplace Bernadette Cavanagh

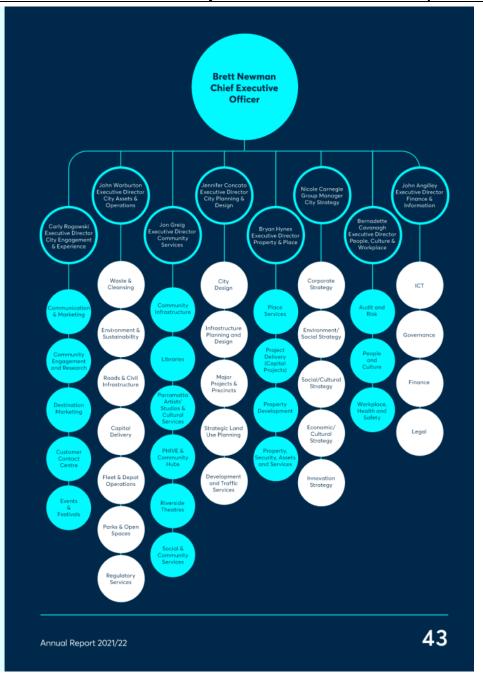


Group Manager City Strategy Nicole Carnegie



Executive Director Finance & Information John Angilley

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Our organisation's values

Our values guide our behaviours and public service. All staff are encouraged to keep these values front of mind in all dealings with customers, partners, and fellow workers.

LIVING OUR VALUES

Our 'Above and Beyond' Awards provide opportunities to recognise staff through their contributions, achievements, and commitment.

During career development all staff must review how well they have demonstrated the values in their approach to work and whether they meet a 'role model' standard.

Our shared values help shape 'How we do things' our decisions, actions, and behaviours' towards achieving the City's vision and priorities.



INTEGRITY

We deliver on promises, act ethically, take responsibility for our actions and speak up respectfully. Integrity is the foundation on which everything is based.



CUSTOMER FOCUS

We communicate openly with our customers, are responsive to their needs and create new relationships as our City grows.



TEAMWORK

We support the role of leadership, collaborate within and across teams, and build effective partnerships with colleagues and our community to achieve our goals.



INNOVATION

We build on our strengths, champion creative solutions, and seek new and sustainable opportunities.



Part 2: Our Year in Review



Our people

The City of Parramatta continues to be one of the fastest growing local government areas in New South Wales.

To ensure our resources are well aligned, our organisation has been undergoing a review of our structures. We have also continued to invest in our leaders and future talent through our Evolve program and succession opportunities. This year we have focused on improving our employee engagement through providing flexibility, enriching our culture and focusing on Diversity, Equity and Inclusion (DEI).

Our Current Workforce

As at 25 May 2022, the City of Parramatta has 1,067 actively working employees, 848 of which are permanent full-time employees, 75 permanent

part-time employees and 94 casuals. Temporary appointments have increased by 10 to 42 in Full Year 2021/22 as the City of Parramatta

continues the recalibration of

Employment Status (Number of staff 25 May 2022)

Senior Staff	8
Casual Employee	94
Term Contract	21
Permanent Full Time	848
Permanent Part Time	75
Temporary Full Time	15
Temporary Part Time	6
TOTAL	1067

our resources that are better aligned to deliver our services, strategic priorities and projects.

Length of Service

The average employee tenure is 8.28 years. 31.22% have been employed for less than five years. 10.24% have been employed for more than 20 years.

Recruitment

During the 2021/22 Financial year, 9,413 applicants applied during 346 recruitment campaigns by City of Parramatta, averaging 27 applicants per role.

Interest in working at the City of Parramatta grew strongly

during the year, with the number of applicants received in June 2022 being the highest on record for a single month.

Approximately 29% of City of Parramatta employees have joined Council within the past 5 years, and 10.24% have

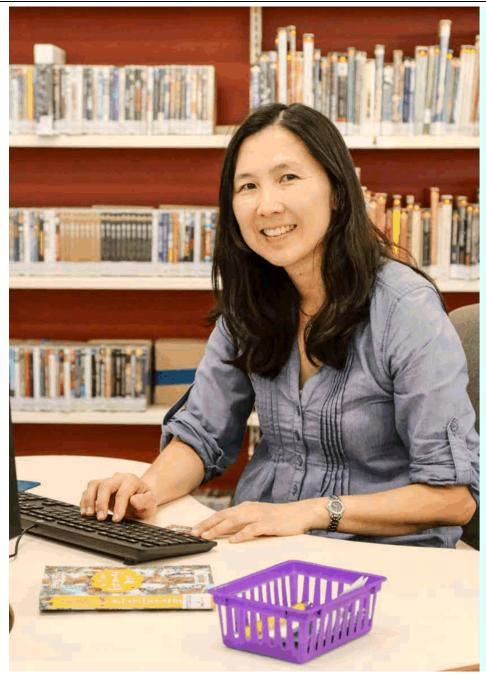
more than 20 years' service. Recruitment is predominately supported through an inhouse team for our permanent workforce, and we partner with Comensura to manage our contingent workforce



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Age and Gender Profile

The age profile of our workforce has remained relatively steady, consistent with other sectors and the general population. Our average employee age is 44 years, with our greatest number of employees aged between 40 and 50 years.

The City of Parramatta has maintained a gender balance of 51% males and 49% females since last financial year. Women represent 43% of our executive leadership and 14% of our senior leadership. There has been a 7% decrease in female representation at middle management.



Headcount by Gender

Gender Distribution	DEI Survey (583 responses)	
Male	51.08%	39%
Female	48.67%	56%
Other	0.25%	(Non-Binary/ Gender Fluid 1%, Prefer not to say: 4%)

Gender Diversity within Leadership

Gender Distributi	on	DEI Survey (583 responses)
Male	60%	n/a
Female	40%	n/a
Diversity		
ATSI	1.30%	1%
Disability	0.73%	10%
Veteran	-	2%
Carer	-	45%

Diversity

The City of Parramatta continues to focus on Diversity, Equity and Inclusion (DEI) with a new strategy and survey launched this year. Our first internal DEI Survey was conducted in March 2022, with 583 employees completing the survey.

The survey and strategy led to the identification of a number

of diversity focus areas: Gender, First Nations, Disability, Multigenerational (Early Careers), Veterans, LGBTIQA+, Culture and Heritage.

To deliver our strategy, Council has established five new Employee Resource Groups (ERGs), each with Executive Sponsors. These groups cover Gender, Disability, Veterans, LGBTIQA+ and Multigenerational (early careers). ERGs are employeeled groups of staff members who work on action plans and diversity initiatives to foster diverse, equitable and inclusive workplaces, aligned to Council's strategy, purpose and values.

Employee Engagement

The City of Parramatta encourages all employees to have their say on what is working well and areas for improvement through formal engagement surveys. The results of these surveys shape the actions planned at a team

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and organisational level to improve the working experience for our employees. This has resulted in the development of our Culture Plan, Community First principles and ASPIRE behaviours (appreciation, supportive, positive, inclusive,

respectful, and empowering), which are embedded across our employee life cycle including talent acquisition, induction, performance, learning and development, and our recognition program.



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Learning and Development

The City of Parramatta encourages employees to undertake learning for both current and future career goals. Learning during FY21/22 was made available to employees through face-to-face, virtual and self-paced online learning. Key programs have included Resilience through Change; Goal-setting; Developing Self;

Be Safe and Return to Office (COVID); and Government Writing. Eligible employees also have access to Study Assistance supporting employees undertaking formal qualifications by providing financial reimbursement and leave associated with their study.

The City of Parramatta made a significant investment in building our leadership capabilities with the introduction of the Evolve Leadership Development Program, targeted core leadership capability programs, and Leadership Team Forums.

Our Work Health and Safety

In 2021/22, we continued to manage changing COVID-19 controls across our services with patron focused risk assessments, whilst the State rolled back public health orders and passed WHS risk management back onto employers.

Council maintained a partnership with StateCover (WC Insurer) and reviewed substantial parts of our safety management system and completed verification audits. We transitioned to Vault, an online platform to report incidents, injuries, near misses, hazards, observations, inspections, and worker COVID-19 cases.

Lost Time Injuries and Total Treated Injures showed a healthy reduction during the period. 29 claims for workers compensation were made being half of the previous year of 61. All workers compensation claims in 2021/22 are currently working full hours.

Awards to Council

In 2021/22 City of Parramatta was proud to receive the following awards:

Award	Date	Award Details
LGNSW Excellence in the Environment Awards 2021: Communication, Education & Empowerment category Parramatta River Catchment Group	2021	Parramatta River Catchment Group was highly commended in the Communications, Education & Empowerment category in the Local Government NSW Excellence in the Environment Awards 2021
IPWEA NSW & ACT Engineering Excellence Award (Projects >\$5m) Parramatta Escarpment Boardwalk	10 March 2022	Parramatta Escarpment Boardwalk was endorsed and recognised for its excellence in Local Government and Public Works Project by the Institute of Public Works Australasia Engineering Excellence Awards in the category of projects greater than \$5 million.
Rotary Pride of Workmanship Awards (Rotary Club of Epping) Kate Butler	4 April 2022	Nominated by Lord Mayor Donna Davis, Kate received the Rotary Pride of Workmanship Award for her work on the Garden Beds in Epping.
2022 NSW Architecture Awards: Urban Design Parramatta Escarpment Boardwalk	June 2022	Parramatta Escarpment Boardwalk was awarded the 2022 NSW Architecture Award for Urban Design

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Community Engagement

The community had an opportunity to provide feedback and shape 80 projects Parramatta (Council's online in 2021/22. Council consulted on a broad range of topics and projects including local park, play space and centre upgrades, on City shaping infrastructure projects, as well as on key strategic documents and plans.

Having primarily delivered online engagements since 2020 due to the impacts of COVID-19, Council was pleased to reintroduce face-to-face opportunities in the second half of 2021/22.

We thank the 95,000+ people who visited Participate engagement platform) in the last year, and contributed feedback over 4,400 times across a range of engagement projects, including:

- Disability Inclusion Action Plan
- Smart City Strategy
- Community Strategic Plan Food Organics and Gardens
- Organics (FOGO) Service Wentworth Point Place Plan
- North Granville Community Facilities Masterplan Sportsground Strategy and
- Action Plan Arthur Phillip Park Master-

We also supported and/or promoted NSW Government led engagement projects that have a direct impact on the City of Parramatta, including Parramatta Light Rail, WestInvest, George Kendall Riverside Park, and Employment Zones Reform.



2.10 **Audit and risk**



City of Parramatta Council established the Audit Risk and Improvement Committee (ARIC) in accordance with the requirements under Section 428A of the Local Government Amendment (Governance and Planning) Act 2016.

ARIC is an independent advisory committee that operates under its own designated Charter. The primary objective of the Committee is to promote good corporate governance by providing independent objective
The Committee meets five assurance and assistance to the times a year with four ordinary Council on:

- Compliance
- Risk management
- Fraud control

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- Financial management
- Governance

► Implementation of the Community Strategic Plan, Delivery Program and strategies

- Service reviews
- Collection of performance measurement data by the Council
- Anv other matters prescribed by regulations

The current Committee consists of two Councillors and three independent external members. and the Chairperson is an independent external member. meetings and one special meeting to consider Council's Annual Financial Statements.

As of 30 June 2022, members of the Committee include:

- Deputy Lord Mayor Sameer Pandev
- ▶ Councillor Michelle Garrard
- Independent Member and Chair Dr. Col Gellatly AO
- ▶ Independent Member David Pendleton
- ▶ Independent Member Jesse

As per best practice, the Chief Executive Officer is invited to all Committee meetings. Senior Managers attend ARIC meetings as appropriate to advise on matters on the agenda within their area of responsibility, as well as representatives from both our internal audit team and internal audit service providers and the Audit Office of NSW.

Internal Audits

Audits provide independent, objective assurance designed to add value and improve Council's operations. They allow us to accomplish objectives by bringing a systematic and disciplined approach to evaluate and improve the effectiveness of business risk management, controls, and governance processes.

The utilisation of an internal audit contractor ensures a high level of independence and autonomy from City of Parramatta's management and enables specialised knowledge and skills to be procured to conduct audits. These activities are guided by an Internal Audit Charter and are overseen by ARIC.

During 2021/22, City of Parramatta conducted six internal audits - five undertaken by internal audit contractors and one undertaken by Council staff and recommended control and efficiency improvements across the following diverse operations on the following page:

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Audit	Completed by
Project Management - 5PS	Contractor
Project Management – Aquatic and Leisure Centre	Contractor
Project Management – Escarpment Boardwalk	Contractor
Accounts Payable	Contractor
Environment and Sustainability	Contractor
Access to RM DRIVES systems	Council Staff

The reviews assess the effectiveness of policies, guidelines, and controls. Action items arising from audits allow us to develop and improve associated governance, risk management and control processes are established and agreed. The implementation of these agreed audit actions are monitored by Council's Internal Audit Coordinator and regularly reported to ARIC and Council's Executive Team.

The Internal Ombudsman Shared Services (IOSS)

The Internal Ombudsman Shared Service (IOSS), shared between City of Parramatta, Cumberland City and Inner West Council, is an 'independent ear' for the community, Councillors, Council staff and Council stakeholders. The IOSS undertakes the investigation of complaints and assists councils with prevention and education activities.

The IOSS assists member Councils to:

- ▶ Promote a high standard of ethical conduct and decision making.
- Improve administrative conduct and procedures.
- ▶ Identify areas for

improvement in the delivery of services to their communities.

- Ensure they are acting fairly, with integrity and in their communities' best interest. Deal effectively with complaints.
- Work to improve their complaint handling systems.
- Strive for a corruption-free organisation.

IOSS operations are underpinned by the principles of procedural fairness, accountability and transparency.

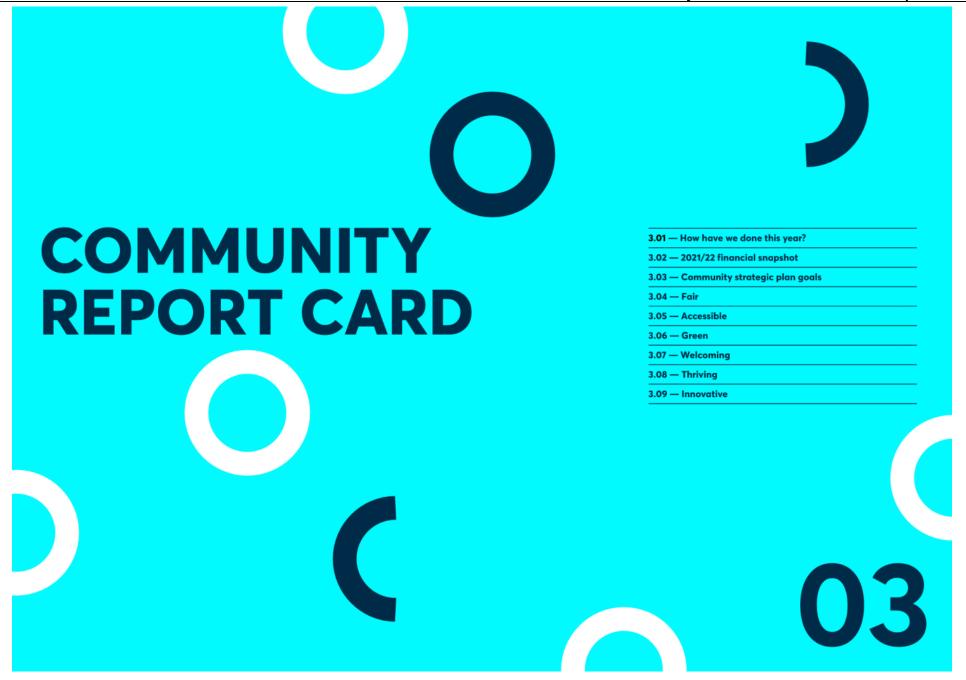
Over the last 12 months, City of Parramatta Council's utilisation of the service has remained

steady. In conjunction with complaints management. the IOSS has focused on the development and delivery of bespoke training to support areas of Council which have been subject to investigation and recommendations. Therefore, there has been a significant increase of almost 40% in the education and training activities delivered to Council compared to the previous year. In the year ahead, the IOSS will work on an engagement strategy to increase awareness and engagement with more sections of the community.





Total Activities: 119



3.01 How have we done this year?

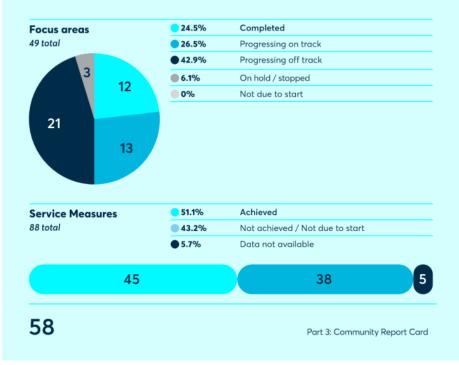
Each Council term, Council develops a Delivery Program outlining its four year commitments to the community, • Focus Areas are the timeto support the long-term goals of our Community Strategic Plan. The Delivery Program is combined with a corresponding Operational Plan & Budget (the 'DPOP'), which spells out the key deliverables and budgets for each financial year.

Council's deliverables in the DPOP fall into two categories:

- bound projects that Council has committed to deliver during each year.
- Service Measures are the key performance indicators for Council's ongoing service delivery.

This Community Report Card outlines Council's performance on delivering the Focus Areas, Service Measures and budgets in the Delivery Program, Operational Plan & Budget in

Full progress reports on Council's Delivery Program can be found on Council's website.



3.02

Financial snapshot 2021/22

Financial Summary for all of Council

\$334.7m	\$311.7m `	\$289.1m
Budgeted Income	Budged Capital Expenses	Budgeted Operating Expenses
\$405.7m	\$237.5m	\$280.8m
Actual Income	Actual Capital Expenses	Actual Operating Expenses

For every \$100 spent this year, Council delivered:



Delivering our Community Strategic Plan goals



We can all benefit from the opportunities our City offers

- for our growing community
- 2. Advocate for affordable and diverse housing choices
- 3. Support people to live active and healthy lives
- 4. Ensure everyone has access to education and learning opportunities
- 5. Empower communities to be strong and resilient by building individual and community capability
- 6. Engage and consult the community in decisionmakina
- 7. Deliver effective, responsible, ethical leadership and decision making, reflective of community needs and aspirations



We can all get to where we want to go

- 1. Invest in services and facilities 1. Design our City so that it is usable by people of all ages and abilities
 - 2. Improve public transport to and from Parramatta CBD, our local centres, neighbourhoods and the greater Sydney Region
 - 3. Make our City more enjoyable 5. Prepare for and lessen the and safe for walking and
 - 4. Provide and upgrade roads and improve safety for all
 - 5. Manage traffic congestion and access to parking



We care and enjoy our environment

- 1. Protect and enhance our natural environment
- 2. Improve our River and waterways
- 3. Keep our City clean
- 4. Provide green spaces for recreation, relaxation and enjoyment
- impacts of extreme weather conditions
- 6. Promote energy and water efficiency, renewable energy sources, and reduce emissions and waste

The following long-term community goals were developed to reflect the community's aspirations for the City of Parramatta from 2018 to 2022. In June 2022 Council reviewed and refreshed these goals to better align with contemporary priorities and impacts.

This section outlines the Community Strategic Plan goals as endorsed in 2018, and Council's progress in achieving them in the 2021/22 Financial Year.



We celebrate culture and diversity - past, present and future

- 1. Acknowledge the Dharug peoples as the traditional custodians of this land and make Parramatta a leading City of Reconciliation
- 2. Promote the growth of arts and culture and champion the role that culture plays in city-building
- 3. Respect, protect and celebrate our shared living histories of Parramatta and embrace our heritage
- 4. Recognise that Parramatta has always been a gathering place and our diversity is our strength



We benefit from having a thriving CBD and

- 1. Accelerate local jobs growth and support people in finding employment
- 2. Attract public and private investment to our City and support the growth and prosperity of local business
- 3. Plan and deliver a vibrant, attractive and safe CBD and local centres
- 4. Ensure Parramatta has a thriving day and night-time economy



We collaborate and champion new ideas to celebrate a better future

- 1. Engage in strategic planning and implant innovative solutions to manage the growth of our City
- 2. Support collaboration and partnerships to deliver key outcomes for our City
- 3. Embrace technology, creativity and innovation to solve complex problems and improve our City
- 4. Attract leading research, education and training facilities to Parramatta
- 5. Manage the City's assets and financial resources in a responsible manner to provide the best possible services for the community

Part 3: Community Report Card

Annual Report 2021/22

Fair

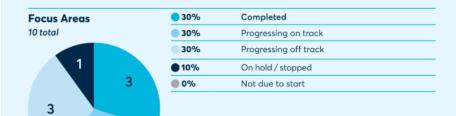
We can all benefit from the opportunities our City offers

The City of Parramatta is growing, and although growth brings some challenges, it also brings many opportunities. When focusing on the Fair strategic goal, we want everyone in our community to benefit from our City's growth

3

and prosperity. The intensity of growth and investment in the City of Parramatta creates many opportunities for a new and more diverse mix of highquality housing, jobs and infrastructure.

The graphs below track how Council has performed on its Fair goal activities as presented in our Delivery Program & Operational Plan 2021/22. Full details can be found in Council's Q4 Report against the Delivery Program on Council's website.



Service Measures	39 %	Achieved Not achieved			
28 total	36%				
	25%	Data not available / Not due to start			
11		10	7		

Although we were affected by both COVID-19 lockdowns and extreme weather, Council's community facing services were still able to deliver functions across our communities:

Council's libraries aim to enhance lifelong learning, with access to library collections and events:





health







social integration



Number of visits to our libraries:

health



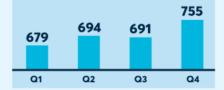
This is a 19.5% decrease on the previous year due to COVID-19 restrictions.

However, our community has started to return to our libraries. We anticipate the opening of the library at PHIVE will create interest and drive increased usage.



Council's Seniors and Disability programs aim to enhance the ability of older people and those with disabilities to live well and more independently

Overall number of participants of Seniors and Disability programs



Council's Community Hub programs aim to provide improved:

- lifestyle opportunities
- physical health
- mental health



Number of participants in Council's Community Hub programs

COVID-19 restrictions had limited Community Hub programming to online delivery for the first half of the financial year.

Council aims to support and facilitate community well-being and meet community's needs, which includes housing

Provision and facilitation of Affordable Housing in the LGA





This is a 16% increase from last year.

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Part 3: Community Report Card

Annual Report 2021/22

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With consideration of COVID-19 lockdowns in late 2021 affecting every aspect of project delivery, Council was committed to ensuring critical infrastructure was on track and ready for the community.

Read more about these projects, and a selection of further initiatives that support the Fair strategic goal:

PHIVE

PHIVE is Council's new flagship community, cultural and civic facility. The integrated community offering at PHIVE will see a diverse range of community facilities including a state-of-the-art city branch library, community meeting rooms, event and exhibition spaces, café, and Council Chambers. Building works for PHIVE have now been completed and the relocation of Parramatta Library and other services to the new facility is currently in progress. PHIVE officially opened in September 2022.

Parramatta Town Hall

The Parramatta Town Hall (7PS) project will transform the heritage listed building into a modern and accessible facility whilst celebrating its heritage features. The upgrade will provide facilities for conferences, functions, events, and a new retail offering. Parramatta Town

Hall refurbishment works have increased in scope and new Development Applications have been approved. The expected completion is the end of 2024.

Parramatta Aquatic Center

Located within the Mays Hill Precinct of Parramatta Park, Parramatta Aquatic Centre reflects Council's vision for a multipurpose, sustainable and smart project. The team has designed a facility that is more than a swimming facility. It will be a new form of social space for the community – a place to gather with family and friends, swim and play, and enhance the community's health and wellbeing.

Parramatta Aquatic Centre will feature:

- A 50m outdoor pool and landscaped leisure area
- ► A 25m indoor pool
- A dedicated learn to swim pool and water play area
- A full-sized wellness centre with a modern gym and program rooms
- Sauna, steam and spa facilities
- A large café
- ▶ 186 parking spaces

The centre is more than halfway into construction and set to open in 2023.

Council's open space and recreational strategic plans

The Sportsground Strategy and Action Plan (SSAP) was formally adopted by Council in May 2022. The SSAP provides a detailed roadmap for the provision of Council's sportsground network to meet existing and future community needs.

The SSAP was developed to complement and deliver on the strategic directions in Council's Community Infrastructure Strategy (CIS), through provision of detailed recommendations that will be used by Council to increase the number of sporting fields available to the community and prioritise and guide the equitable resourcing of sportsground upgrades across the City. Implementing the recommendations will support our growing community to live active and healthy lives.

In addition, Council's Parks and Open Spaces team are set to develop an Open Spaces & Recreation Plan by June 2025.

Epping Library, Leisure and Learning Centre (LLC)

This year, Council updated the Epping Leisure and Learning Centre, and Epping Library to create additional rooms and community meeting spaces.

The upgrades to Epping Leisure and Learning Centre included installing operable walls to the main hall so that the space can be divided into smaller rooms as needed, building a new entrance foyer, upgrading the toilets to compliant standards and adding new audio-visual equipment.

The upgrades to Epping Library include reconfiguration of the internal layout to better meet current and future community needs. The toilets at Epping Library were upgraded to comply with current standards. The works were undertaken during the 2021/22 Christmas and school holiday period to minimise disruptions to library and community centre users. All the works were completed by February 2022.



Brodie Street Shops Public Domain upgrade

The Brodie Street, Rydalmere local centre upgrade were completed by Council as part of its Better Neighbourhoods Program (BNP). The BNP is an integrated program that works to upgrade and activate local centres, for the long-term social, environmental and economic sustainability of our neighbourhoods.

Works included:

- new granite paving
- ▶ bespoke street furniture
- wider footpaths to accommodate more outdoor dining
- new mature trees and native garden beds
- a bold, 40 metre mural on the building façade, by Australian artist Claire Foxton, featuring native Australian plants and animals.

Since the completion of the upgrades, a number of new shops have moved into the site, decreasing vacancy and increasing the vibrancy of the area.

Other notable initiatives that relate to the Fair goal:

- 2022 Annual Community Grants Program
- City of Parramatta International Women's Day Campaign
- ▶ Epping Family Fun Day
- \$10,000 Council donation to the NSW Floods Appeal
- Peggy Womersley Reserve (Kingsdene Oval), Carlingford (Demolition and construction of new Sporting Pavilion)
- Purchase and planning of 9 Wentworth Street
 Parramatta - Council's new corporate office
- Epping Town Centre Activation Program
- City of Parramatta's 2022
 Australia Day Citizen of the Year Awards
- Boronia Grove Community Centre Upgrade

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Accessible

We can all get to where we want to go

In the City of Parramatta, much like the rest of Sydney, quality and ease of access to other places vary widely depending on where you live. When focusing on the Accessible strategic goal, we consider the location of jobs and opportunities, the structure of transport networks

and congestion, as they all influence the time it takes to travel between places. Better accessibility is life-changing for some residents, such as people with a disability, the less mobile and even people pushing prams, while also benefiting the wider community.

The graphs below track how Council has performed on its Accessible goal activities as presented in our Delivery Program & Operational Plan 2021/22. Full details can be found in Council's Q4 Report against the Delivery Program on Council's website.



Service Measures	<u> </u>	Achieved		
18 total	28%	Not achieved		
	● 44%	Data not available / Not due to start		
5	5	8		

While the lockdowns had major impacts on our communities, more of our community members utilised Council facilities and amenities, reinforcing the need to design our places to be safe and accessible.

Council aims to make our City more enjoyable and safe for walking and cycling

New footpaths constructed, in square meters

10,195 m

i m²



Total utilisation of Parra Valley Cycleway by pedestrians and cyclists in 21/22

680,003

Total cyclists and pedestrians



This is a 21% increase in usage of Parra Valley Cycleway from last year.

Community Satisfaction with the maintenance of footpath

3.67/₅

Council met its target to increase satisfaction compared to previous year (3.61/5)



This year, Council continued to deliver and upgrade City of Parramatta facilities so that they comply with the Disability Discrimination Act

Percentage of City of Parramatta Council facilities that comply with the DDA



Council's goal is to maintain 80% annually

These improved design outcomes ensure positive long-term effects on our City, where development and infrastructure are designed to benefit the community.



Each year, Council manages programs and initiatives that improve road safety and efficiency

Community Satisfaction with local traffic management

3.59/5

000

Council met its target to increase satisfaction compared to previous year (3.47/5)



Council's work includes the maintenance of traffic signs and line marking in accordance with legislative requirements



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As our Disability Inclusion
Action Plan reached its
conclusion, this year Council
prioritised delivery of a new
Plan to be adopted in 2022.
Integrated transport and safety
also continue to be priorities
for our City, so that our City is
accessible to all abilities, ages
and cultural backgrounds.

Read more about these projects, and a selection of further initiatives that belong to the Accessible strategic goal:

Disability Inclusion Action Plan

Council, in consultation with the community, has developed the new draft Disability Inclusion Action Plan (DIAP) 2022 - 2026 around four themes:

- Developing positive community attitudes and behaviours
- Creating liveable communities
- Supporting access to meaningful employment; and
- Improving access to services through better systems and processes.

The Draft DIAP has been finalised with the public exhibition period concluded on 21/06/2022. A Council Report was presented and approved on 08/08/2022. Next steps include the development of an Outcomes

Framework, Communications Plan and commencement of implementation. Business as usual actions continue with an increased focus on continuous improvement.

Parramatta Light Rail

As a link between the City's ever-growing residential, employment, cultural and educational districts, Parramatta Light Rail (PLR Stage 1) will provide enormous economic benefits to the city through the delivery of investments and jobs. Furthermore, PLR Stage 1 will assist in precinct renewal creating an enjoyable and more free-flowing circulation of people, knowledge, and resources within Greater Parramatta. PLR Stage 1 will also cut travel times to improve the quality of life for thousands of people who commute in and out of, and around, Parramatta every day.

Delivered by the NSW
Government as of June 2022,
main infrastructure construction
is nearing completion with rail
operations scheduled for 2024.
Council will continue to work
with the NSW Government to
assess the best outcomes for
the community throughout
the process, including stop
locations, heritage and
design as the project moves

into planning PLR Stage 2, connecting Stage 1 to Center St via Ermington, Melrose Park and Wentworth Point.

Central City Parkway

The Central City Parkway pilot project has received funding through the 2022 Department of Planning and Environment, Places to Play program. The project is planned for delivery in the 23/24 financial year and will seek to deliver new adventure play and youth facilities for our Granville and Rosehill communities.



Road Safety Traffic Project

There were 19 pedestrian and traffic related construction projects scheduled for 2021/22. Most of these projects related to pedestrian safety around schools and were funded by the Federal government. The most common project type was raised pedestrian crossings. These projects will encourage walking and improve safety. The projects involved Council undertaking design, consulting with the community, obtaining relevant approvals and undertaking procurement for construction by contractors. Of the 19 projects, one had commencement of construction delayed due to delays in obtaining external approvals. Completion is now due to commence before the end of 2022.

Integrated Transport Plan for Parramatta CBD

An Integrated Transport Plan (ITP) for the Parramatta CBD was developed by Council to assess the impacts of the Parramatta CBD Planning Proposal, and to identify improvements for roads, public transport, and walking and cycling facilities required to support its implementation. The ITP was approved by Council in July 2021 and submitted to the NSW Department of Planning and Environment in August to support the finalisation of the CBD Planning Proposal, Council is implementing the actions identified in the ITP.

Other notable initiatives that relate to the Accessible goal:

- Good and Bridge Street Construction and Alfred St Cycleway Stage 1 – Parramatta Road Urban Amenity Improvement Program
- Design Newington Reserve Synthetic Field and Pavilion Upgrade
- Civic Link Design phase
- Milson Park Masterplan
- Warami NAIDOC Burramatta Day at Parramatta Park
- Alfred Street Bridge construction
- North Rocks Road at Alkira Road, Carlingford -Road widening and traffic signal installation
- Parramatta Light Rail Stage 1
- Finalisation of CBD Parking Strategy
- Compulsory acquisition of Horwood Place by Sydney Metro
- Hill Road Upgrades
- Sydney Metro West Construction



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Green

We care for and enjoy our environment

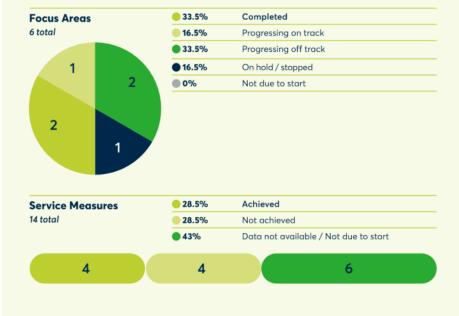
When focusing on the Green strategic goal, close attention was paid in particular to how unique the City of Parramatta is sustainability and productivity. in its surroundings.

Maintaining a healthy bushland and river not only provides habitat for plants and animals. but also makes our City a more enjoyable place to live, rest

and recreate. Carina for our environment helps contribute to a liveable city and improves

More energy efficient buildings attract significant businesses and investors, and good indoor and outdoor environments contribute to improved wellbeing.

The graphs below track how Council has performed on its Green goal activities as presented in our Delivery Program & Operational Plan 2021/22. Full details can be found in Council's Q4 Report against the Delivery Program on Council's website.



Council has taken a stronger role in on-the-ground initiatives and service-based approaches to meet community environmental concerns and needs, setting the stage for council leadership in the coming years:

Council aims to be carbon neutral by 2022



Tonnes of carbon emissions generated by Council operations



This is a 2.5% decrease on the previous year, excluding supply chain emissions

13,792 tCO₃e includes





fleet





To help our environment, Council aims to provide high quality,

managed in a sustainable way Percentage of waste diverted from landfill

efficient and reliable domestic and commercial waste services



Council met its goal to divert a minimum of 50% of waste from landfill each quarter

Council aims to provide open space and natural area assets that meet community expectation

Number of street trees planted this year





This is a 212.3% increase in trees planted from last year



Community Satisfaction with planting of trees in their local area

Council met its target to sustain or improve on satisfaction compared to previous year (3.71/5)



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With the conclusion of the **Environmental Sustainability** Strategy, Council has been presented with new opportunities to increase our ability for greater environmental leadership in developing a resilient City. In practice, this has led to transformations and agreements on many of our open and green spaces such as Boronia and Milson Park which have undergone transformation in the previous year.

Read more about these projects, and a selection of further initiatives that belong to the Green strategic goal:

Environmental Sustainability Strategy Progress Report

Council has recently finalised its Environmental Sustainability Progress Report 2017-21. The progress report provides a summary of progress against the 2017 Environmental Sustainability strategy action plan as well as providing a list of key achievements. For further detail, the progress report can be found on Council's website.

Some key initiatives currently underway across the Local Government Area (LGA) include new tree planting under the Greening Parramatta and Parramatta Light Rail Tree Offset programs, and street lighting upgrades across the LGA to install smarter and more

energy efficient lighting. Communities across the LGA will be seeing these projects roll out through 2022 and into 2023.

Schools Infrastructure Agreement

Council renewed its 12-month Memorandum of Understanding with School Infrastructure NSW (SINSW) in May 2022. In the December school holidays of 2021. Council co-piloted the first Share Our Space program with the support of the Cleansing Team in City Assets and Operations. City Strategy continues to work actively with SINSW on opportunities to increase community access to school infrastructure open space and facilities.

Boronia Park Amenities Upgrade

City of Parramatta Council is upgrading the sports pavilion building and associated landscape works at Boronia Park Epping. These upgrades include new amenities for community use as well as access improvements for all peoples and landscaping works.

The 2021/22 financial year posed several significant challenges in delivering the new sports pavilion at Boronia Park Epping, mainly due to the original contractor going into liquidation in November 2021. Council has engaged a new contractor to complete the project with construction commencing in June 2022. It is anticipated that construction will be completed in February 2023.



Community Recycling Facilities

Council has been exploring the opportunity of establishing a permanent drop-off Community Recycling Centre (CRC) in partnership with the **NSW Environment Protection** Authority (EPA). This facility will provide the community with additional recycling and disposal options for common household problem waste such as paints, gas bottles and batteries.

Council had engaged a consultant to model several options relating to the establishment of a CRC. including a cost benefit analysis on each of these scenarios. Council is reviewing the recommendations to consider next steps, Council anticipates the facility to be completed by 2024.



Milson Park Master Plan - Stage 1

Milson Park's local waterway and public reserve are currently being transformed into a flourishing wetland and muchneeded community space under a partnership between Sydney Water and Council.

The project includes two wetlands, a bioretention basin, the planting of 40,000 native plants, a new 60 metre span bridge, a shared pedestrian and cycle path, nature play and fitness equipment.

Given the substantial rain events this year, construction has been delayed. However, construction work is now well on the way to completion. The new pedestrian bridge has been installed and construction of the pathway is close to completion. Work on wetland is also almost complete. Construction of the playground and fitness equipment will commence shortly, with the project expected to be completed in October/November 2022.

Other notable initiatives that relate to the Green goal:

- ▶ Design Newington Reserve Synthetic Field and Pavilion Upgrade Zen Energy partnership
- ▶ Waste Collection Community Engagement Program
- ▶ Draft Electric Vehicle Charging Guidelines
- ► Rydalmere Field 1 & 2 Upgrades





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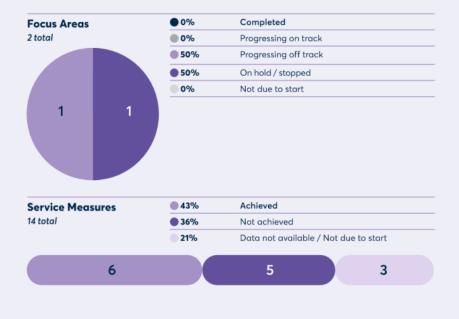
Welcoming

We celebrate culture and diversity – past present and future

Parramatta has an incredibly rich history, from the Dharug peoples who have inhabited this land for more than 60,000 years, to the recently migrated. Our diversity of cultures and sense of community are our City's greatest strengths, and fundamental to our identity.

Our histories are colliding, creating a new, global city. Over the next 20 years, through our Welcoming strategic goal, our City will continue to generate a strong sense of place, invite creativity, stimulate prosperity and celebrate our diversity.

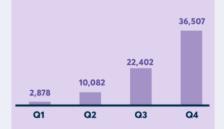
The graphs below track how Council has performed on its Welcoming goal activities as presented in our Delivery Program & Operational Plan 2021/22. Full details can be found in Council's Q4 Report against the Delivery Program on Council's website.



Resilience has been a critical strength for our LGA's services and events. A noticeable bounce back has been unfolding, and events are returning to capacities recorded before the COVID-19 lockdowns:

Council's Riverside Program aims to provide a year-round stage and screen presentation program for the general public, schools and special interest groups

Attendances at Riverside Program of performances (events held at Riverside and elsewhere) this financial year







Riverside Theatre attendances continue to be impacted by the pandemic. Most events are 25-30% below normal expectations. However, we expect an improvement into the spring/summer seasons.

Council provides opportunities to celebrate in our city, including producing and delivering:

- ✓ Events & Festivals
- Civic Events
- Key event partnerships
- Community Events Grants

Combined attendance at events and festivals





Council aims to promote the growth of arts and culture and champion the role that culture plays in citybuilding



Number of artworks commissioned, including public artworks, delivered by Council

19 Artworks



This is a 90% increase since last year

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With the completion of Council's Stretch Reconciliation Action Plan, priority is now placed in elevating and realising the voices and aspirations of our First Nations communities. The first step is being developed through Council's First Nations Strategy, where our First Nations communities lead and shape Council's vision for a welcoming city. To carry this out Council is well supported by many of its services including Riverside Theatres, Parramatta Artists' Studios and our Social and Community Services.

Read more about these projects, and a selection of further initiatives that belong to the Welcoming strategic goal:



First Nations Strategy

Following the successful implementation of the Stretch Reconciliation Action Plan 2017-2020, Council is developing a First Nations Strategy that will elevate the voices, aspirations and self-determination of our First Nations residents and communities, including the Dharua Traditional Owners.

Building on the outcomes and impact of the Stretch RAP, the actions and targets within the First Nations Strategy will be co-designed with our First Nations community and include best practice engagement and evidence-based approaches. The Strategy will also embed reconciliation and celebrate the rich, diverse and significant contribution of First Nations peoples have and continue to make to Parramatta, Australia and bevond.

The development of the First Nations Strategy was impacted by the delayed Council elections and the subsequent establishment of the First Nations Advisory Committee. However, the delay has resulted in the development of a more appropriate and timely stakeholder engagement plan. The project end date is currently forecast to be March 2023.

Riverside Theatres

After a few challenging years for the arts, it has been fantastic to welcome audiences back to Riverside Theatres. Since reopening in November 2021, Riverside has attracted audiences back to enjoy live performances and events, including a successful Sydney Festival season, an exciting contemporary music program in conjunction with the NSW Government's Great Southern Nights Festival, and several successful musical theatre productions.

Riverside's National Theatre of Parramatta (NToP) has continued to advocate for and develop Western Sydney creatives through capacity-building programs, including True West and Creative Futures. Throughout the year, NToP had critical successes with their production of Guards at The Taj, directed and performed with local cast and creatives, proudly spotlighting Parramatta's vibrant artistic community.

Riverside Theatres' Education program is one of the country's leading presenters for work for children and young people. Since January 2022, it has welcomed over 10,000 school students to the theatre, many of whom had returned after a hiatus of two years, and others who had experienced their very first live performance.

Parramatta Artist Studios & Cultural Services

Over the past year, Parramatta Artists' Studios and Cultural Services team delivered programs that encouraged local artists and community to make and share culture in Parramatta. Project highlights include 'Parramatta by Foot' and 'Stepping Through Epping', that presented artworks in the public spaces of Erminaton. Newington, Harris Park, Rydalmere and Epping, bringing work. art to our community. In particular, artist Nadia Odlum's artwork 'Roll' made of recycled pipes and plastic balls saw hundreds of children interacting with this playful and colourful work.

The 'PAS Open' program provided artists time and space to develop new work through artist residencies enabling them to develop new work and connect with our community through creative workshops. This program was supported in partnership with Sydney Opera House, Powerhouse Museum and Wentworth Point Community Centre and Library within our artist's studios at Rydalmere.

Council also progressed key public art commissions inspired by our community telling unique local stories. One fabrication was the 'Place of the Eels', a new artwork for Parramatta Square, one of three announced artworks for Parramatta Square.

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Social and Community Services

Across the Social and Community Services portfolio we offer a range of programming options. While the content of these programs is based on regularly assessed community and customer needs, we always look for opportunities to embed the objectives and goals of Council's communities and people with disability in our work.

Two particular highlights in this regard are the First Nations and Reconciliation content within our quality early childhood development programs in our childcare services and in the provision of universally accessible options in our School Holiday and other Recreation programs. These programs have had strong success in demonstrating that Council celebrates the unique culture of our First Nations community and is open, inclusive and welcoming of all people across our services.

Other notable initiatives that relate to the Welcoming goal:

- ▶ Parramatta Nights
- Riverside Theatre Dubbo Championship Wrestling
- ▶ Warami Festival
- City of Parramatta Year of the Tiger Lunar new Year Festival
- Parramatta Christmas in the Park
- Parramatta's New Years
 Eve Fireworks
- ▶ Make Music Day
- ANZAC Day
- Australian Citizenship Ceremonies





Thriving

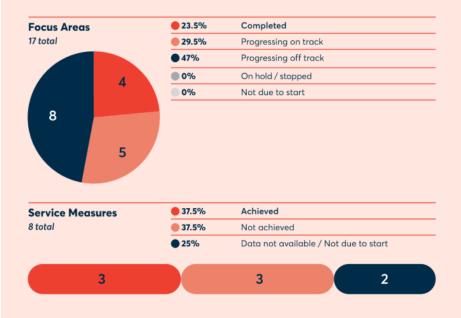
We benefit from having a thriving CBD and local centres

Our Thriving strategic goal recognises that businesses succeed in prosperous communities, and employers benefit when students graduate Being able to work close to from school and tertiary education are equipped with skills for the workforce. Individuals and families can

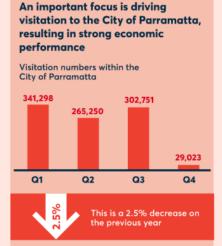
improve their circumstances when they have the training to access jobs that enable them to live with dignity and security. home further promotes a better quality of life.

The graphs below track how

Council has performed on its Thriving goal activities as presented in our Delivery Program & Operational Plan 2021/22. Full details can be found in Council's Q4 Report against the Delivery Program on Council's website.



The City of Parramatta remains to be Sydney's premier location for jobs, businesses and growth. Although we saw some difficulty, we continued to attract more and more people and businesses into our City.



COVID-19 has impacted on visitation due to lockdown restrictions during this period.

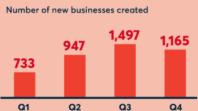
Council's Marketing & Brand teams market the City and Council by positioning the City of Parramatta as a destination of choice to live, work and play

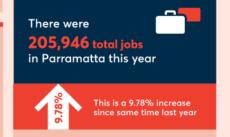


Percentage of respondents who are aware of the City Brand when promted









Increased investment in the City of Parramatta provides the community with desired jobs, education and health facilities.

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For Parramatta to be a nationally significant hub for industry, business, productivity and employment, Council has worked with partners and stakeholders across our wards to deliver the best outcomes for our residents, workers, and visitors. In delivering on these outcomes, Council has progressed a number of projects which stimulate 24-hour economies to thrive, revitalise areas to be fit for purpose and plan new projects which can attract new and exciting opportunities.

Read more about these projects, and a selection of further initiatives that belong to the Thriving strategic goal:

Lennox Bridge Carpark Development

Through the development of the 'Lennox' high rise residential project, Council has entered into a project delivery agreement with the developers. The agreement has required the developer to design, procure and deliver the southern precinct public domain works.

Current works include:

- south bank foreshore works
- a boardwalk
- public colonnade
- landscaping
- lighting and seating

In addition, the agreement has required the developer to provide streetscape works, in proximity to the development on Church and Marsden Street, Oyster and Freemasons Arm lanes

NSW Government Telopea Precinct Masterplan - Acacia Park & Sturt Park upgrade

As an important asset for our local community, Sturt Park underwent a number of upgrades to make it safer, better connected and state of the art. As of July 2022, our local community can now enjoy and access:

- New park frontage and entry sign upgrade;
- New shade tree planting;Expansion and upgrade of
- the existing skate park;

 New amphitheatre terracing
- and informal stage;
 ► Replacement of playground;
- New recreational circuit path;
- New family picnic settings;
- New common kickabout area;
- New sports field posts for informal play;
- ▶ New amenities block:
- New playground with challenging nature play;
- New flying fox; and
- New multi-use court for informal recreation.

These upgrades are funded by the NSW Government through its Precinct Support Scheme.

Charles Street Square

Transformation of Charles Street Square, the river gateway to our city centre, is well underway. Jointly funded by City of Parramatta and the NSW Government, the construction contract has been awarded and works commenced February 2022.

Nearby, plans for an upgrade to the footbridge over Charles Street weir, to link the new Escarpment Boardwalk, received funding support from the NSW Government. Design services are being procured. Further west, at the Old Kings Foreshore, archaeological investigations are complete, and installation of the new public lighting for this popular pedestrian and cycling route has commenced.



Civic Link Framework Plan

The Civic Link will be a new pedestrianised public space that connects public life from Parramatta Square at the heart of Parramatta CBD, to the River. The Civic Link Framework Plan, endorsed in 2017, outlines Council's vision to create generous spaces for people, support a vibrant nighttime city, provide cool green connections through the CBD, and be a place to celebrate culture.

In 2021, Council exhibited the Civic Link Special Area within the Draft City Centre Development Control Plan (DCP). The Draft DCP includes objectives for the corridor and is currently being finalised.

Civic Link will be delivered by State Government partners and the City of Parramatta. The City is currently preparing a design brief to set priorities and guide the delivery of the Civic Link by Parramatta Powerhouse, Parramatta Light Rail and Sydney Metro West.

Late Night Trading Development Control Plan

City of Parramatta Council recognises that late night trading businesses are a crucial part of our economy and contribute many benefits to residents including exposure to local food and beverage cultural activities, live music, social gatherings and events.

The Late Night Trading
Development Control Plan will
assist in the city's transition
to a true late night center by
facilitating a greater mix of
things to see, do and explore
while meeting the emerging
needs of our communities.

The realisation of the Late Night Trading DCP resulted in 73 submissions received. These submissions will inform the finalisation of the document.

Other notable initiatives that relate to the Thriving goal:

- Parramatta Christmas Markets
- Live Data Dashboard for Parramatta Nights Campaign
- Epping Town Centre upgradesReturn to Office
- Campaign

 Go Local digital
- Campaign

 EducateAt alliance
 Lets Meet at Campus
 Campaian
- ► 6 & 8 Parramatta Square development



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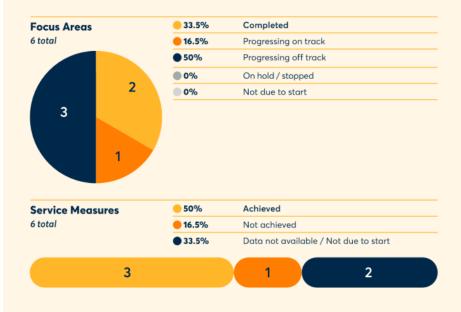
Innovative

We collaborate and champion new ideas to celebrate a better future

With the scale of transformation includes best practice in city that Parramatta is undergoing, managing growth is one of the top concerns for our community. Focusing on our Innovative strategic goal meant some of the world's greatest understanding that the future of Parramatta is much more than bricks and mortar – it

design, technology, creativity and connectivity. It is not simply about growth: it is about becoming smarter. Inspired by cities, Parramatta will leverage the foundations of good urban

The graphs below track how Council has performed on its Innovative goal activities as presented in our Delivery Program & Operational Plan 2021/22. Full details can be found in Council's Q4 Report against the Delivery Program on Council's website.



As the Central City, we've launched a number of great initiatives. Innovation is constantly embedded across every aspect of the work our City is committed to:

Annual number of Social Enterprises operating in Parramatta LGA



This is an increase from 45 last year.



The Growing Social Enterprise in Parramatta Grant and the annual Pitch for Good Parramatta / Parramatch campaign have been significant contributors to the growth in the number of social enterprises operating in the LGA.

In total there have been



that have operated in Parramatta since 2016 (This total number includes social enterprises are currently operating, plus those that have closed, relocated or stopped working in our LGA)

Council aims to ensure it is financially sustainable and provides transparent, value for money services, according to the priorities of the community



Community satisfaction with value for money provided in return for rates paid

Council met its annual target of 3.55/5

Council aims to work collaboratively to support sustainable economic growth by supporting small business, attracting investment, and leveraging strategic partnerships with key stakeholders



Percentage of existing strategic partners that are satisfied with Council



To support digital engagement, Council focuses on:

- ✓ The delivery of Research & Collection Management
- The visitor information centre
- ✓ Tourism industry Product Development
- Visitor Services programs

Digitial engagement with City of Parramatta's cultural heritage resources



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As our City continues to evolve, we have adopted new and innovative methods and technologies to assist us. This has been reflected across Council's areas, from efficiencies in the ways we plan our city, the processes in which we better support vulnerable people in our community to the way we understand how Parramatta River floods. All of these come together to enable Parramatta to be a Smart City.

Read more about these projects, and a selection of further initiatives that belong to CBD Planning Proposal the Innovative strategic goal:

LEP DCP Harmonisation

The formation of the new City of Parramatta Local Government Area (LGA) from former council areas, has meant that different planning controls currently apply to different parts of the LGA.

Council is reviewing its multiple land use plans to establish a single Local Environment Plan, Development Control Plan and **Development Contributions** Plan, resulting in a clear and more consistent set of planning controls for the whole LGA.

A major project milestone was achieved in July 2021 when Council approved the final Draft Local Environment Plan for the State Government to complete their assessment. Another milestone was the finalisation of the Parramatta (Outside CBD) Development Contributions Plan in September 2021.

The third component - being a consolidated Development Control Plan - was momentarily delayed, however work has since recommenced.

To strategically manage the growth and changes to the Parramatta CBD Council has been undertaking a major review of its planning framework.

The Parramatta CBD Planning Proposal is a key element of this framework that will amend the planning controls in Parramatta Local Environment Plan (LEP) 2011. The intent of the changes is to strengthen the economic function of the Parramatta CBD and its role in providing necessary housing, employment, recreation and cultural opportunities.

Major project milestones were achieved in June 2021 when Council approved the final draft plan, and then in June 2022 when the State Government completed its assessment. The changes to the LEP planning controls for the Parramatta CBD come into effect in mid-October 2022.

Domestic and Family Violence Action Plan

The Prevention of Domestic and Family Violence Action Plan was finalised and endorsed by Council on March 21, 2022. Implementation of the Plan has commenced, including finalising the Outcomes Measurement Framework and Governance structure.



Parramatta River Flood Study

The Parramatta River flood study will update Council's existing flood information and will allow further understanding of the impacts of flooding within the LGA. This is important to manage flood risks within the floodplain, enhance public safety, plan for emergencies and meet obligations under the NSW Flood Prone Land Policy.

A detailed review and update of the hydrological model has been undertaken and a 2D hydraulic flood model has been created. The new hydraulic model includes details of changes across the LGA such as the Parramatta Light Rail together with Council's pit and pipe network. The flood model is currently being reviewed to ensure accuracy before the draft results are mapped and community consultation undertaken.

Smart City Strategy

The City of Parramatta is going through unprecedented change and transformation. This presents an opportunity to use rapidly evolving technology to deliver improvements to our lives.

Council has been working on transforming Parramatta into a 'Smart City' since 2009, creating new solutions to address challenges such as flooding, urban heat, and impacts of development. A new Smart City and Innovation Strategy is in the process of being drafted. which will guide Council in its delivery of future initiatives.

Early consultation was undertaken with the community to provide information about the project, obtain feedback and involve them in the journey of drafting the Strategy. This consultation received more than 330 pieces of feedback from interviews, surveys, group discussions, workshops and pop-up events.

Other notable initiatives that relate to the Innovative goal:

- Svdnev University Planning in North Parramatta
- ▶ Digital Reactivation of **Riverside Theatres**
- ▶ Powerhouse Parramatta Development
- ▶ Digital City Audio Tour development
- ▶ Good and Bridge Street construction -Parramatta Road Urban Amenity Improvement Program
- ► Smart Streetlighting Infrastructure network development



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STATUTORY REPORTING

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- 4.10 Total amount contribute or otherwise granted to financially assist others
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- 4.12 Statement of all corporations, partnerships, trusts, joint ventures, syndicates or other bodies in which council held a controlling interest
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- 4.14 Statement of activities undertaken to implement its EEO management plan
- 4.15 Total remuneration of the CEO and Senior Management
- 4.16 Statement of total number of persons who performed paid work on Wednesday 25 May 2022
- 4.17 Statement detailing the stormwater management services provided
- 4.18 Detailed statement, prepared in accordance with such guidelines as may be issued by the Director-General from time to time, of the Council's activities during the year in relation to enforcing, and ensuring compliance with, the provisions of the Companion Animals Act 1988 (CA Act) and the Companion Animal Regulation 2018
- 4.19 Report on certain capital works projects where a capital expenditure review has been submitted
- 4.20 Report on compliance with the Carers Recognition Act 2010 (CR Act)
- 4.21 Council's Disability Inclusion Action Plan report
- 4.22 Particulars of compliance with and effect of planning agreements in force during the year
- 4.23 Details of inspections of private swimming pools
- 4.23 Information included on government information public access activity
- 4.24 Information included on public interest disclosure activity

Particulars of any environmental upgrade agreements entered into by Council

The City of Parramatta Council did not enter into any Environmental Upgrade Agreements during the 2021/22 reporting period.

This type of private finance is tailored to suit common building upgrades to existing non-residential, non-strata buildings that result in an environmental improvement. Upgrades involving solar, airconditioning systems, building management systems, hot water boilers, refrigeration units, lifts, lighting, bathroom renovations, and façades are eligible for building upgrade finance.

Enabling Building Upgrade Finance is the Environmental Upgrade Agreement (EUA) contract between the building owner, finance provider and Council, where the:

- Finance provider provides the finance to the building
- Building owner agrees to complete the upgrade works
- · Council secures the finance to the land and facilitates repayment to the finance provider through the rates collection processes.

Council has one current EUA, signed in 2014, still under repayment, this is referenced in Council's financial statements in the Appendix.

4.02

Summary of activities funded via a special rate variation of general income

In accordance with the Local Government Amendment (Stormwater) Act 2005, the former Councils (excluding Hornsby Shire Council) introduced a Stormwater Management

Charge. The Stormwater Management Charge is levied on all parcels of rateable urban land within the City of Parramatta (excluding the former Hornsby area) categorised for rating purposes as Residential or Business (including all subcategories), not being vacant land or land owned by the Crown, or land held under lease for private purposes under the Housing Act 2001 or the Aboriginal Housing Act 1998. Former Hornsby Council ratepayers pay a Catchment Remediation Levy detailed in the special rates section of this document.

Council administers a comprehensive waterways management program. As the principal authority responsible for the management of Stormwater, Council:

- Maintains over 622km of Stormwater pipes, 26.000 stormwater structures (pits) and 74 gross pollutant traps
- ▶ Implements essential flood mitigation measures to protect life, property and infrastructure
- Conserves the natural waterways of the City.
- Protects bushland and other natural assets from the impacts of urban run-off by implementing purpose-built pollution control traps and water retention systems

Project	Actua
Open Space Special Rates	248,427
Cemeteries and Memorials Program	11,350
Eastern Bushland Reserve Management	237,077
Economic Development Special Rates	471,627
Economic Development - Branding and Communications	8,508
Economic Development - Business Attraction and Industry Development	4,320
Economic Development - City Culture and Liveability	70,326
Economic Development - Infrastructure	14,568
Economic Development - Regional Leadership, Advocacy & Governance	145,480
Economic Development - Research	121,500
Economic Development - Workforce and Skills	107,014

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Project	Actual
Suburban and CBD Infrastructure Special Rates	7,553,746
Light Rail CBD/Church St Precinct Activation	80,000
CBD Precint Activation	120,000
Smart City Hub (Parramatta Square)	1,024
CBD Outdoor Dining Project 1	1,060,000
Phillip Street Smart St Stage 2	33,990
Parramatta Light Rail Mfp Cap	106,000
St Johns Cathedral Feature Lighting Treatment	29,236
CBD Outdoor Dining Project 2	990,000
Phillip Street Smart St Stage 2	99,553
Centenary Square Review	107,278
Phillip Street Smart Street Design	123,145
Parramatta CBD Wayfinding Signage Revamp	30,258
City River Program Of Works	329,688
Western Precinct Connections	5,523
Charles Street Footbridge	14,501
Parramatta Light Rail Mfp Cap	294,000
Parramatta Ways	207,733
Beat The Heat	48,561
Protecting Dams Capital Works Program	11,852
Waterways Restoration	38,977
Sustainable Water Program	9,690
Pedestrian Bridge Works - Morton/Alfred	735,791
Dudley Street Path	25,000
Duke Street Bridge	46,170
Duck River Cycleway	25,862
Cycleways Delivery Program	89
GRAND TOTAL	8,273,799

The Local Government Act 1993 provides that a Council may set a special rate for or towards meeting the cost of any works, services, facilities or activities provided or undertaken, or proposed to be provided or undertaken, by the Council within the whole or any part of the Council's area.

Special rates levied for infrastructure include maintenance and/or the operational phases of approved special rate projects, not just the upfront capital expenditure. This ensures a prudent lifecycle approach to asset management is undertaken by Council.

4.03

Amount of rates and charges written off during the year 2021/22

	Туре	Amount
Written-off under s575 LGA 1993	Mandatory Pensioner Rebate	1,954,000
Written-off under s582 LGA 1993	Voluntary Pensioner Rebate	652,000
Written-off under s595 LGA 1993	Postponed Rates Write-off	19,925
Written-off under s607 LGA 1993	Small Balances	126
Written-off under s607 LGA 1993	Rates - Sydney Metro	1,736,441
Written-off under s607 LGA 1993	Rates - 65 Kleins Rd, Northmead	122,359
Total		4,484,851

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Information about induction training and ongoing professional development

2021 July - Nov	Conferences Attended including LGNSW Annual Conference	Interstate Conferences	External Training including LGNSW Training	Internal Training including Strategic Weekend Workshops
Lord Mayor Clr Dwyer	Mandatory Pensioner Rebate 29 November 2021 - LGNSW Online Annual Conference	8 - 10 June 2021 - 2021 Asia Pacific Cities Summit, Online Attendance		
Deputy Lord Mayor Clr Garrard				
Clr Barrack				
CIr Bradley	29 November 2021 - LGNSW Online Annual Conference		13 August 2021 - LGNSW Circular Economy Forum, Online Webinar	
Clr Davis			15 July 2021 - LGNSW Planning in NSW: Responding in Uncertain Times, Online Webinar	
Clr Esber	29 November 2021 - LGNSW Online Annual Conference			
Clr Issa	29 November 2021 - LGNSW Online Annual Conference			
Clr Jefferies	29 November 2021 - LGNSW Online Annual Conference			

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CIr Pandey	29 November 2021 - LGNSW Online Annual Conference		15 July 2021 - LGNSW Planning in NSW: Responding in Uncertain Times, Webinar	
Clr Prociv	29 November 2021 - LGNSW Online Annual Conference		15 July 2021 - LGNSW Planning in NSW: Responding in Uncertain Times, Webinar	
Clr Tyrrell	29 November 2021 - LGNSW Online Annual Conference			
Clr Wearne	29 November 2021 - LGNSW Online Annual Conference			
Clr Wilson				
Clr Zaiter				
2022 Dec - June	Conferences Attended including LGNSW Annual Conference	Interstate Conferences	External Training including LGNSW Training	Internal Training including Strategic Weekend Workshops
Lord Mayor Clr Davis	28 Feb - 2 Mar 2022, LGNSW Special Conference, Sydney 7 April 2022, GPOP!22 Conference, Sydney Olympic Park			1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
Deputy Lord Mayor Clr Pandey	24 - 26 February 2022, Accelerate 2022! Altitude Small Business Conference, Parramatta 28 Feb - 2 Mar 2022, LGNSW Special Conference, Sydney			1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
Clr MacLean	28 Feb - 2 Mar 2022, LGNSW Special Conference, Sydney			1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
CIr Wearne				1 April 2022, Councillor and Executive Team Strategy Day - All Councillors

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CIr Bradley	28 Feb - 2 Mar 2022, LGNSW Special Conference, Sydney 29 - 30 Mar 2022, FRANC. Sydney Urban Stormwater Management Conference, Online Attendance		15 - 16 June 2022, PIA Online Course: 2022 PLANET online, Planning for Non-Planners, Online Webinar	1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
Clr Green	28 Feb - 2 Mar 2022, LGNSW Special Conference, Sydney			1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
CIr Darley	3 - 5 May 2022, Waste 2022 Conference, Coffs Harbour		9 March 2022, LGNSW Understanding LG Finances for Councillors, Online Course 11 May 2022, LGNSW Planning for Councillors, Online Course 24 May 2022, LGNSW Managing Media for Councillors, Online Course 6 & 20 June 2022, LGNSW Domestic Violence Councils Involvement, Online Course	
Clr Esber				1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
Clr Garrard				1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
Clr Humphries		19 - 22 June 2022, 2022 National General Assembly Conference, Canberra	Australian Local Government Women's Association Membership Fee AICD Membership Fee 7 March 2022, LGNSW Community and Stakeholder Engagement, Online Course 20 April 2022, LGNSW Toxation Considerations for Councillors, Online Course	1 April 2022, Councillor and Executive Team Strategy Day - All Councillors

Total Cost	\$27,469.28			
Clr Siviero			LGNSW Executive Certificate for Elected Members	1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
Clr Prociv	28 Feb - 2 Mar 2022, LGNSW Special Conference, Sydney 7 April 2022, GPOP!22 Conference, Sydney Olympic Park 28 April 2022, Transport for NSW's Active Transport Mobility Summit, Sydney	18 - 20 May 2022, 2022 Floodplain Management Australia Conference, Toowoomba	Australian Local Government Women's Association Membership 11 May 2022, Culture and Wellbeing Forum, Parramatta 23 May 2022, Designing Porous Cities to Combat Flooding, Online Forum	1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
Clr Noack	28 Feb - 2 Mar 2022, LGNSW Special Conference, Sydney 7 April 2022, GPOP!22 Conference, Sydney Olympic Park			1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
Clr Wang				1 April 2022, Councillor and Executive Team Strategy Day - All Councillors
Clr Valjak				1 April 2022, Councillor and Executive Team Strategy Day - All Councillors

Councillor Induction Program

City of Parramatta Council developed and delivered the following as part of the Induction program for the 2021 Local Government Elections:

- Pre-election candidate sessions these are to ensure prospective candidates are aware of what will be expected of them if elected
- ► Councillor Induction program to equip Councillors with the information they need to perform their role effectively

 Supplementary Lord Mayor Induction program – to equip the Lord Mayor with the information they need to perform their role effectively

Cost of Councillor Induction Program	Conferences Attended including LGNSW Annual Conference
Inc. Consultancy Fees	\$83,655.00 inc. GST

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Councillor Induction Program

Date	Activity
Pre-election candidate session	s
22 July 2021	Pre-election candidate session
24 July 2021	Pre-election candidate session
Councillor Induction Program	
6 Jan 2022	Procedures for 10 January Declaration of Office and Council Meeting
22 Jan 2022	Roles and Responsibilities of Lord Mayor, Councillors, Chief Executive Officer, Internal Ombudsman Shared Service Leading with Respect and Respectful Relationships Strategic Governance inc. Integrated Planning and Report, Financial Management and Alignment of Council's Review Processes for the Community Strategic Plan, Delivery Program and Operational Plan, Budget and Service Reviews
23 Jan 2022	Councillor Conduct and Accountability inc. Code of Conduct, Declarations of Interest, Annual Returns & Related Parties Disclosures Directorate Introductions and Overview of Services
27 Jan 2022	Governance and Decision Making inc. Code of Meeting Practice and Workshops and Briefings Policy
3 Feb 2022	Lord Mayor and Councillor Support inc. Regular Reporting to Councillors, Councillors' Expenses and Facilities, Service Requests and Professional Development obligations
17 Feb 2022	Integrated Planning & Report inc. Framework, Community Strategic Plan & Resourcing Strategy review, Budget Update, Services Review and Delivery Program and Operational Plan
3 Mar 2022	Council Finances 101 inc. Financial Responsibilities of Councillors, Councils' Financial Position and Interpreting financial statements
10 Mar 2022	Governance and Decision Making Part II inc. Revised Code of Meeting Practice, Committees of Council and Ward Briefings Structure
31 Mar 2022	ICAC Briefing on Corruption Prevention and Regulatory and Compliance
Lord Mayor Induction Progre	am
12 Jan 2022	Induction Program Briefing and Scoping Session
13 Jan 2022	Media Training
14 Jan 2022	Chairing Meetings Effectively Lord Mayor's role and responsibilities under the Local Government Act Lord Mayor's responsibilities under the Code of Conduct Lord Mayor's role and responsibilities in relation to the CEO's employment
18 Jan 2022	Civic and Ceremonial Role Effective Leadership
20 Jan 2022	Role of the Chair and Chairing Meetings Effectively Part II Lord Mayor's role in Integrated Planning and Reporting

Councillor Induction Attendance 6 January - 31 March 2022

X = Attendance | O = Online Attendance | A = Apology

Councillor	Session 1 6 January 2022	Session 2 22 January 2022	Session 3 23 January 2022	Session 4 27 January 2022	Session 5 3 February 2022	Session 6 17 February 2022	Session 7 3 March 2022	Session 8 10 March 2022	Session 9 31 March 2022
Cr Phil Bradley	Χ	X	X	X	0	0	0	0	Х
Cr Kellie Darley	Х	Х	Х	Х	X	Х	Х	Х	0
Lord Mayor Cr Donna Davis	Х	Х	Х	Х	Х	Х	Х	А	Х
Cr Pierre Esber	Α	Α	Α	Α	Α	Α	Α	Α	Х
Cr Michelle Garrard	Х	Х	Х	Х	Х	Х	0	Х	Α
Cr Henry Green	Х	Х	Х	Х	Х	Х	Х	X	X
Cr Ange Humphries	Х	0	0	Х	X	0	Х	0	0
Cr Cameron Maclean	0	Х	Х	Х	Χ	0	0	0	0
Cr Paul Noack	Х	Х	X	Х	Х	Α	Х	Х	Х
Deputy Lord Mayor Cr Sameer Pandey	Α	0	×	×	×	0	0	Α	0
Cr Dr Patricia Prociv	0	Х	Х	Х	0	0	Х	0	0
Cr Dan Siviero	0	×	Χ	0	×	0	Α	Α	X
Cr Georgina Valjak	Х	Х	Х	Х	Х	0	Х	0	0
Cr Donna Wang	Х	Х	Х	0	Х	Х	Х	0	0
Cr Lorraine Wearne	0	0	0	0	0	0	0	0	Α

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Details of overseas visits by Councillors, Council staff or other persons representing Council (including visits sponsored by other organisations)

No overseas visits were undertaken by Councillors while representing Council.

No overseas visits were undertaken by Staff or the CEO while representing Council.

4.06

Total costs incurred during the year of the payment of expenses of, and the provision of facilities to, Councillors in relation to their civic functions

Accounts	21/22 Spend
Lord Mayor Allowance	\$107,075
Councillor Fees	\$482,237
Councillor Sitting Fees	\$6,200
Councillors Other Expenses	\$4,355
Councillors Overseas Travel	\$0
Councillors Intrastate and Interstate Travel	\$5,907
Councillors Expenses – Conferences & Seminars	\$22,178
Councillors Travel – General	\$2,455
Councillors Training and Professional Development	\$17,995
Councillors IT Expenses	\$38,495
Councillors IT Expenses – Telephone Costs	\$5,380
Councillors Home Office Expense	\$1,439
Councillors Travel – Accommodation	\$1,660
Councillors Meals	\$55
Councillor Spouse, partner or other person's expenses	\$66
Councillor Expense involved in the provision of care	\$0
Total	\$695,498

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Details of contracts awarded for amounts greater than \$150,000

Contractor	Description	Actual
Sekisui House Australia Pty Ltd	Voluntary Planning Agreement - Sekisui Site 14-16 Hill Road Sydney Olympic Park	\$20,000,000
ABERGELDIE CONTRACTORS PTY LTD	Construction of a pedestrian and cyclist bridge	\$14,761,660
Regal Innovations Pty Ltd	Civil, Landscape and Building Works	\$8,494,202
Statewide Civil Pty Ltd	AS4000-1997 General Conditions of Contract as amended – Tender ITT 22/2021 Good and Bridge Street, Granville	\$4,499,161
Endeavour Energy	Endeavour Energy will install the 3,384 LED and smart street lights on nominated local and regional major roads as part of Phase 3b project.	\$3,537,891
The Owners of Strata Plan No 47006	A monetary contribution in the amount of \$2,858,400 towards Works in kind to establish two 3m shared pathways for pedestrians and cyclists, and the registration of related easements for maintenance of (and public access to) shared pathways across the Land. The monetary contribution will also go towards the provision of affordable housing. In the case of a the balance Council can determine public benefits needed reflecting local Infrastructure needs.	\$2,818,400
Department of Infrastructure, Transport, Regional Development	Stimulus funding from Federal Government for local roads and community infrastructure works	\$2,564,704
LLoyd Group Pty Ltd	Demolition of existing building and construction of new sporting pavilion at Peggy Womersley Reserve, Carlingford	\$2,156,210
Great Western Landscapes Pty Ltd	Landscape, Civil and Building Works	\$2,122,050
UAP Australia Pty Ltd	Design, creation, fabrication, delivery and installation of the artwork and works described in the specification - Place of Eels	\$2,093,085

Contractor	Description	Actual
Pinpoint HRM Pty Ltd	Implementation and Professional Consulting Services Software as a Service (SaaS) Application Managed Services	\$2,031,264
Transport for NSW	Deed of Agreement - Parramatta Light Rail Stage 1 - Tree Planting Scheme	\$1,982,502
Transport for NSW	Components of the Charles Street Square Upgrade, as defined in Attachment 2, that facilitate safe and accessible pedestrian connections between the Wharf and Charles Street.	\$1,700,000
Fabcot Pty Ltd	Construction of a lightweight, steel bridge structure 3m wide that provides pedestrian access to the site from North Rocks Road prior to the issue of the final Occupation Certificate \$640,000 (estimate) 2. Registration of an easement for public access in favour of Council for proposed footpath connection prior to the issue of the final Occupation	\$1,585,000
GM Cabling Solutions Pty Ltd	Fibre Optic Cable Installation, Repair and Maintenance	\$1,500,000
GE Communications Pty Ltd	Panel Services Agreement ESS Installation & Maintenance	\$1,500,000
Secure People Pty Ltd	Panel Services Agreement ESS Installation & Maintenance	\$1,500,000
Benedict Recycling Pty Ltd	The Disposal of Waste and Recyclable Material	\$1,300,000
Suez Recycling and Recovery Pty Ltd.	The Disposal of Waste and Recyclable Material	\$1,300,000
RMA Contracting Pty Ltd t/a RMA Group	The Disposal of Waste and Recyclable Material	\$1,300,000
Total Drain Cleaning Services Pty Ltd	The Disposal of Waste and Recyclable Material	\$1,300,000
Rentokil Initial Pty Ltd	Provide Hygiene Services to various sites throughout Council	\$1,140,000
Office of Sport	Funding agreement for the delivery of a new sportsground pavilion at Newington Reserve	\$1,000,000
Transport NSW	Financial assistance for maintenance of road pavements at regional roads and traffic facilities at regional and local roads	\$965,000
OC Civil Pty Ltd	Asbestos Remediation, Footpath and Landscape works at Experiment Farm, Harris Park	\$961,209

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Contractor	Description	Actual
CIVX Pty Ltd	Traffic Control signal upgrade and associated works on Fitzwilliam Road at Binalong Road and Reynolds Street, Old Toongabbie	\$892,053
Hunter Mason Pty Ltd	Tender ITT 14/2021 - Refurbishment Works - Epping Library, Leisure & Learning Centre	\$854,612
Maximus International Pty Ltd	Variation to Contract for Services – Design & Delivery of Virtual Program for the Leadership Development Program	\$780,017
CCTV Hire Pty Ltd	Panel Services Agreement Rapid Deployment Cameras - City of Parramatta and CCTV Hire Pty Ltd	\$650,000
CIVX Pty Ltd	Traffic Control signal upgrade and associated works on Parramatta Road at Marsh Street, Clyde	\$647,572
Fairfield Food Services Inc	Provision of pre-packaged frozen meals, soups and desserts to Meals on Wheels Parramatta for weekly delivery	\$646,000
Beca Pty Ltd	Design Consultancy services for Haslams Creek Crossing & Hill Road Pedestrian and Cyclist Bridge	\$598,263
Sydney Festival Ltd	Sydney Festival 2022	\$550,000
Stamford House 88 Pty Ltd	The Owners - Strata Plan No 97164 required to maintain OSD on Council Land (Lot 2 DP 1240482) according to schedule in the Deed attached	\$506,961
NSW Department of Planning & Environment	Funding as contribution to delivering the Central City Parkway pilot project	\$500,000
Department of Planning & Environment	Public Domain Improvements to Stewart Street Reserve in the Parramatta CBD	\$500,000
AECOM Australia Pty Ltd	Detailed design for Hunts Creek Bridge	\$451,258
BDO Service Pty Ltd	Provision of Internal Audit Service	\$422,073
Ironbark Group T/As Ironbark Sustainability	provide to Council the project management and technical street lighting support to implement the Phase 3b project.	\$417,608
Tilt Industrial Design Pty Ltd	ARTIST AGREEMENT- Public Art Project	\$400,000
Planet Civil Pty Ltd	Construction Epping Road Cycleway (Carlingford to Macquarie Park) via Epping, approximately 720m length and comprising of 3m wide concrete cycleway complimented with improved pedestrian paths, drainage infrastructure and minor landscaping works	\$388,160

ustralian Concert & Intertainment Security Pty Ltd T, Is	Event Security and Associated Services	\$370,000
lanet Civil Pty Ltd	Construction of a raised pedestrian crossing and associated works	\$260,840
Vilson Property Solutions Pty Ltd	Agreement - Full Pre-qualification Scheme - Wilson Consultants	\$250,000
leetwood Urban Pty Ltd	Design & Construct of Terry Creek, Epping Bridge Upgrade	\$249,142
lltus Traffic Pty Ltd	Event Traffic Management Services	\$235,000
imstam Holdings Pty Ltd	Financial contribution of \$225,000 to be made to Council for the purpose of facilitating new, or upgraded connections to the under construction Alfred Street Bridge.	\$225,000
mad Eltenn	Contract for the sale and purchase of land owned by City of Parramatta Council, formerly being a part of Gardenvale Road, Oatlands	\$220,000
Dason Wong	Contract for the sale and purchase of land owned by City of Parramatta Council, formerly being a part of Gardenvale Road, Oatlands	\$220,000
invironmental Partnership Pty td	Project Brief & Design Manual for the Parramatta Civic Link. To inform the City's design advice to Sydney Metro West and to inform future design development of the City's capital project Civic Lind Block 3.	\$209,535
loward & Sons Pyrotechnics Displays) Pty Ltd	Supply of Pyrotechnics Displays	\$200,000
Cundall Johnston Partners Pty td	Design and Construction Services - Phillip Lane Parramatta	\$187,500
urf Life Saving Services Pty Ltd	Seasonal Lifeguard Services for Lake Parramatta	\$172,240
GRC Hydro Pty Ltd	Flood Study Report & Floodplain Risk Management Study and Plan	\$161,400
ing & Wood Mallesons (KWM)	Legal Services supplied by KWM in assisting Council in the preparation of Sydney Metro West Interface Agreement for Sydney Metro West Project	\$156,300
Grand Total		\$96,433,872

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Summary of the amounts incurred by the Council in relation to legal proceedings

Provided by Finance	Actual
Legal Fees	1,282,215
Legal Expenses – Other including Court Expert Costs	263,987
Work in Progress – Legal Costs	155,304
Legal Cost Revenue – Rates	-2,069
Legal Costs Recovered – Other	0
Grand Total	¢1 400 427

The table below summarises Land and Environment Court legal proceedings to which City of Parramatta Council has been a party during the period beginning on 1 July 2021 and ending on 30 June 2022.

Legal proceedings under insurance arrangements and legal proceedings related to worker's compensation and industrial relations matters, Legal proceedings in relation to Local Court matters are not captured in the following table.

Nature of legal proceedings	Description	Status of progress of proceedings (and if finalised) the result
Land and Environment Court – Class 1 Appeal – 12 Shirley St Carlingford	Appeal against the Parramatta Local Planning Panel's approval of a development application for the demolition, tree removal and construction of an 11 storey Residential Flat Building comprising 78 units over 3 levels of basement parking. The development is Integrated Development under the provisions of the Water Management Act 2000.	Appeal discontinued
Land & Environment Court Class 3 Proceeding" in the Nature of legal Proceedings column.	Commenced a Class 3 Proceeding in the Land & Environment Court on 15th February 2022. Council resolved to commence the proceeding 7th February 2022.	Council resolved to commence the proceeding 7th February 2022
Land and Environment Court – Class 1 Appeal – 25 Lanhams Rd Winston Hills	Refusal of DA/716/2019 for Demolition of existing structures and construction of a childcare centre to accommodate 80 children.	Appeal dismissed

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Land and Environment Court – Class 1 Appeal – 61 Fennell St North Parramatta	Refusal of DA/1/2019 for Demolition of existing structures, tree removal and construction of a three-storey boarding house comprising 19 rooms and two levels basement car parking.	Appeal dismissed
Land and Environment Court – Class 1 Appeal – 13 Collette Parade Parramatta	Deemed refusal of DA/220/2020 for Demolition of existing structures and construction of a four (4) storey boarding house development containing 17 boarding rooms and basement car parking pursuant to SEPP (Affordable Rental Housing) 2009. The application is Integrated development under the Water Management Act 2000.	Appeal upheld with amended plans
Land and Environment Court – Class 1 Appeal –189 Macquarie Street Parramatta	Refusal of DA/283/2019 for Construction of a ground water re-use system that will reuse groundwater for irrigation and toilet flushing. The proposal is classified as Nominated Integrated Development, in accordance with the Water Management Act 2000.	Appeal upheld
Land and Environment Court – Class 1 Appeal – 2-16 Epping Road and 204 Forest Grove Epping	Refusal of Demolition of all structures, site preparation works, excavation and tree removal; construction of 5 x 5-8 storey residential flat buildings comprising 321 apartments; construction of 2 x 2-3 level basement car parks comprising 266 car parking spaces, storage and plant rooms; construction of an internal road; a public pedestrian through site link; associated landscaping works; and delivery/augmentation of services.	Appeal upheld with amended plans
Land and Environment Court – Class 1 Appeal – 200A Ray Road Epping	Refusal of DA/5/2020 for the construction of a detached brick double garage.	Appeal upheld – s34 agreement with amended plans
Land and Environment Court – Class 1 Appeal – 427 Wentworth Avenue, Toongabbie	Refusal of DA/648/2019 for the demolition of existing structures, removal of thirteen (13) trees, constructions of five (5) attached multi-dwelling housing units with at grade car parking & associated landscaping and strata subdivision into 5 lots.	Appeal upheld – s34 agreement with amended plans
Land and Environment Court – Class 1 Appeal – 73 Kent Street Epping	Refusal of DA/180/2021 for the demolition of all structures and construction of a two-storey boarding house containing 12 rooms with ground floor parking, landscaping and common areas	Appeal ongoing
Land and Environment Court – Class 1 Appeal – 115 Bungaree Road Pendle Hill	Appeal against Direction to Take Preventative Action issued by Council	Appeal ongoing
Land and Environment Court – Class 1 Appeal – 33 Thomas Street Parramatta	Refusal of DA/549/2018 for the demolition of existing structures and construction of a two-storey childcare facility accommodating 56 children.	Appeal ongoing

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Land and Environment Court – Class 1 Appeal – 32 Honiton Avenue Carlingford	Refusal of DA/63/202021 for the demolition, tree removal and construction of a centre-based child care facility to accommodate 93 children with ground and basement level parking for 25 cars.	Appeal discontinued
Land and Environment Court – Class 2 Appeal – Mary Street Rydalmere	Local Government Order requiring the removal of vehicles from Mary Street, Rydalmere.	Appeal dismissed
Land and Environment Court – Class 4 Appeal – Unamed Lane	Section 56A Appeal against Commissioner Gray's decision upholding Local Government Order requiring the removal of vehicles from Unnamed Lane, Rydalmere.	Appeal dismissed
Land and Environment Court – Class 1 Appeal – 4-8 Uhrig Road Lidcombe	Refusal of DA/249/2021 for the Construction and use of a mixed-use development comprising 546 residential apartments, childcare centre, community centre, retail tenancies, basement car parking and public domain works. The application was determined by the Sydney Central City Planning Panel.	Appeal discontinued
Land and Environment Court – Class 1 Appeal – 20 Junction Road, Baulkham Hills	Refusal of DA/1/2021 for a staged development Stage 1: Demolition, tree removal, construction of an attached dual occupancy and Torrens title subdivision. Stage 2: Construction of detached secondary dwelling.	Appeal discontinued
Land and Environment Court – Class 1 Appeal – 54 Adderton Road, Telopea	Refusal of DA/531/2021 for the demolition of existing structures, tree removal and construction of a boarding house with basement parking.	Appeal upheld with amended plans
Land and Environment Court – Class 1 Appeal – 8 Denham Place, Dundas	Refusal of DA/571/2015 – for the retention of existing dwelling, Torrens title subdivision of 1 lot into 2 lots, tree removal, demolition of outbuildings and tennis court and construction of an attached garage.	Appeal upheld – s34 agreement with amended plans
Land and Environment Court – Class 1 Appeal –37A Grand Avenue, Camelia	Refusal of DA/749/2021 for the installation of a temporary concrete batching facility. The development is Designated Development as defined by Schedule 3 of the Environmental Planning and Assessment Regulation 2000. The application was determined by the Parramatta Local Planning Panel.	Appeal upheld with amended plans
Land and Environment Court – Class 1 Appeal – 8-10 Evans Road Telopea	Refusal of DA/663/2021 for the demolition of existing structures, tree removal, consolidation of 2 lots and construction of an eight (8) storey Residential Flat Building. The application was determined by the Parramatta Local Planning Panel.	Ongoing

Land and Environment Court – Class 1 Appeal –1-5 Saunders Street, North Parramatta	Refusal of DA/943/2021 for the demolition of the existing dwellings, tree removal and construction of a 144 place childcare centre over 1 level of basement carparking. The application was determined by the Parramatta Local Planning Panel.	Appeal upheld – s34 agreement with amended plans
Land and Environment Court – Class 1 Appeal –214 Silverwater Road, Silverwater	Refusal of DA/743/2021 for the change of use from the existing 'registered club' (Dooleys Waterview Club) to a 'pub' with associated renovation works and onsite carparking for 98 vehicles.	Appeal upheld – s34 agreement
Land and Environment Court – Class 2 Appeal – 20 Cook Street Telopea	Refusal of TA/585/2021 for the removal of one (1) Eucalyptus tree in the rear yard.	Appeal discontinued
Land and Environment Court — Class 1 Appeal — 18-19 Ulandi Place, Winston Hills	Refusal of DA/1031/2021 for the demolition, tree removal and construction of a 112 place child care centre with basement carparking for 28 vehicles. The application was determined by the Parramatta Local Planning Panel.	Appeal discontinued
Land and Environment Court – Class 1 Appeal – 35 Simpson Street, Dundas Valley	Refusal of DA/255/2021 for the demolition of the existing dwellings, tree removal and construction of a four-storey boarding house containing 17 boarding rooms and one mangers room over two (2) levels of basement car parking. The application was determined by the Parramatta Local Planning Panel.	Ongoing
Land and Environment Court – Class 1 Appeal – 15-19 Weston Street, Rosehill	Refusal of DA/267/2018 against the Council's deemed state of satisfaction in relation to deferred commencement conditions 1 and 2 of schedule 1 of the development consent.	Appeal upheld with amended plans
Land and Environment Court – Class 1 Appeal – 298 North Rocks Road, North Rocks	Refusal of DA/1008/2021 for a two (2) Lot Torrens Title subdivision of an existing detached dual occupancy development.	Appeal discontinued
Land and Environment Court – Class 1 Appeal – 186-188 Kissing Point Road, Dundas	Refusal of DA/4/2021 for the construction of a exhibition home, signage, car parking area and associated works.	Appeal discontinued
Land and Environment Court — Class 1 Appeal — 93 Midson Road, Epping	Refusal of DA/196/2021 for the demolition, tree removal, Torrens Title subdivision into 2 lots, construction of an attached dual occupancy with associated Torrens Title subdivision on one lot and construction of a dwelling house on lot 2.	Appeal upheld – s34 agreement with amended plans
Land and Environment Court – Class 1 Appeal – 7 Albion Street, Harris Park	Refusal of DA/250/2021 for the demolition and construction of a boarding house comprising of 6 rooms for a maximum of 12 lodgers.	Ongoing

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Land and Environment Court – Class 1 Appeal – 85-91 Thomas Street, Parramatta	Refusal of DA/312/2021 for the demolition of existing structures, tree removal and construction of two x 7 storey boarding house buildings consisting of 237 boarding rooms over 2 levels of basement parking and land dedication as part of a VPA for the site. The application is made pursuant to SEPP ARH 2009 and is Nominated Integrated development pursuant to the Water Management Act 2000 and the Fisheries Management Act 1994. The application was determined by the Parramatta Local Planning Panel.	Appeal discontinued
Land and Environment Court – Class 1 Appeal – 379 Kissing Point Road, Ermington	Appeal seeking modification of development consent DA/399/2020 granted by the Land and Environment Court on 8 June 2021 for the following: Demolition, tree removal and construction of a two storey 78 place childcare centre with basement parking. The modification seeks the deletion of Deferred commencement condition requiring an easement to drain water.	Ongoing
Land and Environment Court – Class 1 Appeal – 59-77 Beecroft Road & 78 Rawson Street, Epping	Refusal of DA/944/2021 seeking approval of the demolition of existing buildings and construction of a part 20 storey and part 22 storey shop top housing development comprising 126 residential units and 5,128m2 of commercial space over 5 levels of basement parking with Strata Title subdivision into 126 lots. The application is Nominated Integrated Development pursuant to the Water Management Act 2000. The application was determined by the Sydney Central City Planning Panel.	Ongoing
Land and Environment Court – Class 1 Appeal – 13-19 Walton Road, 43-47 Murray Farm Road, Carlingford	Refusal of DA/1057/2022 for the demolition, tree removal and construction of a part (2) and part (3) storey residential care facility comprising of 110 beds, with one (1) level of basement parking. This Application has been identified as Integrated under Section 91 of the Water Management Act 2000. The application was determined by the Parramatta Local Planning Panel.	Ongoing
Land and Environment Court – Class 1 Appeal – 37-41 Oxford Street, Epping	Refusal of DA/1228/2021 for site work including bulk earth and excavation, shoring works, retaining walls and tree removal associated with construction of mixed-use tower.	Ongoing
Land and Environment Court – Class 1 Appeal – 37-41 Oxford Street, Epping	Refusal of DA/1/2022 seeking approval for stage 2 design of concept plan DA/3314/2017 or a 30-storey mixed use building. The application was determined by the Sydney Central City Planning Panel.	Ongoing

Land and Environment Court – Class 1 Appeal – 37-41 Oxford Street, Epping	Refusal of DA/314/2017/A seeking modification to an approved mixed use tower concept, specifically changes to building envelope, landscaping and conditions of consent.	Ongoing
Land and Environment Court – Class 1 Appeal – 37-41 Oxford Street, Epping	Refusal of DA/1205/2021 seeking approval for alterations to a concept approval DA/314/2017 for use of the ground floor as a childcare centre	Ongoing
Land and Environment Court – Class 1 Appeal – 37A Grand Avenue Camelia	Refusal of DA/1055/2021 for the change of use to a Freight Transport Facility. This Application has been identified as Designated under SEPP (Hazards and Resilience) 2021. The application was determined by the Parramatta Local Planning Panel.	Ongoing
Land and Environment Court – Class 1 Appeal – 37A Grand Avenue Camelia	Refusal of DA/104/2021 for the continued use of the site for the purposes of a freight transport facility and for short-term storage of shipping containers.	Ongoing
Land and Environment Court – Class 1 Appeal – 37A Grand Avenue Camelia	Appeal against a Development Control Order requiring the cessation of the unauthorised use of the site as a Freight Transport Facility.	Ongoing
Land and Environment Court – Class 1 Appeal – 37A Grand Avenue Camelia	Appeal against a Development Control Order requiring the cessation of the unauthorised use of the site as a freight transport facility and short-term storage of shipping containers.	Ongoing
Land and Environment Court – Class 1 Appeal – 5 Buller Street, North Parramatta	Refusal of DA/100/2021 seeking approval for demolition of existing structures, removal of six (6) trees and construction of a three-storey boarding house with 18 single occupancy rooms with modified atgrade car parking for eight (8) vehicles and associated earthworks and landscaping, The application was determined by the Parramatta Local Planning Panel.	Ongoing

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Summary of resolutions made under section 67 concerning work carried out on private land

Cost of Works	Summary of Works
\$45,000	Bungaree Road Shops, Toongabbie Works to the value of approximately \$45,000 were carried out on private land including paving, one bin, one seat and upgrade of Telstra pit lids. The works were undertaken under Council's Better Neighbourhood Program, which undertook a holistic and consistent upgrade to the local centre which was split over both public and private land. The agreement with the landowner included the requirement for them to undertake upgrade works to the value of \$30,000 including provision of universal access into the Post Office tenancy and shopfront improvement works including panting. The works were carried out by OC Civil Pty Ltd under the supervision of Council's Capital Works Team over approximately 320 man hours for all works completed on both private and public land.
\$192,000	36 Mount Street Constitution Hill – Council's Flood Mitigation Program identified an overland flooding issue existed on private property as a result of an undersized Council stormwater pipe located upstream. A formal easement will be created to protect the new expanded Council drainage system within the property.

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4.10

Total amount contributed or otherwise granted to financially assist others

Under section 356 of the Local Government Act, Council may, in accordance with a resolution of the Council, contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions. A proposed recipient who acts for private gain is not ineligible to be granted financial assistance.

Category	Organisation	Amount
Artist Studio Projects Admin	Kouyoumdjian	191
CBD Recovery Parramatta	Venue fee for bringing Sydney Fringe	10,000
Nights	GRNI Accural 30-Jun-2022 P00122653/0	10,000
Community Grants	Hills Community Aid	1,095
	St Francis Social Services	10,000
	Grant due Dec 2021 - CCB21-38 Hope and W	5,000
	CCA NSW LTD	9,091
	Cancer Patients Foundation	9,091
	Arts & Cultural Exchange	18,000
	Allowah Presbyterian Children's Hospital	8,909
	Collective Leisure	17,736
	Fighting Chance Avenue	7,663
	Parramatta Clay and Arts Incorporated	5,000
	Communiteer	9,091
	River City Voices Ltd	20,000
	Vibewire Youth Services Inc	14,545
	Mercy Works	9,091
	Cumberland Women's Health Centre	9,091
	George Dimech	513
	Indian Sub-Cont Crisis & Support Agency	2,000
	Thread Harvest	2,000
	Australian Foundation for Disability	2,000

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Category	Organisation	Amount
Community Grants (cont.)	Community Migrant Resource Centre	1,000
	Allowah Presbyterian Children's Hospital	980
	Royal Life Saving NSW	4,822
	Shaun Yuen	1,000
	Arts & Cultural Exchange	1,980
	WESTWORDS	9,091
	Nautanki Theatre	18,625
	Phoenix Edwards	1,000
	Fiona Wells	518
	Manarangi Nicholas	230
	Matthew Harris	1,000
	Tana McDowall	1,000
	Miguel Nixon	1,000
	NSW Wildlife Information Rescue and Educ	6,382
	New Ghosts Theatre Company Inc	20,000
	Australian Red Cross Society	18,128
	Somali Welfare and Cultural Centre	10,000
	PlantingSeeds Projects Ltd	18,091
	The One Box Group Limited	9,600
	Solve-TAD Limited	8,304
	Ms Eda Gunaydin	10,000
	Nicholas Atkins t/a Operated Coin Auspi	5,000
	Hope And Wish Foundation	5,000
	Evolve Housing	2,000
	NSW Lancers Memorial Museum	1,250
	Florapeutic	2,000
	Indian Support Center Incorporated	2,000
	Community Migrant Resource Centre	9,091
	Hope Connect Inc	5,909
	Bonnie Support Services Ltd	18,136
	Dharug Strategic Management Group Ltd	9,091

Category	Organisation	Amount
Community Grants (cont.)	Parramatta Islamic Cultural Association	9,091
	Little India Harris Park Business Association	5,000
	Jigsaw Group Aus Limited	21,829
	Story Factory	6,764
	Thadam	9,100
	Community Connections Australia	9,082
	Refugee Advice & Casework Service Aus	9,091
	Ms Kirtika Kain	10,000
	Thomas Yuen and Woon Woon Yuen	1,000
	Nutrition Australia NSW	1,200
	Carlingford Netball Club	2,000
	The Association of Zgharta Youssef Bey	5,000
	Epping Physie Club	2,000
	Western Sydney Homeless Connect	2,000
	Sydney BMX Club	2,000
	Dundas United Recreation Club Inc	1,650
	HungerZero Ltd	2,000
	Parramatta Clay and Arts Incorporated	2,000
	Mr Max Langdon	500
	Mr Isaac Street	61
	Mr Talmage Lemusu	61
	Mr Kieran Hart	500
	UCA - Parramatta Mission	1,773
	Hills Community Aid	1,950
	NAUTANKI THEATRE INC	2,000
	St Vincent De Paul Society NSW	2,000
	CareFlight Ltd	1,338
	Harris Park Community Centre Inc	2,000
	Evolve Housing for Youth	2,000
	Communiteer	1,950

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Category	Organisation	Amount
Council Support	Ward Angels	10,000
	Fakalikutonga Relief Fund	5,000
	The Salvation Army	1,000
	GIVIT Listed Ltd	10,000
Covid Pandemic Support Grant	Donation - Dundas Area	2,500
Council Local Heritage Grant	Delphine Hudson	3,300
	P&S Doueihi	1,672
	Graham Evans	1,493
	D Hudson	3,300
	Rugesh Naidu	3,300
	Michael Mason	2,445
	N Plataniotis	3,300
	L Torre	3,300
Lord Mayor Support	Harris Park Community Centre	30
New Years Eve	Donation to Salvation Army Project CSC	33,385
Recreation Facilities & Programs	Annual Academy Membership Grant Western Sydney	18,905
Sydney Festival	Sponsorship fee for Sydney Festival eve	450,000
	Sponsorship fee for Sydney Festival eve	50,000
The Live Music Program	One Music Australia	20,614
Grand Total		1,122,817



Statement of all external bodies that exercised functions delegated by Council

The Independent Hearing and Assessment Panel (IHAP) was established by Council in August 2016. It was replaced on the 1 March 2018 by the Parramatta Local Planning Panel (PLPP); after the Minister for Planning mandated Local Planning Panels for the Greater Sydney Region and Wollongong. The creation of the PLPP is in accordance with section 2.17(2) of Environmental Planning and Assessment Act 1979.

In accordance with section 2.18(2) of the Environmental Planning and Assessment Act 1979, the PLPP is made up of the following 4 members:

- an approved independent person appointed as the chairperson of the panel with relevant expertise, and
- 2 other approved independent persons with relevant expertise, and a representative of the local community who is not a Councillor or mayor.

Relevant expertise refers to expertise in at least one area

of planning, architecture, heritage, the environment, urban design, economics, traffic and transport, law, engineering, tourism or government and public administration.

The processing and assessment of these applications is undertaken by the staff of the City of Parramatta Council. The PLPP assumes the functions of Council as a consent authority under Part 4 of the Environmental Planning and Assessment Act 1979. As per the Ministerial Direction issued under section 9.1 of the Environmental Planning and Assessment Act 1979, the PLPP determines the following applications:

- Conflict of interest –
 development for which the
 applicant or land owner is:
- the Council
- ▶ a Councillor
- a member of staff who is principally involved in the exercise of Council's functions under the Environmental Planning and Assessment Act 1979

- a member of parliament (either the parliament of NSW or Parliament of the Commonwealth), or
- a relative (within the meaning of the Local Government Act 1993) of a person referred to in (b) to (d) but not development for the following purposes which requires:
 - internal alterations and additions to any building that is not a heritage item
 - · advertising signage
 - maintenance and restoration of a heritage item, or
 - minor building structures projecting from a building façade over public land (such as awnings, verandas, bay windows, flagpoles, pipes and services, and sun shading devices)

Contentious Development – development that:

 a. in the case of a Council having an approved submissions policy – is the subject of the number of submissions set by that policy, or



b. in any other case

 is the subject of

 10 or more unique submissions by way of objection.

Departure from development standards development that:

- aevelopment that: contravenes a development standard impose by an environmental planning instrument by more than 10% or non-numerical development standards.

4. Sensitive Development

- a. designated development b. development to which State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Apartment Development applies and is 4 or more stories' in height
- development involving the demolition of a heritage item
- d. development for the purposes of a new licensed premises, that will require one of the following liquor license: i. a club license under the Registered Clubs Act

- 1976, or
- ii. a hotel (general bar) license under the Liquor Act 2007, or
- iii.an on-license premises license for public entertainment venues under the Liquor Act 2007
- e. development for the purposes of a sex services premises and restricted premises development applications for which the developer has offered to enter into a planning agreement. Panels only deal with s. 4.55(2) modifications that meet the current LPP criteria for conflicts of interest, contentious development or departure from development standards.

Panels only deal with s. 4.55(2) modifications that meet the current LPP criteria for conflicts of interest, contentious development or departure from development standards.

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Statement of all corporations, partnerships, trusts, joint ventures, syndicates or other bodies in which council held a controlling interest

Council does not hold controlling interest in any entities.

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Statement of all corporations, partnerships, trusts, joint ventures, syndicates or other bodies (whether or not incorporated) in which the Council participated during the year:

Civic West and Civic Risk Mutual joints ventures - management of public liability and property insurance.

Statement of activities undertaken to implement

its EEO management plan

Council is committed to delivering fair and equitable opportunities for all and is currently developing its new Equal Employment Opportunity (EEO) Management Plan 2022 – 2025. This plan will ensure that the principles of EEO continue to be instilled throughout our People and Culture practices and policies, our Community Plans (i.e., First Nations Strategy, Disability Inclusion Action Plan and Action

Plan for the Prevention of Domestic and Family Violence), and that our workforce is truly reflective of the diverse community in which we operate. Council maintains and supports an inclusive workforce through its diversity focus areas, which include First Nations, gender, disability, multigenerational, LGBTIQA+ and veterans.

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Total remuneration of the CEO and Senior Management

Legislation requires that the total remuneration costs reported include the value of the salary component of the package, the amount of any bonus payments, performance payments or other payments made that do not form part of the salary component, the amount payable by the Council by way of the employer's contribution

or salary sacrifice to any superannuation scheme, the value of any non-cash benefits under the package and the amount payable by the Council by way of fringe benefits tax for any such non-cash benefits.

Total	\$ 517,536	\$ 2,374,763
Other		-
Superannuation	47,049	215,888
Termination Payments	-	-
Salary	470,487	2,158,875
	CEO	Senior Executive Staff

4.16

Statement of total number of persons who performed paid work on Wednesday 25 May 2022, including, in separate statements, total number of

- persons employed by the Council on a permanent full-time, permanent part-time or casual basis or under a fixed-term contract
- persons employed by the Council as senior staff members
- persons engaged by the Council, under a contract or other arrangement with the person's employer, wholly or principally for the labour of the person
- persons supplied to the Council, under a contract or other arrangement with the person's employer, as an apprentice or trainee

Employee Status	Pax
Senior Staff	8
Casual Employee	94
Term Contract	21
Permanent Full Time	848
Permanent Part Time	75
Temporary Full Time	15
Temporary Part Time	6
Grand Total	1067

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Statement detailing the stormwater management services provided

Council's drainage assets are valued at \$459m and include:

- ▶ 622 km of stormwater pipes
- ▶ 26,000 stormwater structures (pits); and
- 74 other type stormwater assets including gross pollutant traps.

Project	Description	Original Budget	Actual	Comment
Parramatta River Flood Study		167,000	152,139	
Riparian Maintenance	Works in or adjacent to waterways including vegetation management, litter removal, exotic riparian tree removals and sediment removal from sediment basins.	846,000	748,743	Riparian and aquatic vegetation management in various catchments including the Parramatta River Foreshore, Toongabbie, Quarry Branch, Darling Mills, Hunts, Terrys, Devlins and Vineyard Creeks and Lake Parramatta. Aquatic weed control was undertaken once due to the consistent rain and lack of ability to apply herbicide on more occasions. Other works include McCoy Park wetland woody weeds control contract, Waterways Reactive contract, monitoring of Joseph St bank erosion, additional manual litter removal, riparian tree management. Underspend due to wet sites eg Upjohn Park exotic trees, sediment basin service
Floodplain Risk Management		70,000	2,000	
Special Drainage Management		640,000	288,242	
Pollution Trap Clean		180,000	114,012	
Waterway Litter Remediation	Manual litter collection from waterways and litter boom servicing	85,000	58,533	Manual litter collections along the Parramatta River Foreshore, Toongabbie Creek, Ponds/ Subiaco Creek and other waterways was undertaken. Litter boom servicing was limited due to the rain and access/safety issues with trying to service the booms.
Waterway Monitoring		150,000	14,697	

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Project	Description	Original Budget	Actual	Comment	
Stormwater Drainage Renewal Program		1,200,000	49,519		
Parks Stormwater Reuse Program		360,000	281,915		
Waterways Restoration	Sediment basin construction, drainage line stabilisation, creek crossings and associated planning and design	250,000	97,443	establishmen Park riparian Park upgrade track. Works due to rain in treatment. W be completed	orks include canopy t at Alice Watkins Reserve, Sturt revegetation associated with , Repairs to Parabianga walking commenced but incomplete clude McCoy Park leachate orks proposed but unable to I due to a mass slumping event Hood Park temporary bank
Parks Stormwater Reuse Program		360,000	281,915		
Protecting Dams Capital Works Program		320,000	12,574		
CCTV Invvestigation for Stormwate Pipes	r	200,000	15,543		
Improving Water Quality in Parramatta Waterways		100,000	-		
Major Drainage Construction at Lyndelle Place, Carlingford		300,000	-		
Improving Water Quality in Parramatta Waterways		100,000	-		
Grand Total		\$5,328,000	\$2,117,275	;	
flood mitigatio	oital Works	construct represent costs over assets red to opera	nt only a po er its lifecy	of any asset ortion of the cle. New oing funding in, renew,	The total amount of funding received during 2021/22 from the Stormwater Levy was \$2,093,662. The balance of under spent funds are returned to the externally restricted reserve.

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Detailed statement, prepared in accordance with such guidelines as may be issued by the Director-General from time to time, of the Council's activities during the year in relation to enforcing, and ensuring compliance with, the provisions of the Companion Animals Act 1988 (CA Act) and the Companion Animal **Regulation 2018**

Information on Companion Animals Management

Councils are required to include in their annual reports a detailed statement of their activities during the year relating to the management and enforcement of the Companion Animal Act (CAA), ensuring compliance with the CAA for both dogs and cats.

Educational Programs

Council's annual subsidised desexing program in conjunction with local participating vets was heavily impacted by the Social Distancing and lock down restrictions implemented by NSW Health in response to latest outbreak of COVID-19 (Delta strain). We were forced to in conjunction with the RSPCA. postpone our desexing program This is rescheduled for late from the preferred June/ July period as planned for 2020/2021. Works are underway to try and issue some vouchers

for desexing later in the year however details are yet to be finalised.

Due to these limitations, we were also forced to postpone our Vaccination and Microchipping Day which is held a person's home and maintain November 2021, pending an easing of restrictions. Council continues to provide free pet tags and microchipping

to all its residents' pets to prevent them entering the animal holding facility. Microchipping has been temporarily placed on hold due to the current restrictions and the inability to be within social distancing requirements.

Companion Animal Statistics

Category	Number
Reportable dog attacks*	33
Number of animals de-sexed	34

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Animal Management Expenditure

Animal Management Activities	Cost
Pound Costs	\$56,807
Officers' salary costs (5 officers – 4 x AMO's and 1 x AEO)	\$282,087
Ancillary costs	\$85,791
Education Expenses – desexing program 2022, various equipment for officers and temporary holding facility etc.	\$12,057
Total Expenditure	\$436,742

Council staff attended community events for various charity/ rescue groups to provide education regarding the CAA and free microchipping services. In addition, Council is continuing with free engraving of name/contact tags.

Animal Holding Procedures

Council currently uses Blacktown City Council's Animal Holding Facility (BCCAHF), which holds, releases, sells, rehomes or euthanises companion animals from Parramatta LGA including animals that come from both residents and Council staff. BCCAHF has two strategies relevant to the rehoming of unclaimed animals through advertising and the sale of unclaimed animals to new owners and rehoming through a number of reputable rescue groups, which significantly reduces the number of animal's euthanised.

The euthanasia rate for rehomeable dogs for the last financial year was 0%, with a total of 3 dogs euthanised which were either unsuitable for rehoming or a declared 'dangerous or menacing' dog,

The euthanasia rate for rehomeable cats remained at 0%. The euthanasia rate for feral/undomesticated cats was 22%, of all cats entering the facility, a significant improvement on last year's result of 64%.

Council also uses its own temporary holding facility where applicable/possible

for reuniting pets with their owner, therefore avoiding animals entering BCCAHF where fees apply and, due to financial hardship, may not be claimed, Council returned 110 dogs to owners in lieu of transportation to BCCAHF. Council has also formed working relationships with a number of reputable rescue groups for assistance in taking on kittens and other animals at high risk of not being claimed or rehomed. (I.e., dumped/ timid/old animals). This further helps reduce the requirement of seizure and possible euthanasia.

Animal Holding Facility Categories	Total Number	Total %
Euthanasia rate for re-homable dogs	0	0
Euthanasia rate for dangerous or not suitable dogs	3	6
Dogs returned to owners from temporary holding facility	110	92
Cats released through sale or to rescue organisations for rehoming	22	58
Euthanasia rate for re-homable cats	0	0
Euthanasia rate for cats assessed as feral or unsuitable to be rehomed	10	22

Council owned off leash parks

Council has the following off leash parks;

- Cowell's Lane Reserve, Ermington
- ▶ McCoy Park, Toongabbie

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- Barnett Park, Winston Hills
- Burlington Memorial Park, Northmead
- Dan Mahoney Reserve, North Parramatta
- ▶ George Kendal Riverside Park, Ermington
- Deakin Park, Silverwater
- ▶ Don Moore Reserve, North Rocks
- Pierre De Coubertin Park, Newington
- John Wearne Reserve, Carlingford

4.19

Report on certain capital works projects where a capital expenditure review has been submitted

Project Description	Actual FY 2022	Budget FY 2022	Status as at June 30 2022
Parramatta Square Public Domain Development	\$51,535,445	\$20,547,438	Stage Two (Civic Place) is progressing, completion forecast end Oct 22 Stage Three main area connecting stage one to Church St is currently about 70% complete A portion facing the new Phive building will be available for opening of the new building in mid-September 22. The balance forecast to be fully completed by End Nov 22
5 Parramatta Square Development - New Council Facilities	\$62,721,125	\$52,406,999	The project is substantially complete with a public opening scheduled for September 2022. The building is currently in the final commissioning phase, with Council commencing operational readiness activities.
Aquatic Leisure Centre Parramatta	\$34,919,272	\$40,037,652	The project is located on land which is part of Parramatta Park on the corner of Pitt St & Park Pde The project is currently progressing well and is around 60% completed, it is joint funded by CoP & NSW Govt

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Report on compliance with the Carers Recognition Act 2010 (CR Act)

As of 1 June 2020, the Community Care team of City of Parramatta Council no longer provides The Carers Support Information and Advocacy Service due to the transition of these service types to the Carers Gateway. This means that Community Care no longer provides funded formal support to Carers through either the Carer Counselling, Support, Information or Advocacy Service, Similarly, Community Care transitioned the funding contract for the Flexible Respite Service to another non-government provider. This service supported carers by providing respite to the carer so they could have a break. Outside of these formal funded programs, over the past 12 months Council has provided both formal and informal support to 20 carers within Community Care Services.

Type of support provided:

- Informal counselling and emotional support
- Referring carers to the Carer Gateway for specific information, education, and training
- Provision of meals through Meals on Wheels

- ➤ Social support and connection for carers with other people through volunteer visiting or social inclusion group activities. Face to face support for people has been significantly limited over the past 12 months. This has led to some digitally innovative ways of reaching out to people that are further isolated
- Interpretation and translation provided to carers from a culturally and linguistically diverse background who speak little or no English
- Assistance or advocacy in situations where carers may be experiencing difficulties with housing, telecommunication companies, NDIS or My Aged Care
- In the event of major incidents, for example extreme heat and flooding, Council maintains contact with a person's carer or emergency contact to keep them informed of latest warnings and ensure they are safe.

Staff who are carers

Council provides a range of flexible work arrangements to enable staff with carer's responsibilities to better manage work and carers responsibilities, including fulltime, part-time, and casual work: flexible working hours: and rostered day off systems. Our new flexible working policy supports all employees to balance work and caring responsibilities. Council also considers requests for flexibility to substantive working arrangements for carer's responsibilities on an individual basis taking into account operational requirements.



Council's Disability Inclusion Action Plan report

Throughout the year, the City of Parramatta Council has maintained its commitment to the Disability Inclusion Action Plan (DIAP). Effort has been made to ensure a proactive approach to consulting and engaging with the community to deliver positive outcomes whilst continuing to address disability access and inclusion across the LGA. The DIAP's initial 4-year term concluded on 30 June 2021 with 92% of actions either being completed or in progress.

The renewal process has commenced with a new DIAP expected to be submitted to the NSW Government in the last two quarters of 2022.
The following provides an overview of the achievement during 2021-2022 in the 4 Key focus areas.

Developing positive attitudes and behaviour:

► The Access Advisory Committee is represented at Council's stakeholder workshops and community meetings, providing regular and up to date information to improve access to and inclusion in services and facilities. ▶ Delivered full program of activities to mark the 2021 International Day of People with a Disability including an Art Competition, a forum called Stages of Change around changing perspectives on how disability is been seen and author talks, including a talk by a new author who is neurodiverse.

Creating Liveable Communities:

- ▶ Continued delivery of City of Parramatta's School Holiday Program by facilitators who are trained around access and inclusion enables activities open to children with all abilities to be provided. As a result, we can be proud of the fact that Council runs the biggest free school holiday program in NSW, which is fully accessible to children of all abilities. Council also held an inclusive sport day on the 12th of May 2021.
- Presentations have been made to the Access Advisory Committee to seek their input to ensure new and upgraded public buildings, facilities and open spaces meet Disability

Discrimination Act (DDA) requirements. Their active engagement in the Aquatic and Leisure Centre for Parramatta project has led to an increase in the number of ramp points from boardwalk to concourse making the new Aquatic centre fully inclusive. The centre will also have accessible adult change facilities.

We have had new playgrounds and parks open over the reporting period, many of these with between 6-8 inclusive elements. These include Sturt Park, John Wearne and Max Ruddock Reserves.

Supporting Access to Meaningful Employment:

- Development of a Diversity, Equity and Inclusion Strategy that includes disability inclusion as one of the key pillars with an accompanying Disability Employee Resource Group established.
- Council has taken out a membership with the Australian Network on Disability (AND). The Australian Network on Disability brings together



the experience and knowledge of hundreds of Australia's leading organisations and Council membership will give us access to their member network, as well as training and resources to accelerate our progress to become a more accessible and disability-confident organisation. This will also allow for Council's participation in the AND Disability Confident Recruiter Program, which is a training program to ensure our recruitment and selection processes remove barriers in the workplace.

► Council conducted an improved Diversity and Inclusion Staff Survey which has provided a greater understanding of the number of staff with a lived experience in Council, including people with a disability and carers.

Improving access to services through improved systems and processes:

- Continual improvements to the Council website, print material and live webcasting of Council meetings.
- Continuation of webcasting Council of meetings and holding them in accessible

venues with hearing loops available as mandated by internal policies.

At its meeting of 9 May 2022, Council approved the renewed draft DIAP to be placed on public exhibition. That report detailed a range of engagement activities that had happened with people with lived experience of disability, key stakeholders and the general community in the development of the renewed

draft.

Many of the actions in the previous DIAP related to activities that Council has committed to deliver over the long term. Many of these can now be described as business as usual (BAU). These are clearly reflected in the new DIAP ("Our Ongoing Commitments"), alongside the new actions to provide a wholistic picture of what Council is doing to improve disability inclusion in our LGA going forward.

A Public Exhibition period of four weeks was conducted on the Draft DIAP from Tuesday 24 May to 21 June 2022. A number of engagement activities were undertaken during this time. These included online promotion and engagement consisting of:

- Media Release;
- Electronic Direct Mail (EDMs);
- Social media:
- CoP website landing page
- Participate Parramatta
- Public Exhibition information sent to all stakeholders who participated in the community consultation stage; former Access Advisory Committee Members; and distributed through Networks and Interagencies

Face to Face engagement opportunities were also offered and these included:

- Epping Family Fun Day (6 June) and Parramatta Farmer's Market pop-ups (8 & 15 June) - collected 18 submissions:
- A webinar, promoted to followers of the DIAP project - received 7 expressions of interest and 2 people attended the session;
- Calendar appointments was an option offered but not utilised by the community during this exhibition.

The Draft DIAP 2022-2026 is due to be considered at Council's 8 August 2022 Meeting for final approval.

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Particulars of compliance with and effect of planning agreements in force during the year

A voluntary planning agreement (VPA) is an agreement entered into by a planning authority (such as the City of Parramatta) and a developer. They typically accompany a development application or a planning proposal.

Under a VPA a developer agrees to provide or fund:

- public amenities,
- affordable housing,
- embellishments or other infrastructure, or
- some other benefit.

Contributions can be made through:

- ▶ the dedication of land,
- monetary contributions,
- infrastructure, and/or
- provision of materials for public benefit and/or use.

A VPA cannot be entered into unless it has been publicly exhibited along with an explanatory note for at least 28 days.



The following planning agreements were in force in the year 2021/22:

Associated Application Number	Description of planning agreement	Street Address	VPA Status
RZ/6/2010	Dedication of foreshore land, revegetation and embellishment works; Protection and upgrade of the riverbank and seawalls; construction of a through site link connecting River Road West to the River Foreshore; and cash contribution of \$335,000 toward pedestrian/cycle bridge over river and \$150,000 contribution toward local road improvements.	10-12 River Road West PARRAMATTA NSW 2150	Executed
RZ/9/2011	Embellishment and dedication of land at 57 Church Street (1953m2 in area) for use as public open space; Embellishment and footpath widening along the Church Street frontage of the land; Provision of a pedestrian thoroughfare through the central (63 Church Street) and northern (83 Church Street) portions of the land; The construction and dedication of a commercial suite (200m2 in area) to Council; and the payment of a cash contribution to Council's Section 94A fund of \$7.3 million dollars.	44 Early Street & 57, 63, 83 Church Street PARRAMATTA NSW 2150	Executed
DA/848/2008 DA/848/2008/A	Dedication of 1 bedroom unit and 1 car space to be used for affordable housing.	9 Hassall Street PARRAMATTA NSW 2150	Executed
RZ/4/2013	Embellishment of foreshore land on the south bank of Parramatta River (between the Bernie Banton and Lennox Bridges) providing new pedestrian access and embellishment works; embellishment of land known as Phillip Lane into a shared zone; the design and implementation of Public Art to the south bank of Parramatta River; payment of \$1 million towards Lennox Bridge Portals construction; and payment of \$300,000 toward other public domain improvements along the river foreshore.	331A, 333 & 339 Church Street & 12-14 Phillip Street PARRAMATTA NSW 2150	Executed

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Associated Application Number	Description of planning agreement	Street Address	VPA Status
RZ/7/2013	Provision of public car park to be in Council ownership with minimum 650 spaces, roundabout, streetscape works and through-site link and payment of a Section 94A (now 7.12) contribution of not less than \$1,000,000 (including a discount for delivery of public car park. The deed of variation still requires same as original but public car park will not be in Council ownership. Covenants will be registered on title requiring the ongoing operation of a public car park. Through site links and streetscape works will be required as easements, rather than in Council ownership. The original "discount" in development contributions payable on the basis that a Public Car Park being owned by Council is to be deleted. The contribution also needs to be adjusted to reflect the reduced volume of car parking delivered.	189 Macquarie Street PARRAMATTA NSW 2150	Executed
RZ/22/2015	Payment of a monetary contribution of \$2,424,603.00 towards Community Infrastructure within the Parramatta City Centre.	189 Macquarie Street PARRAMATTA NSW 2150	Executed
JP/895/2010 (Hills Council reference) DA499/2016/HB (Hills Council reference) DA/868/2016	Dedication of land for open space (1,510sqm), open space embellishment; roundabout at Boundary Rd/Post Office St, Cycleway/Pedestrian Path in Transmission Easement, monetary contribution of \$2,149,540 toward a range of facilities within Carlingford. The deed of variation seeks to recognise the development will be delivered in 4 stages, amend the delivery of a roundabout at Boundary Rd/Post Office St with a cash contribution, reduction in bank guarantee to reflect reduced works in kind, change the timing for delivery of other works in kind from 'prior to the issue of any Strata Subdivision Certificate' to 'prior to the issue of the Occupation Certificate for the Stage 4 Development'.	2-14 Thallon Street & 7-13 Jenkins Road CARLINGFORD NSW 2118	Executed
2-8 James Street (562/2010/JP) 10 James Street (658/2012/HB). 12 James Street (561/2010/JP). (Hills Council references)	Monetary Contribution of \$964,132 towards embellishment of open space, Carlingford Community Centre and Roadworks.	2-12 James Street CARLINGFORD NSW 2118	Executed

Associated Application Number	Description of planning agreement	Street Address	VPA Status
JP/1103/2011	Dedication of land (5,828 sqm) for public open space, works in kind (including embellishment of public open space), monetary contribution of \$920,984 (to be spent in Carlingford Precinct)	14-30 Shirley Street, 2-10 Janell Crescent & 247- 281 Pennant Hills Road CARLINGFORD NSW 2118	Executed
RZ/2/2012	3m setback on Railway Parade and Ashley Lane and embellishment. Through site link and plaza area on-site and their embellishment. Upgrading and embellishment of footpath on the southern side of Railway Parade. Construction of a pedestrian crossing at entry to Westmead station. Embellishment of footpath on the northern side of Railway Parade between site and Hawkesbury Road	24-26 Railway Parade WESTMEAD NSW 2145	Executed
RZ/2/2014	Dedication of land to extend Jubilee Park, embellishment of land to be dedicated as park; dedication of land for road widening of Parkes Street, Parramatta; and dedication of a two (2) bedroom unit and car space to be used for affordable housing purposes (includes fit out and appliances).	5-7 Parkes Street PARRAMATTA NSW 2150	Executed
DA/805/2013	Monetary contribution totally \$1.5 million with \$500,000 toward a childcare facility and \$1 million toward a community infrastructure project.	2 Macquarie Street PARRAMATTA NSW 2150	Executed
RZ/19/2015	Monetary contribution of \$709,050.00 towards public domain works and infrastructure within Parramatta CBD.	11-13 Aird Street PARRAMATTA NSW 2150	Executed
RZ/27/2014	Dedication of land 6m in width adjacent Parramatta Road frontage; 2.8m in width adjacent Good Street frontage, and variable width laneway extension linking Bold Street to Cowper Street. Creation of an easement for public access 9m in width linking Parramatta Road to Cowper Street. Dedication of three (3) x two (2) bedroom units and car spaces to be used for affordable housing purposes (includes fit out and appliances). Monetary contribution of \$400,000 (for up to 350 units, plus \$5,000 per additional unit) towards works that meet the infrastructure demands and other needs of the community as identified within the Parramatta Road Urban Transformation Strategu.	134, 138, 142 Parramatta Road, 26, 32, 38 Good Street and 59, 61 Cowper Street (now known solely as 61 Cowper Street) GRANVILLE NSW 2142	Executed

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Associated Application Number	Description of planning agreement	Street Address	VPA Status
RZ/21/2014	Monetary contribution \$3,223,350 towards public domain and open spaces in the Parramatta CBD; and construction of a pedestrian overbridge at the intersection of the Great Western Highway and Church Street (via separate deed with Transport for NSW) and an easement over the eland to accommodate the pedestrian bridge.	87 Church Street, 6 Great Western Highway PARRAMATTA NSW 2150	Executed
RZ/13/2014	A monetary Contribution of \$1,384,200 to be used towards community infrastructure within the Parramatta CBD; Construction of a 3-metrewide footpath on Phillip Lane; and creation of an easement over a 3-metre-wide footpath on Phillip Lane.	2-10 Phillip Street PARRAMATTA NSW 2150	Executed
RZ/24/2015	Monetary contribution of \$7,179,300 toward Parramatta River Foreshore revitalisation; and creation of pedestrian easement connecting Parramatta River Foreshore with George Street.	180 George Street PARRAMATTA NSW 2150	Executed
RZ/7/2014	Monetary contribution of \$1 million toward Parramatta River Foreshore pedestrian works on the northern side of Parramatta River (where practicable); creation of a through site link as an easement for public access.	184-188 George Street PARRAMATTA NSW 2150	Executed
RZ/10/2015	Monetary contribution of \$1,813,650 toward public domain improvements within Parramatta CBD.	220 & 230 Church Street, 48 Macquarie Street PARRAMATTA NSW 2150	Executed
RZ/22/2014	Monetary contribution of \$266,580 toward community infrastructure within Parramatta CBD.	12A Parkes Street HARRIS PARK NSW 2150	Executed
RZ/2/2015	Signalisation of Baker Street and Pennant Hills Road intersection; dedication of land for new roadways and extension of Martins Lane, public domain improuments along Martins Lane; and provision of 162 affordable housing units (to be managed by BaptistCare NSW & ACT at least until 1 January 2045, in accordance with the agreement between BaptistCare NSW & ACT and NSW Department of Family and Community Services.	264-268 Pennant Hills Road (now known as 1 Martins Lane) CARLINGFORD NSW 2118	Executed
RZ/1/2017	Monetary contribution of \$350,000 towards the public domain improvement works and embellishment along the public space between 258 & 262 Pennant Hills Road and the upgrade of Homelands Avenue Reserve, Telopea; and land dedication of 2m in width along the eastern property boundary to adjoin the new north-south road being delivered on the adjoining site and dedication of land toward the signalisation of Pennant Hills Road and Baker Street intersection.	258 & 262 Pennant Hills Road, 17 & 20 Azile Court CARLINGFORD NSW 2118	Executed

Associated Application Number	Description of planning agreement	Street Address	VPA Status
RZ/18/2015	Monetary contribution of \$177,600 towards public domain improvement works within the Parramatta CBD.	55 Aird Street PARRAMATTA NSW 2150	Executed
RZ/13/2016	Monetary contribution of \$733,050 towards upgrades and delivery of new public domain and open spaces in the Parramatta CBD.	470 Church Street PARRAMATTA NSW 2150	Executed
RZ/9/2017	Monetary contribution (based on amount of floor space) towards public domain improvement works within the Parramatta CBD and easement for public access.	33-43 Marion Street PARRAMATTA NSW 2150	Executed
RZ/15/2014	Monetary contribution of \$4,743,370.50 toward Parramatta City River Strategy and towards improvements to Argus Lane and James Ruse Reserve or such other local Infrastructure as determined by Council; creation of easements for public access over plaza area, embellishment of open space area, dedication of land for road widening along Macquarie Street, licence to carry out road or light rail works	142-154 Macquarie Street PARRAMATTA NSW 2150	Executed
RZ/15/2016	Monetary contribtuion of \$2,928,375 towards public amenities and services and community infrastructure within the Parramatta CBD.	10-12 Hassall Street PARRAMATTA NSW 2150	Executed
RZ/2/2017	Monetary contribution of \$6,549,585 towards a public purpose which Council reasonably considers to be in the public interest.	2 O'Connell Street (also known as 5 Aird Street) PARRAMATTA NSW 2150	Executed
RZ/21/2015	Monetary contribution of \$1,107,000 toward towards public domain improvement works within the Parramatta CBD, the provision of affordable housing (to the value of 10% of the value uplift) and towards Council's Cultural Plan; and the creation of easements for public access.	20-22 Macquarie Street PARRAMATTA NSW 2150	Executed
RZ/4/2015	Monetary contribution (based on amount of floor space) towards public domain improvement works within the Parramatta CBD and easement for public access along the boundary of the Land adjacent to Marsden Road.	197-207 Church Street & 89 Marsden Street PARRAMATTA NSW 2150	Executed
N/A	The Planning Agreement is made with the Minister for Planning & Public Spaces and includes the payment of a monetary contribution tot he state government; the dedication and embeslishment of land for open space and the delivery of a cold shell community centre of 1,000sqm with 5 car parking spaces. The open space and community centre are subject to seperate works agreements with City of Parramatta Council.	4-6 Uhrig Road LIDCOMBE NSW 2141	Executed

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Associated Application Number	Description of planning agreement	Street Address	VPA Status	
RZ/1/2018	Dedication of land for foreshore park; embellishment of land for foreshore park; dedication of land for future public road, construction of future public road; signalised traffic intersection upgrade at the intersection of Hill and Burroway Roads; remediation of potential contamination within the site; and ongoing maintenance and monitoring of potential contamination for a period of 5-years	14-16 Hill Road SYDNEY OLYMPIC PARK NSW 2127	Executed	
RZ/4/2018	Monetary contribution (based of floor space) toward embellishment works along Parramatta River foreshore within Parramatta CBD (south side), dedication of land for park and walkway and embellishment of park and walkway.	18-40 Anderson Street PARRAMATTA NSW 2150	Executed	
RZ/18/2016	Monetary contribution of \$2,858,400 toward outdoor fitness equipment at Speers Road Reserve (\$100,000), affordable Housing (\$579,600), and the remainder toward other public benefits as determined by Council; construction of shared pathway and easement for public access over shared pathway.	23-25 Windsor Road NORTHMEAD NSW 2152	Executed	
RZ/9/2019	Dedication of land for the possible future road widening of James Ruse Drive; construct a 3m wide lightweight steel provide pedestrian access from North Roacks Road, create a public access easement over that part of the Land on which the bridge and other works will be lcoated; and provide a monetary contribution of \$500,000 towards the construction of a future footbridge connection.	1 Windsor Road NORTH ROCKS NSW 2151	Executed	
RZ/15/2018	\$225,000 monetary contribution to be put towards Alfred Street to Morton Street pedestrian bridge.	22 Noller Parade PARRAMATTA NSW 2150	Executed	
RZ/9/2015	Monetary contribution of \$1,657,800 (based on amount of floor space) towards public domain improvement works within the Parramatta CBD	14-20 Parkes Street HARRIS PARK NSW 2150	Executed	

Details of inspections of private swimming pools

A total of 71 applications were received for Council to inspect private swimming pools in 2021/22. As a result of these inspections, 42% were issued with a Swimming Pool Compliance Certificates and 10% were issued with a Swimming Pool Non-Compliance Certificate, the remainder are still under review.

Council also receives requests to inspect multidwelling pools open to and used by the public, these include Hotels, Strata Buildings etc., a total of 22 pools were inspected.

Inspections of private swimming pools	Description
Inspections of tourist and visitor accommodation	2
Inspections of premises with more than 2 dwellings	20
Inspections that resulted in the issuance of a certificate of compliance under section 22D of the $\mbox{\it Act}$	43
Inspections that resulted in the issuance of a certificate of non-compliance under clause cl 21 SP Reg	5
Applications Cancelled/Withdrawn/Duplicate	5

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Information included on government information public access activity

The Government Information (Public Access)
Act 2009 (GIPA Act) provides a right to access
government information unless there is an
overriding public interest against release.
Government information is any record held by
an agency, a private sector entity or the State
Records Authority to which the agency has an

immediate right of access, or a record that is in the possession or under the control of a person in his or her capacity as an officer of the agency. A record means any document or other source of information compiled, recorded or stored in written form or by electronic process, or in any other manner by or by any other means.

Clause 7A: Details of the review carried out by the agency under section 7 (3) of the Act during the reporting year and the details of any information made public available by the agency as a result of the review Clause 7B: The total number of access applications received by the agency during the reporting year (including withdrawn applications but not including invalid applications)

Reviews carried out by the agency	No	Total number of applications received	79
Information made publicly available by the agency	No		

Clause 7C: The total number of access applications received by the agency during the reporting year that the agency refused either to wholly or partly, because the application was

for the disclosure of information referred to in Schedule 1 of the Act (information for which there is a conclusive presumption of overriding public interest against disclosure)

	Wholly	Partly	Total
Number of Applications Refused	0	1	1
% of Total	0%	100%	100%

Table A: Number of applications by type of applicant and outcome*

	Media	Members of Parli- ament	Private sector business	Not for profit orga- nisations or com- munity groups	Members of the public (by legal repre- senta- tive)	Members of the public (other)	Total	% of Total
Access Granted in Full	0	0	18	0	14	15	47	59 %
Access Granted in Part	1	0	5	0	2	6	14	18%
Access Refused in Full	0	0	0	0	0	0	0	0%
Information not Held	0	0	1	0	1	0	2	3%
Information Already Available	0	0	0	0	0	0	0	0%
Refuse to Deal with Application	0	0	0	0	1	0	1	1%
Refuse to Confirm / Deny whether information is held	0	0	0	0	0	0	0	0%
Application withdrawn	0	0	0	0	1	8	15	19%
Total	1	0	30	0	19	29	79	
% of Total	1%	0%	38%	0%	24%	37%		

^{*} More than one decision can be made in respect of a particular access application. If so, a recording must be made in relation to each such decision. This also applies to Table B.

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Table B: Number of applications by type of applicant and outcome*

	Personal information applications [†]	Access applications (other than personal information applications)	Access applications that are partly personal information applications and partly other	Total	% of Total
Access Granted in Full	5	40	2	47	59%
Access Granted in Part	3	11	0	14	18%
Access Refused in Full	0	0	0	0	0%
Information not Held	1	1	0	2	3%
Information Already Available	0	0	0	0	0%
Refuse to Deal with Application	0	0	1	1	1%
Refuse to Confirm / Deny whether information is held	0	0	0	0	0%
Application withdrawn	1	14	0	15	19%
Total	10	66	3	79	
% of Total	13%	84%	4%		

[†] A personal information application is an access application for personal information (as defined in clause 4 of Schedule 4 to the Act) bout the applicant (the applicant being an individual).

Table C: Invalid Applications

Reason for Invalidity	Number of Applications	% of Total
Application does not comply with formal requirements (section 41 of the Act)	17	100%
Application is for excluded information of the agency (section 43 of the Act)	0	0%
Application contravenes restraint order (section 110 of the Act)	0	0%
Total number of invalid applications received	17	100%
Invalid applications that subsequently become valid applications	13	76%

Table D: Conclusive presumption of overriding public interest against disclosure: matters listed in Schedule 1 of Act

Number of times consideration used*	% of Total	Members of Parliament
Overriding secrecy laws	0	0%
Cabinet Information	0	0%
Executive Council Information	0	0%
Contempt	0	0%
Legal professional privilege	1	100%
Excluded information	0	0%
Documents affecting law enforcement and public safety	0	0%
Transport Safety	0	0%
Adoption	0	0%
Care and protection of children	0	0%
Ministerial code of conduct	0	0%
Aboriginal and environmental heritage	0	0%
Total	1	

^{*}More than one public interest consideration may apply in relation to a particular access application and if so, each such consideration is to be recorded (but only once per application). This also applies in relation to Table E

Table E: Other public interest considerations against disclosure: matters listed in table to section 14 of Act

Number of times consideration used*	% of Total	Access applications (other than personal information applications)
Responsible and effective government	2	13%
Law enforcement and security	0	0%
Individual rights, judicial processes and natural justice	12	75%
Business Interests of agencies and other persons	1	6%
Environment, culture, economy and general matters	1	6%
Secrecy provisions	0	0%
Exempt documents under interstate Freedom of Information legislation	0	0%
Total	16	

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Table F: Timelines

	Number of applications	% of Total
Decided within the statutory timeframe (20 days plus any extensions)	75	97%
Decided after 35 days (by agreement with applicant)	2	3%
Not decided within timeframe (deemed refusal)	0	0%
Total	77	

Table G: Number of applications reviewed under Part 5 of the Act (by type pf review and outcome)

	Decision Varied	Decision upheld	Total	% of Total
Internal review	0	0	0	0
Review by Information Commissioner*	0	0	0	0
Internal review following recommendation under section 93 of Act	0	0	0	0
Review by NSW Civil and Administrative Tribunal (NCAT)	0	0	0	0
Total	0	0	0	0
% of Total	0%	0%	0%	0%

*The Information Commissioner does not have the authority to vary decisions, but can make recommendations to the original decision-maker. The data in this case indicates that a recommendation to vary or uphold the original decision has been made by the Information Commissioner.

Table H: Applications by review under Part 5 of the Act (by type of applicant)

	Number of applications for review	% of Total
Applications by access applicants	1	100%
Applications by persons to whom information the subject of access application relates (see section 54 of the Act)	0	0%
Total	1	

Table I: Applications transferred to other agencies

	Number of applications transferred	% of Total
Agency - Initiated Transfers	0	0%
Application – Initiated Transfers	0	0%
Total	0	

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Information included on public interest disclosure activity

Section 31 of the Public Interest Disclosures Act requires an authority prepare an annual report on the public authority's obligations under this Act for submission to the Minister responsible

for the public authority within 4 months after the end of each reporting year. The following information constitutes the report of Parramatta City Council for the 2021-2022 financial year.

Summary – All PIDs received	July 2021 – June 2022			
	Made by public officials performing their day to day functions	Under a statutory or other legal obligation	All other PIDs	
Number of public officials who made PIDs	2	0	0	
Number of PIDs received by your public authority	2	0	0	
Of PIDs received, how many were primarily about:				
Corrupt conduct	1	0	0	
Maladministration	1	0	0	
Serious and substantial waste	0	0	0	
Government Information contravention	0	0	0	
Local government pecuniary interest contravention	0	0	0	
Number of PIDs finalised	1	0	0	
Have you established an internal reporting policy?	Yes			
Has the head of your public authority met their staff awareness obligations?	Yes			

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Address:	126 Church St, Parramatta PO Box 32, Parramatta NSW, 2124
Phone:	1300 617 058
Email:	council@cityofparramatta.nsw.gov.au
Web:	cityofparramatta.nsw.gov.au
Social:	@cityofparramatta
	@cityofparramatta
	@cityofparramatta

() For non-English speakers, phone interpretation services are available via TIS National on 131 450.

KOREAN

본 소식지와 관련해 통역 지원이 필요하신 경우, TIS (131 450)에 전화하여 报, 请联系 TIS, 电话131 450, 要求 Parramatta Customer Service (9806 5050) 他们代表你接通巴拉玛打市议会顾客 를 연결해 달라고 요청하시면 됩니다. 服务处, 电话 9806 5050。顾客服务 업무시간은 월요일에서 금요일,오전 处的工作时间是每星期一至星期五, 8시 30분부터 오후 5시까지입니다.

ARABIC

पैरामाटा कस्टमर सर्विस को 9806 5050 पर 8.30 बजे से शाम 5.00 तक उपलब्ध है।

CHINESE

如果你需要翻译协助阅读这份新闻简 上午8:30至下午5:00。

यदि आपको यह सूचना-पत्र समझने में सहायता إذا كنت بحاجة للمساعدة في चाहिए तो कृपया TIS को 131 450 पर फ़ोन करें और उनसे कहें कि आपकी तरफ़ से الرفم 131 450 واطلب منهم الانصال 9806 5050 फ़ोन करें। यह सेवा सोमवार से शुक्रवार, सुबह

City of Parramatta Council Annual Report 2021/22





cityofparramatta.nsw.gov.au atparramatta.com

REPORTS TO COUNCIL - FOR NOTATION

ITEM NUMBER 12.2

SUBJECT Investment Report for October 2022

REFERENCE F2022/00105 - D08753724

REPORT OF Tax and Treasury Accountant

CSP THEME: FAIR

WORKSHOP/BRIEFING DATE: NIL

PURPOSE:

The purpose of this report is to inform Council of the investment portfolio performance and compliance for the month of October 2022.

RECOMMENDATION

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

BACKGROUND

- 1. In accordance with clause 212 of the *Local Government (General) Regulation* 2021 (the Regulation), a report setting out details of all money invested must be presented to Council monthly.
- 2. The report must include a certificate as to whether the investments have been made in accordance with the *Local Government Act 1993 (the Act)*, the *Local Government (General) Regulation 2021* and Council's Investment Policy.

ISSUES/OPTIONS/CONSEQUENCES

Investment Portfolio Summary

- 3. The investment portfolio closing balance as at 31 October 2022 was \$530.7m. The average portfolio holdings held throughout the month was \$530.1m.
- 4. The majority of Council's investment portfolio is in term deposits (74%). The portfolio also includes liquid floating rate notes (FRNs), cash, and the TCorp Long Term Growth Fund (LTGF).
- 5. Approximately 8% of the portfolio comprises of less conservative long-term investments with exposure to credit markets and domestic and international shares. The investment portfolio is well diversified and weighted towards higher-rated institutions.
- 6. The table below lists the diversified range of investments held by Council as at 31 October 2022.

Table 1: Summary of investment portfolio

Investment Product	000's	% Held	Monthly Return	Annualised Return			
Term Deposits	392,700	0.74	0.19	2.30			
Floating Rate Notes	19,670	0.04	0.32	3.89			
Bonds	34,705	0.07	0.09	1.10			
Cash at Call	41,117	0.08	0.25	3.00			
31 Day Notice Funds	161	0.00	0.25	3.00			
CFS Global Managed Funds (CFS)	13,991	0.03	0.99	12.26			
TCorp Long Term Growth Fund (LTGF)	28,315	0.05	3.89	56.69			
Total Investment Funds	530,661	1.00	0.33	4.00			
*COPC Internal Benchmark			0.46	5.56			
Ausbond Bank Bill Index Benchmark 0.24 2.89							
(Underperformance) / Outperformance > Ausbond BBI 1.11							

^{*}COPC Internal Benchmark returns - based on Council's individual benchmarks across the various asset classes it invests within its own portfolio. The following individual benchmarks are the measurements, used for each asset class.

Cash: RBA Cash Rate

Term Deposits: based on Council's weighted average duration using multiple ADIs average monthly rate

FRNs: AusBond Credit FRN Index

CFS Global Credit Income Fund: AusBond Credit Index

NSW TCorplM Long-Term Growth Fund: NSW TCorplM Internal Benchmark

7. **Investment performance for the month.** The investment portfolio reported a monthly- actual return of 0.33% for October 2022 (or 4% on an annualised basis). Outperforming the monthly Ausbond bank bill index by 111 basis points on an annualised basis.

The TCorp Fund 3.89% actual for the month was the strongest performer, as domestic and international shares rebounded this month as several central banks hinted at reducing the pace of their interest rate hike cycle.

The longer-term outperformance continues to be anchored by the handful of longer-dated deposits that were locked-in prior to the RBA's rate cuts, as well as the FRNs locked in at attractive margins, boosted by the strategic sales implemented over the past few years.

8. **Historical investment performance.** The table below provides year-to-date and historical investment performance compared to the Ausbond Bank Bill Index.

Table 2: Historical investment portfolio performance

Past and Present Performance	FYTD	1 Year	2 Year	3 Year
Total Portfolio	2.38	0.84	1.32	1.49
Ausbond Bank Bill Index Benchmark	1.99	0.76	0.39	0.43
Outperformance	0.39	80.0	0.93	1.06

9. **Investment Revenue:** As at the end of October 2022, the cumulative actual interest/income earned, was approximately **\$1.35m** above the budget for the month, largely driven by the strong rebound of shares this month.

We exercise caution given the volatility from the TCorp Long-Term Growth Fund during any month, as was the case this month, with the TCorp Fund gaining \$1.06m.

Table 3: Cumulative Interest table

Month-End	Cumulative Budget	Cumulative Investment Revenue	Difference (\$)
Jul 2022	\$840,064	\$1,966,804	\$1,126,740
Aug 2022	\$1,680,129	\$2,695,126	\$1,014,997
Sep 2022	\$2,520,193	\$2,607,147	\$86,954
Oct 2022	\$3,360,257	\$4,706,137	\$1,345,880
Nov 2022	\$4,200,322		
Dec 2022	\$5,040,386		
Jan 2023	\$5,880,450		
Feb 2023	\$6,720,515		
Mar 2023	\$7,560,579		
Apr 2023	\$8,400,643		
May 2023	\$9,240,708		
Jun 2023	\$10,080,772		

Note: Council values all managed funds, Floating rate notes, and bonds on a mark to market basis each month. Any gain or loss in valuation is capitalised to interest income based on actual monthly statements.

Table 4: Managed Fund Valuations Capitalised

Managed Funds Long-Term Investments	Asset Valuation Sept-22	Asset Valuation October- 22	Value Capitalised Net Return	Monthly Interest Return Actual
TCorp Long Term Growth Fund	\$27,255,525	\$28,315,161	\$1,059,636	3.89%
CFS Global Managed Fund	\$13,854,389	\$13,991,163	\$136,774	0.99%
Total:	\$41,109,915	\$42,306,324	\$1,196,409	2.93%

During October, unrealised capital gain valuations on Managed funds equated to approximately **\$1.196m**. This gain has been capitalised and is included in the cumulative investment revenue shown in table 3.

The TCorp holding represents approximately 5.5% of Council's total investment portfolio and returned **3.89% (monthly actual)** during October. This equated to the TCorp valuation increasing by approximately \$1.06m during the month.

The Fund should be looked at with a long-term view, with a minimum holding period of +7 years. Given the exposure to the volatile asset of shares, Council should expect to see, on average, a negative month once every 3 months over a long-term holding period.

The CFS Global Credit fund accounts for around 2.5% of Council's total investment portfolio. The Fund returned **0.99% (monthly actual)** as the market valuation of the fund's assets in global credit securities rebounded during the month.

10. **Maturities and Transactions:** Overall, the portfolio remains well diversified from a maturity perspective, with around 20% of assets directed to medium term (2-5 years).

Where liquidity permits, Imperium recommend new surplus funds be directed towards 1-2 year horizons given this is where the most attractive value can be found.

The following Investment transactions occurred during October 2022:

Table 5: Investment Maturities

Туре	Issuer	Rating	Principal (\$)	Purchase Date	Maturity Date	Coupon (%)
TD	NAB	AA-	4,000,000.00	17-Aug-22	06-Oct-22	0.76
TD	NAB	AA-	4,000,000.00	17-Aug-22	13-Oct-22	0.76
TD	Gateway Bank	BBB	4,000,000.00	30-Aug-22	20-Oct-22	0.76
TD	Commonwealth Bank	AA-	15,000,000.00	22-Apr-22	27-Oct-22	2.83
			27,000,000.00			

Table 6: New Investment Purchases

Туре	Issuer	Rating	Principal (\$)	Purchase Date	Maturity Date	Coupon (%)
TD	NAB	AA-	3,000,000.00	25-Oct-22	02-Feb-23	3.7
TD	AMP Bank	BBB	1,000,000.00	20-Oct-22	20-Oct-23	4.75
FRN	Suncorp	AAA	800,000.00	17-Oct-22	17-Oct-25	3.82
TD	Gateway Bank	BBB	2,000,000.00	13-Oct-22	25-Jan-23	3.61
TD	AMP Bank	BBB	2,000,000.00	13-Oct-22	17-Oct-24	4.75
			8,800,000.00			

Any funds remaining after maturities and reinvestment are used to replenish cash at call, and to fund weekly operational expenditure.

Table 7: Maturity profile

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0 - 365 days	\$224,028,571	42.24%	20%	100%	\$306,405,634
✓	1 – 2 years	\$173,205,517	32.65%	0%	70%	\$198,098,427
✓	2 – 5 years	\$104,884,956	19.77%	0%	50%	\$160,332,147
✓	5 – 10 years	\$28,315,161	5.34%	0%	25%	\$104,293,390
	<u> </u>	\$530,434,206	100.00%		†	;

11. The portfolio complies with Council's Investment Policy limits, with ample investment opportunity still available within all institutional rating, duration, and counterparty limits.

Graph 1: Investment Policy rating capacity



^{*}BBB+/BBB limits combined under Council's investment policy.

12. **Counterparty Limits.** All individual counterparty limits comply with council's investment policy, with the following exceptions:

Table 8: Exceptions to counterparty limits

Institution		Held (\$'000)	Overweight (\$'000)	Reason	Compliance Date
	(4 000)				

No

Exceptions

As at the end of October 2022, Council did not have an overweight position to any single ADI. Overall, the portfolio is well diversified across the entire credit spectrum, including some exposure to unrated ADIs.

A full list of counterparty holdings is available on page 9 of the Imperium comprehensive report (attachment 2)

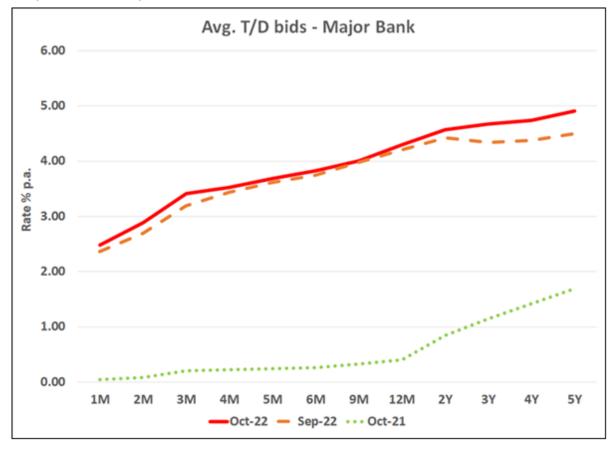
13. **Current Yields** Councils Fixed Bonds are currently yielding between around 1.10%, with a weighted average maturity of 2.72 years.

The CFS Global Credit Fund holds a diverse range of securities across the global credit market. It remains very well diversified by issuer to mitigate default risk. It invests in nearly 600 corporate bonds from issuers in various countries and industry sectors. Any spread contraction going forward allows credit and asset-backed holdings to enjoy significant capital gains. With a running yield of around +4-4.5% per annum, Council will continue to hold this fund.

Council's term deposit portfolio (74% of the portfolio) was yielding 2.26% p.a. at month-end, with a weighted average duration of around 410 days or 1.12 years.

Despite more rate rises on the horizon, given an upward sloping deposit curve, maintaining a slightly longer duration position will continue to outperform (averaging) shorter durations. The deposit market has largely already factored in the current rate hike cycle, reflected by the flattening of the curve demonstrated by the longer-term tenors (+2yrs) over the past few months (the market is also factoring in a recession over coming years). Deposit yields remained relatively flat over the past month across most tenors.

New investments above 4¼-4½% p.a. now appear likely if Council can continue to place the majority of its surplus funds for terms of 12 months to 2 years.



Graph 2: Term Deposit Yields

- 14. Council engages Imperium Markets for assistance in all investment matters relating to advice, risk and portfolio weighting. Imperium monitor the portfolio daily and conduct a monthly health check review. This confirms that Council's portfolio is being conducted in accordance with the Act, the Regulation and the Investment Policy.
- Detailed investment performance commentary in relation to each investment product /type and counterparty, can be found in the Imperium comprehensive report attached. (Attachment 2)

Certification of Investments

16. I hereby certify the investments for the month of October 2022 have been made in compliance with the Act, the Regulations, Council's Investment Policy, and the adviser's recommendations.

John Angilley, Chief Financial and Information Officer

CONSULTATION & TIMING

Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
31 Oct 2022	Imperium Markets	All Investments are within Policy guidelines and supported by Councils independent advisor. Refer Imperium	All Investments are within Policy limits and reconcile to the General Ledger as at	John Angilley CFIO Bruce MacFarlane Treasury & Tax Accountant
		Comprehensive Report	31 Oct 2022	

Councillor Consultation

18. 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

19. There are no legal implications resulting from this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

20. As part of the September 2022 quarterly review, Investment Interest revenue, was increased by approximately \$1.9m on the back of strong performance of Councils Growth/managed funds, also an increase in market term deposit rates, with new investments likely to yield above 4% for durations greater than 12 months.

Bruce MacFarlane

Tax and Treasury Accountant

John Angilley

Chief Financial and Information Officer

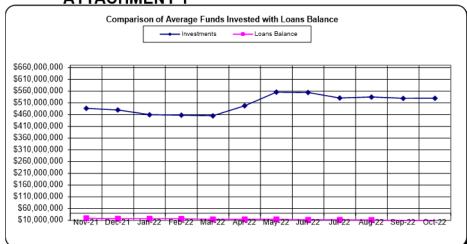
Bryan Hynes Acting Chief Executive Officer

ATTACHMENTS:

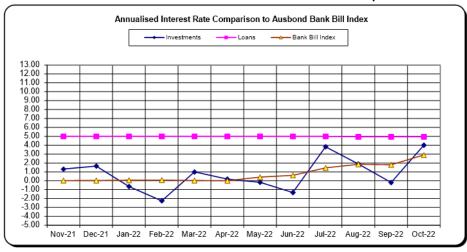
1 J	Investment and Loans Performance Graph Oct 2022.pdf	1 Page
2 🗓	Imperium Comprehensive Investment Report -Oct 22 .pdf	34 Pages
3 ₫ 🔀	List of Council Investments by maturity Oct 2022.pdf	7 Pages

REFERENCE MATERIAL

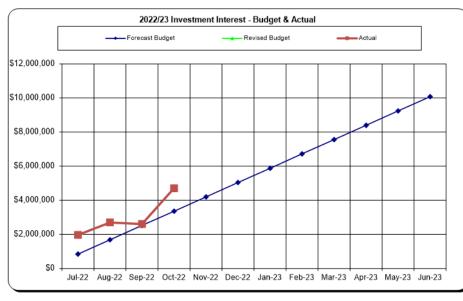
ATTACHMENT 1

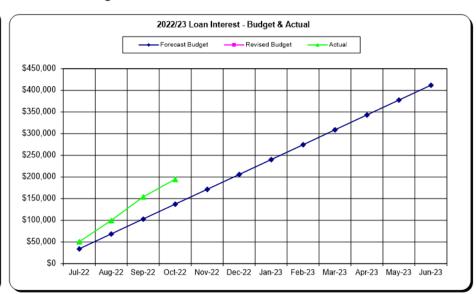


CL...... Governance & Corporate



Investments and Loans Interest - Year to Date Budget Performance





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Monthly Investment Report October 2022



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Summary

Market Update Summary

Despite global central banks continuing their interest rate hike cycle to combat mounting inflationary pressures, the market is now focusing on the possibility of a 'soft pivot' by global central banks. Financial markets are now starting to factor in the peak of the rate hike cycle, which may be approaching slightly earlier than previously anticipated. Domestically, the RBA increased the official cash rate by 25bp in October to 2.60%, which somewhat took the market by surprise given a 50bp hike was the ongoing consensus. The move to increase the cash rate by a lower increment, however, should not be interpreted as dovish - the RBA, like other global central banks, remains "resolute in its determination to return inflation to target and will do what is necessary to achieve that", suggesting there are still more rate rises to follow. It subsequently lifted rates by another 25bp on 1st November to 2.85%.

Term Deposits

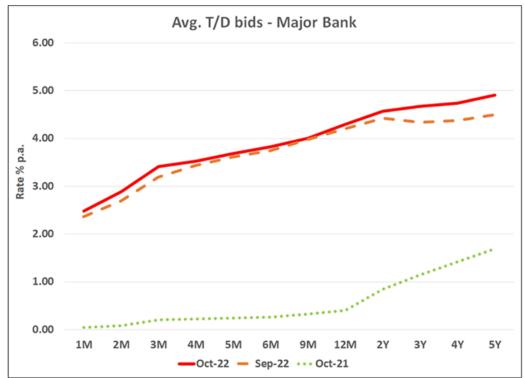
Term Deposits (fixed and floating) account for around 74% of the total investment portfolio at month-end. Council's term deposit portfolio was yielding 2.26% p.a. at month-end, with a weighted average duration of around 410 days or ~1.12 years. We note the following:

- The highest deposit rate from any rated ADI in the market is now ~5.30% p.a. for 5 years;
- The highest deposit rates amongst the "AA-" rated ADIs (major banks) is now yielding between 4.45%-4.90% p.a. (depending on terms between 12m 5 years);
- The highest deposit rates amongst the "A" rated ADIs was yielding between 4.40%-5.30% p.a. (depending on terms between 12m – 5 years);
- The highest deposit rates amongst the "BBB" rated ADIs was yielding between 4.40%-4.95%
 p.a. (depending on terms between 12m 5 years).

Despite more rate rises on the horizon, given an upward sloping deposit curve, maintaining a slightly longer duration position will continue to outperform (averaging) shorter durations. The deposit market has largely already factored in the current rate hike cycle, reflected by the flattening of the curve demonstrated by the longer-term tenors (+2yrs) over the past few months (the market is also factoring in a recession over coming years). Deposit yields remained relatively flat over the past month across most tenors:

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Source: Imperium Markets

'New' investments above 4¼-4½% p.a. now appears likely if Council can continue to place the majority of its surplus funds for terms of 12 months to 2 years. With recessionary fears being priced in coming years, investors may take an insurance policy by investing across 3-5 year fixed deposits and locking in rates above 4½% p.a. (small allocation only).

Senior FRNs

Council's senior floating rate notes (FRNs) make up around 4% of the total investment portfolio at month-end. The market valuation of Council's FRNs collectively fell around **-0.06% (actual)** in September 2022 (or **-\$11,832** in dollar terms).

Summary	30 Sep 2022	31 Oct 2022	Net Flow (\$)	Monthly Change %
Face Value	\$18,850,000	\$19,650,000	\$800,000	+4.24%
Market Value	\$18,833,817	\$19,621,985	-\$11,832	-0.06%

We highlight that Council's FRNs are senior ranked assets and high in the bank capital structure. We expect that, if held to maturity, the FRNs will pay back its original face value (\$100.00), along with its quarterly coupons throughout the life of the security. That is, we do not expect Council to lose any capital or interest payments from its current holding in its senior FRNs given all banks continue to maintain high capital buffers as required by APRA.

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At month-end, Council's FRNs are now marked at an **unrealised capital loss of -\$21,065** (noting some were purchased at a slight discount to par in the secondary market).

BBB rated senior FRNs

As per all FRNs, we have no issues with Council's investments in "BBB" rated senior FRNs given all counterparties continue to hold robust balance sheets with high levels of capital. On a mark-to-market basis, collectively they rose around \$713 in dollar terms or +0.01% (actual) for the month:

Summary	30 Sep 2022	31 Oct 2022	Net Flow (\$)	Monthly Change %
Face Value	\$5,500,000	\$5,500,000	\$0	+0.00%
Market Value	\$5,495,143	\$5,495,856	\$813	+0.01%

At month-end, Council's "BBB" rated FRNs are now marked at an unrealised capital loss of ~\$4,144.

Senior Bonds

Since September 2020, Council has collectively invested \$31m in Northern Territory Treasury Corporation (NTTC) fixed bonds rated AA- (same as the domestic major banks), locking in yields between 0.90%-1.40% p.a. The weighted average yield on these investments was 1.07% p.a., with a current weighted average duration of 2.72 years.

We believe these investments were sensible given the unprecedented low rate environment and the RBA's forward guidance at the time of investment (no rate rises "until at least 2024"). We reiterate that the NTTC bonds are a 'retail' offering and not 'wholesale' issuances. Given the lack of liquidity and high penalty costs if they were to be sold/redeemed prior to the maturity date, they are considered to be a hold-to-maturity investment and will be marked at par value (\$100.00) throughout the term of investment.

During August 2021, Council purchased \$600k in the ING (AAA) covered fixed bond at a yield of 1.16% p.a., which we thought was an attractive yield given the super-senior and highly ranked asset. This is likely to be held for at least 3-4 years, with a view to reassess depending on the prevailing market conditions. Given it is now trading at a significant discount to par, we recommend buying additional units if available, to average-in at a more attractive yield.

TCorp Long-Term Growth Fund

The NSW TCorp Fund accounts for ~5½% of Council's total investment portfolio. **The Fund returned +3.89% (actual) during October**. Domestic and international shares rebounded this month as several central banks hinted at reducing the pace of their interest rate hike cycle. Bond yields also fell as a consequence (valuations rose), contributing to the positive performance this month.

Summary	30 Sep 2022	31 Oct 2022	Investment (\$)	Net Return (\$)	Net Return (%)
Market Value	\$27,255,525	\$28,315,161	\$0	+\$1,059,636	+3.89%

Measures of the supply side point to continued gradual recovery, despite various setbacks, although there is still a lot of repairs to get back to pre-pandemic levels and the energy outlook is more

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uncertain due to geopolitics. The demand side is slowing, but the picture is varied across countries, with Europe and the UK the hardest hit and the US proving relatively resilient. The rate hiking cycle underway will impact demand, and central bank overtightening is expected to mean that demand destruction will become the dominant driver of the economic outlook in coming quarters. Unfortunately, inflation is not providing central banks with any reason to hold back, despite the hopes of asset markets for a reprieve and despite the knowledge that demand will be hit. Recession is increasingly becoming the consensus expectation for 2023. Current stagflation and the prospect of recession in 2023 implies that high volatility will persist across asset markets.

The Fund should be looked at with a long-term view, with a minimum holding period of +7 years. Given the exposure to the volatile asset of shares, Council should expect to see, on average, a negative month once every 3 months over a long-term holding period.

CFS Global Credit Income

The CFS Global Credit Income Fund accounts for around 2½% of Council's total investment portfolio. The Fund returned +0.99% (actual) in October, as the market valuation of the fund's assets in global credit securities rebounded during the month.

Summary	30 Sep 2022	31 Oct 2022	Difference (\$)	Difference (%)
Market Value	\$13,854,389	\$13,991,163	+\$136,774	+0.99%

The Fund holds a diverse range of securities across the global credit market. It remains very well diversified by issuer in order to mitigate default risk. It invests in nearly 600 corporate bonds from issuers in various countries and industry sectors. Any spread contraction going forward allows credit and asset-backed holdings to enjoy significant capital gains.

With a running yield of around $+4 - 4\frac{1}{2}\%$ p.a., we recommend Council retains this "grandfathered" Fund given the alternative to invest in cash and deposits (Council's approval list) are yielding comparably lower.

Cash Accounts

Cash accounts make up around 8% of Council's investment portfolio at month-end. Council's cash accounts are likely to yield up to 0.15% p.a. (at most) above the official cash rate over coming years i.e. yield up to 2.95% p.a. at current yields, but likely higher as the RBA increases official rates. Short-dated term deposits will continue to outperform overnight cash accounts in most cases so we recommend keeping cash levels at a bare minimum to meet ongoing liquidity requirements.

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Council's Budgeted Income for FY2022-2023

Council's budgeted income for FY2022-2023 has been revised to \$10.080m. Based on an average total investment portfolio size of around \$500m, that equates to a budgeted yield of around 2.02% for the financial year.

For the month ending October 2022, the cumulative interest revenue earned was roughly \$1346m above the budgeted income, largely driven by the strong rebound in in shares this month. We exercise caution given the volatility from the TCorp Long-Term Growth Fund during any month, as was the case this month, with the TCorp Fund gaining \$1.06m.

Month-End	Cumulative Budget	Cumulative Investment Revenue	Difference (\$)
Jul 2022	\$840,064	\$1,966,804	\$1,126,740
Aug 2022	\$1,680,129	\$2,695,126	\$1,014,997
Sep 2022	\$2,520,193	\$2,607,147	\$86,954
Oct 2022	\$3,360,257	\$4,706,137	\$1,345,880
Nov 2022	\$4,200,322		
Dec 2022	\$5,040,386		
Jan 2023	\$5,880,450		
Feb 2023	\$6,720,515		
Mar 2023	\$7,560,579		
Apr 2023	\$8,400,643		
May 2023	\$9,240,708		
Jun 2023	\$10,080,772		

For the current financial year, we remain cautious given that risks remain to the downside, particularly if there is a continued selloff in equities and/or bonds as the market factors in a global recession.

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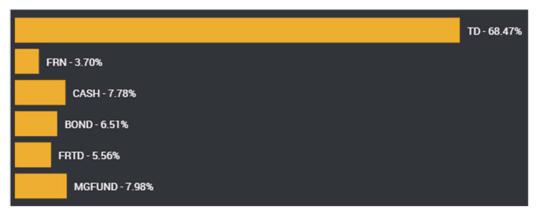


Council's Portfolio & Compliance

Asset Allocation

As at the end of October 2022, the portfolio was mainly directed to fixed and floating rate term deposits (74%). The remaining portfolio is directed to FRNs (4%), overnight cash accounts (8%), bonds (7%), and the managed funds with CFS Global Credit Income Fund and NSW T-Corp Long Term Growth Fund (8%, combined).

Senior FRNs are now becoming more attractive as spreads have widened in 2022 – new issuances should now be considered again on a case by case scenario. In the interim, fixed deposits for 12 months to 3 years appear quite appealing following the spike in medium-to longer-term yields this calendar year. With recessionary fears being priced in coming years, those investors that can allocate longer-term surplus funds may take an insurance policy by investing across 3-5 year fixed deposits and locking in rates above 4½% p.a.

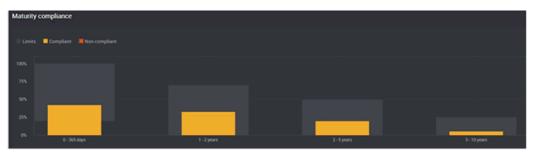


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Term to Maturity

Overall, the portfolio remains well diversified from a maturity perspective with around 20% of assets directed to medium-term assets (2-5 years). All minimum and maximum criteria meet within the Policy guidelines:



Where liquidity permits, we recommend new surplus funds be directed to 1-2 year horizons given this is where the most attractive value can be found. We suggest this be allocated to any remaining attractive fixed term deposits (refer to respective sections below).

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0 - 365 days	\$224,028,571	42.24%	20%	100%	\$306,405,634
✓	1 – 2 years	\$173,205,517	32.65%	0%	70%	\$198,098,427
✓	2 – 5 years	\$104,884,956	19.77%	0%	50%	\$160,332,147
✓	5 – 10 years	\$28,315,161	5.34%	0%	25%	\$104,293,390
		\$530,434,206	100.00%			



Counterparty

As at the end of October 2022, Council did not have an overweight position to any single ADI. Overall, the portfolio is well diversified across the entire credit spectrum, including some exposure to the unrated ADIs.

Compliant	Issuer	Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	BoQ Covered	AAA	\$902,934	0.17%	100.00%	\$529,531,272
✓	Suncorp Covered	AAA	\$527,325	0.10%	100.00%	\$529,906,881
✓	ING Covered	AAA	\$1,504,321	0.28%	100.00%	\$528,929,884
✓	CBA (BankWest)	AA-	\$62,381,084	11.76%	100.00%	\$468,053,122
✓	NAB	AA-	\$151,193,112	28.50%	100.00%	\$379,241,093
1	Northern Territory	AA-	\$34,000,000	6.41%	100.00%	\$496,434,206
✓	Westpac	AA-	\$40,900,000	7.71%	100.00%	\$489,534,206
✓	Citibank NA	A+	\$998,589	0.19%	30.00%	\$158,131,673
✓	Macquarie	A+	\$28,498	0.01%	30.00%	\$159,101,763
✓	Suncorp	A+	\$2,499,604	0.47%	30.00%	\$156,630,658
1	UBS AG	A+	\$3,235,234	0.61%	30.00%	\$155,895,027
✓	CFS Global CI	Α	\$13,991,163	2.64%	30.00%	\$145,139,099
✓	ICBC	Α	\$101,050,000	19.05%	30.00%	\$58,080,262
✓	ING Bank Aus.	Α	\$16,000,000	3.02%	30.00%	\$143,130,262
✓	Aus. Military Bank	BBB+	\$8,000,000	1.51%	10.00%	\$45,043,421
✓	Aus. Unity Bank	BBB+	\$6,000,000	1.13%	10.00%	\$47,043,421
✓	BankVIC	BBB+	\$3,000,000	0.57%	10.00%	\$50,043,421
✓	BoQ	BBB+	\$21,000,940	3.96%	10.00%	\$32,042,481
✓	Bendigo-Adelaide	BBB+	\$5,751,156	1.08%	10.00%	\$47,292,265
✓	QT Mutual Bank	BBB+	\$989,943	0.19%	10.00%	\$52,053,478
✓	AMP Bank	BBB	\$10,161,324	1.92%	5.00%	\$16,360,386
✓	Auswide Bank	BBB	\$3,000,000	0.57%	5.00%	\$23,521,710
✓	CUA	BBB	\$1,753,818	0.33%	5.00%	\$24,767,893
✓	Gateway	BBB	\$2,000,000	0.38%	5.00%	\$24,521,710
✓	MyState Bank	BBB	\$6,000,000	1.13%	5.00%	\$20,521,710
✓	P&N Bank	BBB	\$5,000,000	0.94%	5.00%	\$21,521,710
✓	Bank of Sydney	Unrated	\$250,000	0.05%	0.05%	\$0
✓	TCorpIM LTG	Unrated	\$28,315,161	5.34%	100.00%	\$502,119,044
			\$530,434,206	100.00%		

In late June 2022, Standard & Poor's downgraded Suncorp-Metway from AA- to A+ (negative watch). Suncorp recently announced that it is undertaking a strategic review of its banking operations. The downgrade reflects S&P's view that the Suncorp Group's likelihood of support for the bank had "slightly" diminished and that it was no longer a core part of the Group. In July 2022, ANZ (AA-)

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announced it was putting a bid to buy Suncorp's banking division for ~\$4bn. Should that takeover be formalised, Suncorp-Metway's (A+) current credit rating is likely to be upgraded to ANZ's (AA-).

In April 2020, NSW Treasury Corporation imposed changes to the counterparty limits on the Investment Policy, with the major changes summarised as follows:

- A+ and A rated term deposits have maximum duration of 3 years;
- BBB+ rated assets have a maximum duration of 3 years;
- Limit of 5% to be placed with any BBB rated ADI with a maximum duration of 12 months;
- Limit of \$1m to be placed with any BBB- rated ADI with a maximum duration of 12 months;
- Limit of \$250k to be placed with any Unrated ADI with a maximum duration of 12 months;

We remain supportive of the regional and unrated ADI sector (and have been even throughout the post-GFC period). They continue to remain solid, incorporate strong balance sheets, while exhibiting high levels of capital – typically, much higher compared to the higher rated ADIs. Some unrated ADIs have up to 25-40% more capital than the domestic major banks, and well above the Basel III requirements.

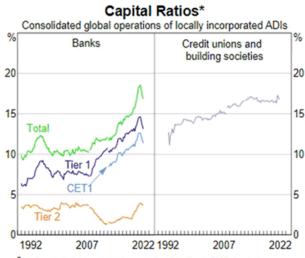
Overall, the lower rated ADIs (BBB and unrated) are generally now in a better financial position then they have been historically (see the Capital Ratio figure below). APRA's outgoing Chair Wayne Byres recently noted that the Common Equity Tier 1 capital of Australian banks now exceeds a quarter of a trillion dollars. It has increased by \$110 billion, or more than 70%, over the past eight years. Over the same time, banks' assets have grown by 44%. Some of the extra capital is supporting growth in the banking system itself but clearly, there has been a strengthening in overall resilience and leverage in the system is lower.

We believe that deposit investments with the lower rated ADIs should be considered going forward, particularly when they offer 'above market' specials. Not only would it diversify the investment portfolio and reduce credit risk, it would also improve the portfolio's overall returns. The lower rated entities are generally deemed to be the more 'ethical' ADIs compared to the higher rated ADIs.

In the current environment of high regulation and scrutiny, all domestic (and international) ADIs continue to carry high levels of capital. There is minimal (if any) probability of any ADI defaulting on their deposits going forward – this was stress tested during the GFC and the pandemic period. **APRA's** mandate is to "protect depositors" and provide "financial stability".

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 Per cent of risk-weighted assets; break in March 2008 due to the introduction of Basel II for most ADIs; break in March 2013 due to the introduction of Basel III for all ADIs.

Source: APRA

We do not understand the covenants imposed by NSW Treasury Corporation and their concerns surrounding the "BBB" and unrated ADIs. The adopted Policy will not only increase concentration risk, but also lead to lower returns on Council's surplus investments over the long-term.

Given Council can only invest in senior-ranked assets with ADIs regulated by APRA, fundamentally, their concerns surrounding Council's investment in "BBB" rated senior ranked assets and deposits with the local credit unions are unwarranted.

While any potential future loans offered by TCorp are likely to be competitive against the traditional method through the major banks, any proposed recommendations led by TCorp needs to be weighed against the opportunity cost i.e. the loss of income throughout the term of which the covenants are imposed on Council. In the long-term, we believe the opportunity cost to Council in the form of lost interest would amount in the millions of dollars, per annum. This loss of income may also have a detrimental effect on the local community in terms of economic activity and employment.

(Other NSW Councils are in fact now getting a cheaper borrowing rate from the major banks compared to TCorp).



Domestic versus International

Noting Council's (internationally) demographic ratepayer base, we summarise where its investments are currently placed:

ADI Category by APRA / Country of Region	Amount Invested	Percentage	
Australian Owned ADI	\$326,165,322	61.49%	
Australia	\$326,165,322	61.49%	
Branches of Foreign Bank	\$145,185,234	27.37%	
China	\$101,050,000	19.05%	
Switzerland	\$3,235,234	0.61%	
United States	\$40,900,000	7.71%	
Foreign Subsidiary Banks	\$16,777,325	3.16%	
Lebanon	\$250,000	0.05%	
Netherlands	\$16,527,325	3.12%	
Global^	\$42,306,324	7.98%	
International	\$42,306,324	7.98%	
Total	\$530,434,206	100.00%	

Source: https://www.apra.gov.au/register-of-authorised-deposit-taking-institutions

Overall, approximately 61% of Council's total investment portfolio is placed with domestic ADIs, while the remaining 39% is placed with international banks and corporate entities.

In response to global financial crisis (GFC), the Financial Stability Board (FSB) came up with a range of financial metrics to ascertain which banks were effectively deemed "too big to fail". A list of Globally Systemic Important Banks (G-SIBs) was developed, in which these banks required to hold much higher levels of capital compared to their smaller peers to ensure their financial stability under various stress test scenarios (e.g. another GFC).

We note that Council's exposure to the international banks are generally with such Globally Systemic Important Banks (G-SIBs), including ICBC (China), ING Bank (Netherlands), UBS (Switzerland), Credit Suisse (Switzerland), HSBC (Hong Kong) and Citibank (US).

Overall, we have no concerns with Council's exposure to international banks given they are largely considered to be globally systematic important banks that are 'too big to fail'.

[^]Global: The NSW TCorpIM LTGF and CFS Global Credit Income Fund invests in hundreds of underlying securities globally, from which the portfolio composition is likely to change regularly.



Fossil Fuel Investments

What is Council's current exposure to institutions that fund fossil fuels?

Using the following link http://www.marketforces.org.au/banks/compare, based on the Council's investment portfolio balance as at 31/10/2022 (\$530.43m), we can roughly estimate that ~72% of the investments have some form of exposure. This is likely to drift higher given the new Policy limits imposed by NSW Treasury Corporation.

Council's exposure is summarised as follows:

Counterparty	Credit Rating	Funding Fossil Fuel
BoQ Covered	AAA	Yes
Suncorp Covered	AAA	No
ING Covered	AAA	Yes
CBA (BankWest)	AA-	Yes
NAB	AA-	Yes
Northern Territory	AA-	Yes
Westpac	AA-	Yes
Citibank NA	A+	Yes
Macquarie	A+	Yes
Suncorp	A+	No
UBS AG	A+	No
CFS Global Credit^^	Α	Yes
ICBC	A	No
ING Bank	Α	Yes
Aus Military Bank	BBB+	No
Aus Unity Bank	BBB+	No
BankVIC	BBB+	No
BOQ	BBB+	Yes
Bendigo-Adelaide	BBB+	No
QT Mutual Bank	BBB+	No
AMP Bank	BBB	Yes
Auswide Bank	BBB	No
CUA	BBB	No
Gateway	BBB	No
MyState Bank	BBB	No
P&N Bank	BBB	No
Bank of Sydney	Unrated	No
T-CorpIM LTG Fund^^	Unrated	Yes

^{^^}The underlying exposure in these managed funds includes the domestic major banks.

Source: https://www.marketforces.org.au/info/compare-bank-table/

Summary	Amount	Invested %
Yes	\$380,400,130	72%
No	\$150,034,076	28%
	\$530,434,206	100%



Transition to investments without major exposure to fossil fuels

Council has not made a decision to divest from the current portfolio of investments which have exposure to fossil fuels. To do so would have unfavourable implications to the credit quality, rating and interest income forecasts.

However, where possible, and within the ministerial and policy guidelines, Council will continue to favour newly issued fossil fuel free investment products, providing it does not compromise the risk and return profile.

In time it is Councils intention to move to a more balanced portfolio which has less exposure to fossil fuels, providing it is prudent to do so.

What would be implications on our portfolio credit rating?

By adopting a free fossil fuel policy or an active divestment strategy, this would eliminate the major banks rated "AA-" as well as some other "A" rated banks (Citi, Macquarie and ING). Council would be left with a smaller sub-sector of banks to choose to invest with.

What would be risks and implications on Council's portfolio performance?

Some implications include:

- High concentration risk limiting Council to a selected number of banks;
- Increased credit/counterparty risk;
- May lead to a reduction in performance (e.g. most of the senior FRN issues are with the higher rated ADIs);
- Underperformance compared to other Councils which could result in a significant loss of income generated could be in excess of hundreds of thousands of dollars per annum.

It may actually be contrary to Council's primary objective to preserve capital as the investment portfolio's risk would increase (all things being equal). Council may not be maximising its returns – this is one of the primary objectives written in the Investment Policy.

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Credit Quality

Following the adoption of the Policy in mid-April 2020, in order to adhere to the prohibitive restrictions imposed by NSW TCorp, Council decided to forego extra yield and has subsequently redeemed deposit investments amongst the BBB and Unrated ADI ratings category over the past year (with the exception of government guarantee parcels of \$250k deposits).

All aggregate ratings categories are currently within the Policy limits:

Compliant	Credit Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	AAA Category, TCorp	\$31,249,741	6%	100%	\$499,184,464
✓	AA Range	\$288,474,196	54%	100%	\$241,960,010
✓	A+ or A	\$137,803,089	26%	100%	\$392,631,117
✓	A-	\$0	0%	40%	\$212,173,682
✓	BBB+	\$44,742,038	8%	25%	\$86,473,082
✓	BBB	\$27,915,142	5%	10%	\$25,128,279
✓	BBB- & Unrated ADIs	\$250,000	0%	5%	\$26,271,710
		\$530,434,206	100.00%		

The main changes to the Credit Quality limits imposed by NSW Treasury Corporation were as follows:

- BBB+ rated assets: 30% less any BBB rated assets;
- BBB assets: maximum 10% of portfolio;
- Other (BBB- and Unrated ADIs): maximum 5% of portfolio;

With regards to the duration of each ratings category, based on weighted averages, the portfolio is within the Policy limits across all categories:

Compliant	Credit Rating	Invested (\$)	Invested (%)	Wgt. Avg. Duration (Yrs)	Max Term (Yrs)	Wgt. Avg. Yield (%)^
✓	AAA, TCorp	\$31,249,741	6%	4.81	n/a	0.31%
✓	AA Range	\$288,474,196	54%	1.13	5.00	1.97%
✓	A+ or A	\$137,803,089	26%	1.70	5.00	2.77%
✓	A-	\$0	0%	0.00	3.00	0.00%
✓	BBB+	\$44,742,038	8%	0.91	3.00	2.77%
✓	BBB	\$27,915,142	5%	0.54	1.00	3.07%
✓	BBB- & Unrated ADIs	\$250,000	0%	0.12	1.00	0.80%
		\$530,434,206	100.00%	1.44		2.20%

[^]Assuming TCorp LTGF is yielding 0.00% and CFS Fund (A rated) is yielding 4.00%.

We note the significant pick-up in yield in the "BBB" rated categories compared to the "AA" rated ADIs. All these assets are for the same type of investment (term deposits and senior FRNs) and rank the same in the bank capital structure (senior ranking, extremely low risk assets). The weighted average duration of the "BBB" and lower rated ADIs is also much shorter than the higher rated ADIs.

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As mentioned in the Counterparty section, we believe TCorp's Policy increases concentration risk and significantly reduces the Council's overall return over the long-term. If possible, Council should consider reviewing the Policy and potentially find alternative sources for a loan in the future given the substantial opportunity cost in the form of lost revenue (millions of dollars) through interest income.

We have been made aware that a handful of major banks were offering a lower borrowing rate than TCorp over the past few years to other NSW councils.

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Performance

Council's performance (actual returns) for the month ending 31 October 2022 is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year	2 years	3 years
Official Cash Rate	0.22%	0.57%	0.78%	0.68%	0.83%	0.46%	0.45%
AusBond Bank Bill Index	0.24%	0.54%	0.75%	0.67%	0.76%	0.39%	0.43%
PCC Internal Benchmark*	0.46%	0.66%	1.11%	1.10%	1.05%	1.08%	1.18%
PCC Cash Portfolio	0.25%	0.63%	0.88%	0.76%	1.06%	0.80%	0.84%
PCC T/D Portfolio	0.19%	0.54%	1.00%	0.71%	1.63%	1.48%	1.70%
PCC FRN Portfolio	0.32%	0.86%	1.36%	1.09%	2.16%	1.97%	1.84%
PCC Bond Portfolio	0.09%	0.28%	0.55%	0.37%	1.09%	1.05%	-
PCC Credit Fund	0.99%	0.41%	-0.39%	1.84%	-2.72%	0.27%	0.23%
PCC TCorp Growth Fund	3.89%	0.09%	-2.30%	3.77%	-5.56%	4.95%	3.16%
PCC's Total Portfolio	0.33%	0.48%	0.67%	0.80%	0.84%	1.32%	1.49%
Outperf. (BBI)	0.09%	-0.07%	-0.08%	0.13%	0.08%	0.93%	1.05%
Outperf. (Int. Bench.)	-0.13%	-0.18%	-0.44%	-0.31%	-0.21%	0.24%	0.30%

^{*}The Internal Benchmark returns are based on Council's individual benchmarks across the various asset classes it invests within its own portfolio. The following individual benchmark's are used for each asset class that Council invests in:

Cash: RBA Cash Rate

Term Deposits: Deposit benchmark based on Council's weighted average duration using multiple ADIs average monthly rate FRNs: AusBond Credit FRN Index

CFS Global Credit Income Fund: AusBond Credit Index

 $NSW\ TCorplM\ Long-Term\ Growth\ Fund: Fund's\ return\ itself$

For the month of October, the total investment portfolio (including cash) provided a return of +0.33% (actual) or +4.00% p.a. (annualised), outperforming the AusBond Bank Bill Index return of +0.24% (actual) or +2.89% p.a. (annualised), while underperforming Council's internal benchmark return of +0.46% (actual) or +5.56% p.a. (annualised). The TCorp Fund (+3.89% actual) and CFS Credit Fund (+0.99% actual) were the biggest contributors to performance this month.

The longer-term outperformance continues to be anchored by the handful of longer-dated deposits that were locked-in prior to the RBA's rate cuts, as well as the FRNs locked in at attractive margins, boosted by the strategic sales implemented over the past few years. This is now reflected in the longer-term returns with the FRN portfolio now slightly ahead of fixed term deposits over 1-3 year time periods.



The annualised returns as of 31 October 2022 are shown in the following table:

Performance (% p.a.)	1 month	3 months	6 months	FYTD	1 year	2 years	3 years
Official Cash Rate	2.60%	2.27%	1.55%	2.03%	0.83%	0.46%	0.45%
AusBond Bank Bill Index	2.89%	2.18%	1.50%	1.99%	0.76%	0.39%	0.43%
PCC Internal Benchmark*	5.56%	2.64%	2.22%	3.31%	1.05%	1.08%	1.18%
PCC Cash Portfolio	3.00%	2.51%	1.75%	2.27%	1.06%	0.80%	0.84%
PCC T/D Portfolio	2.30%	2.18%	2.00%	2.13%	1.63%	1.48%	1.70%
PCC FRN Portfolio	3.89%	3.44%	2.71%	3.28%	2.16%	1.97%	1.84%
PCC Bond Portfolio	1.10%	1.10%	1.09%	1.10%	1.09%	1.05%	-
PCC Credit Fund	12.26%	1.63%	-0.77%	5.56%	-2.72%	0.27%	0.23%
PCC TCorp Growth Fund	56.69%	0.37%	-4.52%	11.60%	-5.56%	4.95%	3.16%
PCC's Total Portfolio	4.00%	1.90%	1.34%	2.38%	0.84%	1.32%	1.49%
Outperf. (BBI)	1.10%	-0.27%	-0.16%	0.39%	0.08%	0.93%	1.05%
Outperf. (Int. Bench.)	-1.56%	-0.74%	-0.88%	-0.93%	-0.21%	0.24%	0.30%



Council's Term Deposit Portfolio & Recommendation

As at the end of October 2022, Council's deposit portfolio was yielding **2.26% p.a.** (up 9bp from the previous month), with a weighted average duration of around 410 days (~1.12 years). With an upward sloping deposit curve, investors are rewarded if they can continue to maintain a longer average duration.

Those investors that can maintain a weighted average duration of +12-18 months are likely to yield, on average, up to 1% p.a. higher than those investors who maintain a weighted average duration of less than 6-9 months.

We are pleased to see that City of Parramatta Council remains amongst the top performing Councils in the state of NSW where deposits are concerned, earning on average, more than \$1,790,000 in additional interest income compared to its peers (as per our August 2022 rankings). We have been pro-active in our advice about protecting interest income and addressing reinvestment risk for many years and encouraged to maintain a long duration position. This is now reflected by the high performance of the investment portfolio.

At the time of writing, we see value in:

	LT Credit Rating	Term	T/D Rate
ICBC, Sydney	А	5 years	5.30% p.a.
ICBC, Sydney	A	4 years	5.15% p.a.
ICBC, Sydney	А	3 years	5.00% p.a.
ICBC, Sydney	A	2 years	4.90% p.a.
ING	А	2 years	4.90% p.a.
AMP Bank	BBB	2 years	4.90% p.a.^
Westpac	AA-	2 years	4.67% p.a.
BoQ	BBB+	2 years	4.60% p.a.
СВА	AA-	2 years	4.58% p.a.
Suncorp	A+	2 years	4.55% p.a.
NAB	AA-	2 years	4.50% p.a.

[^]Contact us for an additional 0.20% p.a. rebated commission. Rate changes daily. Current limit of \$10m in aggregate.

The above deposits are suitable for investors looking to maintain diversification and lock-in a premium compared to purely investing short-term. For terms under 12 months, we believe the strongest value is currently being offered by the following ADIs (dependent on daily funding requirements):

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ADI	LT Credit Rating	Term	T/D Rate
AMP	BBB	12 months	4.70% p.a.^
Westpac	AA-	12 months	4.47% p.a.
ING	А	12 months	4.45% p.a.
СВА	AA-	12 months	4.42% p.a.
Suncorp	A+	12 months	4.40% p.a.
BoQ	BBB+	12 months	4.40% p.a.
NAB	AA-	12 months	4.40% p.a.
Bendigo-Adelaide	BBB+	12 months	4.30% p.a.
Suncorp	A+	6 months	4.26% p.a.
BoQ	BBB+	6 months	4.20% p.a.

[^]Contact us for an additional 0.20% p.a. rebated commission. Rate changes daily. Current limit of \$10m in aggregate

If Council does not require high levels of liquidity and can stagger its investments slightly longer-term, it will be rewarded over coming years if it can roll for an average min. term of 12 months-2 years (this is where we current value), yielding, on average, up to ½% p.a. higher compared to those investors that entirely invest in short-dated deposits.

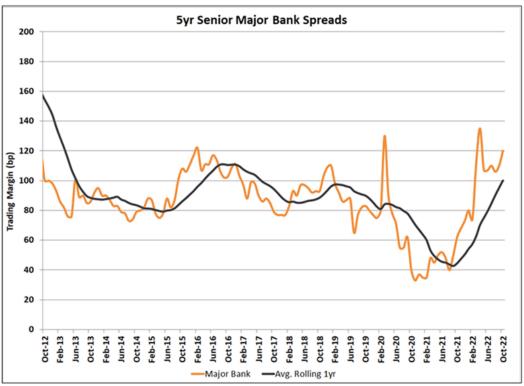
With recessionary fears being priced in coming years, those investors that can allocate longer-term surplus funds may take an insurance policy by investing across 3-5 year fixed deposits and locking in rates above 4½% p.a.

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Senior FRNs Review

Over October, amongst the senior major bank FRNs, physical credit securities widened by up to 10bp at the long-end of the curve. The widening was partially driven by ANZ's (AA-) dual 3 and 5 year senior issue at +92bp and +120bp respectively, printing \$4.75bn. Major bank senior securities are now looking fairly attractive again in a rising rate environment (5 year margins around the +120bp level):



Source: IBS Capital

Apart from ANZ (AA-), over October, there were noticeable new primary issuances from:

- Suncorp (AAA rated) covered security for 3 years at +88bp
- Teachers Mutual Bank (BBB) senior FRN for 3 years at +150bp
- Bank of Nova Scotia (AAA rated) covered security for 3 years at +90bp
- Bank of Montreal (AAA rated) covered security for 3 years at +90bp

Amongst the "A" and "BBB" rated sectors, the securities were marked between 10-15bp wider at the 3-5 year part of the curve.

Credit securities are looking much more attractive given the widening of spreads in 2022. FRNs will continue to play a role in investor's portfolios mainly on the basis of their liquidity and the ability to roll down the curve and gross up returns over ensuing years (in a relatively stable credit environment).

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Senior FRNs (ADIs)	31/10/2022	30/09/2022
"AA" rated – 5yrs	+120bp	+110bp
"AA" rated – 3yrs	+92bp	+85bp
"A" rated – 5yrs	+135bp	+125bp
"A" rated – 3yrs	+110bp	+100bp
"BBB" rated – 3yrs	+135bp	+120bp

Source: IBS Capital

We now generally recommend switches ('benchmark' issues only) into new primary issues, out of the following senior FRNs that are maturing:

- On or before mid-late 2024 for the "AA" rated ADIs (domestic major banks);
- > On or before mid-late 2023 for the "A" rated ADIs; and
- Within 6-9 months for the "BBB" rated ADIs (consider case by case).

Investors holding onto the above senior FRNs ('benchmark' issues only) in their last few years are now generally holding sub-optimal investments and are not maximising returns by foregoing realised capital gains. In the current challenging economic environment, any boost in overall returns should be locked in when it is advantageous to do so, particularly as switch opportunities become available.

Primary (new) FRNs are now looking more appealing and should be considered on a case by case scenario.

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Council FRNs - Recommendations for Sale/Switches

Following the selloff in credit assets in 2022, we now recommend Council holds its FRN portfolio at this stage. We will inform Council when there is an opportunity to sell out of any sub-optimal FRN and switch into a higher yielding complying asset.

This strategy has worked very well as Council has ultimately boosted the overall returns of the investment portfolio. A summary of the previous financial year's sales are as follows – given the turn in the market over the past few months, these sales would not have been undertaken unless Council was actively managing its portfolio prudently:

Issuer	Maturity Date	Month Sold	Face Value	Trading Margin	Capital Price	Realised Capital Gains
ME (BBB+)	18/07/2022	Jul 2021	\$2,000,000	+15.0bp	\$100.813	\$16,260
TMB (BBB)	28/10/2022	Jul 2021	\$1,000,000	+23.0bp	\$100.839	\$8,390
NAB (AA-)	19/06/2024	Aug 2021	\$1,300,000	+18.25bp	\$102.081	\$27,053
ANZ (AA-)	29/08/2024	Aug 2021	\$1,500,000	+19.0bp	\$101.744	\$26,160
UBS (A+)	08/03/2023	Sep 2021	\$3,000,000	+23.0bp	\$100.963	\$28,890
B. Comm (A-)	28/10/2022	Sep 2021	\$1,500,000	+25.0bp	\$100.691	\$10,365
WBC (AA-)	16/08/2024	Sep 2021	\$1,600,000	+29.0bp	\$101.682	\$28,416
B. China (A)	17/10/2022	Oct 2021	\$1,000,00	+29.0bp	\$100.687	\$6,870
Soc. Gen. (A)	17/07/2023	Nov 2021	\$2,750,00	+33.0bp	\$100.992	\$27,280
C. Suisse (A+)	26/05/2023	Nov 2021	\$6,500,00	+32.0bp	\$101.252	\$81,380
B. Aust. (BBB)	2/12/2022	Jan 2022	\$1,000,000	+42.0bp	\$100.431	\$4,310
NPB (BBB)	6/02/2023	Jan 2022	\$400,000	+35.0bp	\$101.121	\$5,088
NPB (BBB)	6/02/2023	Jan 2022	\$1,000,000	+35.0bp	\$101.121	\$12,420
NPB (BBB)	6/02/2023	Jan 2022	\$2,500,000	+35.0bp	\$101.121	\$28,025
HSBC (AA-)	27/09/2024	Jan 2022	\$2,000,000	+40.0bp	\$101.140	\$22,800
			Total Realis	ed Capital Gair	s FY2021-2022	<u>\$333,707</u>

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Council's Senior Fixed Bonds

Since September 2020, Council placed parcels in NTTC (AA-) fixed bonds as follows:

Investment Date	Maturity Date	Principal	Rate % p.a.^	Remaining Term (Yrs)	Interest Paid
10/09/2020	15/12/2022	\$2,000,000	0.90%	0.12	Annually
30/09/2020	15/12/2023	\$2,000,000	1.00%	1.12	Annually
24/11/2020	16/12/2024	\$1,000,000	0.90%	2.13	Annually
16/02/2021	16/06/2025	\$1,000,000	0.90%	2.63	Annually
16/02/2021	15/06/2026	\$5,000,000	1.00%	3.62	Annually
12/05/2021	17/06/2024	\$3,000,000	0.80%	1.63	Annually
12/05/2021	16/06/2025	\$3,000,000	1.10%	2.63	Annually
12/05/2021	15/06/2026	\$3,000,000	1.30%	3.62	Annually
20/05/2021	16/06/2025	\$3,500,000	1.10%	2.63	Annually
09/09/2021	16/12/2024	\$2,500,000	0.90%	2.13	Semi-Annually
09/09/2021	15/12/2026	\$5,000,000	1.40%	4.13	Semi-Annually
	Totals / Wgt. Avg.	\$31,000,000	1.07%	2.72 yrs	

^Council has received the full rebated commission of 0.25% (plus GST) on the face value of investment on all these parcels (currently totalling \$48,125).

We believe these investments were prudent especially after the rate cut delivered in early November 2020 and its subsequent forward guidance on official interest rates (no rate rises "until at least 2024"). The NTTC bonds are a 'retail' offering and not 'wholesale' issuances. Given the lack of liquidity and high penalty costs if they were to be sold/redeemed prior to the maturity date, they are considered to be a hold-to-maturity investment and will be marked at par value (\$100.00) throughout the term of investment.

During August 2021, Council also purchased into the following AAA rated covered fixed bond with ING Bank Australia. With yields rising significantly in recent months, Council may consider purchasing additional units in this security in the secondary market at the current yield to 'average-in' a better overall purchase price.

Issuer	Rating	Maturity Date	ISIN	Face Value	Purchase Yield	Current Yield	Unrealised Gain / Loss (\$)
ING	AAA	19/08/2026	AU3CB0282358	\$600,000	1.16%	4.61%	-\$70,929

Monthly Investment Report: October 2022



Senior Fixed Bonds - ADIs (Secondary Market)

As global inflationary pressures have escalated, this has seen a significant lift in longer-term bond yields (valuations fell) as markets have reacted accordingly.

This has resulted in some opportunities in the secondary market. We currently see value in the following fixed bond lines, with the majority now being marked at a significant discount to par (please note supply in the secondary market may be limited on any day):

ISIN	Issuer	Rating	Capital Structure	Maturity Date	~Remain. Term (yrs)	Fixed Coupon	Indicative Yield
AU3CB0255776	ING	AAA	Covered	07/09/2023	0.85	3.00%	4.33%
AU3CB0258465	Westpac	AA-	Senior	16/11/2023	1.04	3.25%	4.33%
AU3CB0265403	Suncorp	AA-	Senior	30/07/2024	1.74	1.85%	4.69%
AU3CB0265593	Macquarie	A+	Senior	07/08/2024	1.78	1.75%	4.73%
AU3CB0265718	ING	AAA	Covered	20/08/2024	1.80	1.45%	4.64%
AU3CB0266179	ANZ	AA-	Senior	29/08/2024	1.82	1.55%	4.56%
AU3CB0266377	Bendigo	BBB+	Senior	06/09/2024	1.84	1.70%	4.82%
AU3CB0268027	BoQ	BBB+	Senior	30/10/2024	2.00	2.00%	4.95%
AU3CB0269710	ANZ	AA-	Senior	16/01/2025	2.21	1.65%	4.62%
AU3CB0269892	NAB	AA-	Senior	21/01/2025	2.21	1.65%	4.73%
AU3CB0270387	Macquarie	A+	Senior	12/02/2025	2.28	1.70%	4.99%
AU3CB0287415	Westpac	AA-	Senior	17/03/2025	2.37	2.70%	4.75%
AU3CB0291508	Westpac	AA-	Senior	11/08/2025	2.77	3.90%	4.49%
AU3CB0291672	CBA	AA-	Senior	18/08/2025	2.79	4.20%	4.65%
AU3CB0280030	BoQ	BBB+	Senior	06/05/2026	3.49	1.40%	5.26%
AU3CB0282358	ING	AAA	Covered	19/08/2026	3.79	1.10%	4.66%
AU3CB0284149	BoQ	BBB+	Senior	27/10/2026	3.98	2.10%	5.34%
AU3CB0286037	Westpac	AA-	Senior	25/01/2027	4.23	2.40%	4.94%

Monthly Investment Report: October 2022



CFS Global Credit Income Fund

For the month of October, the CFS Global Credit Income Fund returned +0.99% (actual), outperforming the AusBond Bank Bill Index return of +0.24% (actual) and the AusBond Credit Index return of +0.39% (actual).

Central banks around the world maintained aggressive rate hiking cycles over recent months and signalled that there is more to come. This is the fastest rate hiking cycle since the early 1980s and the magnitude is rising, with 75bp moves delivered by the US, European, and Canadian central banks, and 50bp moves in the UK and Australia. However, late in October, some central banks have hinted at a slower pace of rate hikes which has helped credit markets. Valuations in the underlying portfolio subsequently rebounded and resulted in the positive performance in October.

Although it has been a relatively volatile environment for credit over the past few years, it has been one of Council's best performing assets over the longer-term. The portfolio continues to accumulate high running-income in excess of the benchmark across all corporate and financial sectors. The Fund holds a diverse range of securities across the global credit market. It remains very well diversified by issuer in order to mitigate default risk. It invests in nearly 600 corporate bonds from issuers in various countries and industry sectors. Any spread contraction going forward allows credit and asset-backed holdings to enjoy significant capital gains.

With a running yield of ~4-4½% p.a., we recommend Council to retain this investment given the alternative investments in complying fixed interest products are largely earning below this rate of return.

Monthly Investment Report: October 2022



NSW T-CorplM Growth Fund

The Growth Fund returned +3.89% (actual) for the month of October. The gains this month were attributed to international shares (the MSCI World ex-Australia Index rising +7.15%) and domestic shares (the S&P ASX 200 Accumulation Index gained +6.04%). Also contributing to the gains was the exposure to fixed bonds (AusBond Composite Bond Index rose +0.93%).

Measures of the supply side point to continued gradual recovery, despite various setbacks, although there is still a lot of repairs to get back to pre-pandemic levels and the energy outlook is more uncertain due to geopolitics. The demand side is slowing, but the picture is varied across countries, with Europe and the UK the hardest hit and the US proving relatively resilient. The rate hiking cycle underway will impact demand, and central bank overtightening is expected to mean that demand destruction will become the dominant driver of the economic outlook in coming quarters.

Unfortunately, inflation is not providing central banks with any reason to hold back, despite the hopes of asset markets for a reprieve and despite the knowledge that demand will be hit. Recession is increasingly becoming the consensus expectation for 2023. Current stagflation and the prospect of recession in 2023 implies that high volatility will persist across asset markets.

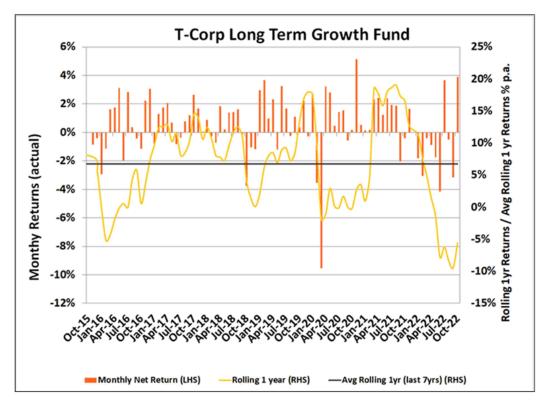
Overall, we remain cautious on the future performance of the T-Corp Growth Fund given the high volatility associated with a diversified growth fund, which generally allocates a range of 60%-80% in domestic and international shares. Investors are bracing for central banks to raise official rates more aggressively than previously anticipated to combat inflation driven by supply-chain bottlenecks, a global energy crunch and ongoing geopolitical risks.

The Fund should be looked at with a long-term view, with a minimum holding period of +7 years. Given the exposure to the volatile asset of shares, Council should expect to see, on average, a negative month once every 3 months over a long-term holding period.

Since Inception	T-Corp Long Term Fund
Negative Months	137 (~1 in 3 months)
Positive Months	263
Total Months	400 (33.3 yrs)
Average Monthly Return	+0.64% (actual)
Median Monthly Return	+1.02% (actual)
Lowest 1 year Rolling Return	-21.12% p.a. (Nov 2008)
Highest 1 year Rolling Return	+29.89% p.a. (Jan 1994)

Monthly Investment Report: October 2022







Economic Commentary

International Market

The mere suggestion of the US Fed stepping down from 75bp to a 50bp incremental rate hike in coming months resulted in the rebound in equities, as well as a partial reversal of the recent surge in global bond yields. Yields fell globally on growing expectations that future central bank tightening is likely to be trimmed back further.

Across equity markets, the S&P 500 Index surged +7.99%, while the NASDAQ rebounded +3.90%. Europe's main indices also gained, led by Germany's DAX (+9.41%%), France's CAC (+8.75%%), and UK's FTSE (+2.91%%).

Both headline and core CPI readings in the US surprised to the upside. The headline print came at +8.2% y/y (vs +8.1% expected), while the more important core reading came in at +6.6% y/y (vs +6.5% expected). The core CPI print was the highest in 40 years.

The US unemployment rate fell two tenths to 3.5% vs. 3.7% expected, and the participation rate fell 0.1% to 62.3% (vs. 62.4% expected).

Canada's inflation data provided no relief from a string of recent global inflation upside surprises, coming at +6.9% from +7.0% and against +6.7% expected. However, the Bank of Canada surprised markets by lifting rates by 50bp, against expectations of a 75bp hike.

The Bank of England (BoE) extended support targeted at pension funds, offering to buy up to £5b a day of inflation-linked government bonds, out of the expanded £10b daily envelope announced previously. UK GDP data showed a -0.3% m/m contraction in August, making the UK on track to record a negative Q3 outcome. UK inflation was +10.1% y/y in September from +9.9% in August and against expectations for a +10.0% rise. The UK is on the lookout for another Prime Minister after Liz Truss announced her resignation.

Europe's preliminary CPI data for September came in hot at +10.0% y/y from +9.1% in August and +9.7% expected. That was the first double digit read in the blocs history.

China's GDP came in at +3.9% y/y vs +3.3% y/y expected. Retail sales though slowed to +2.5% y/y from +5.4% and +3.0% expected.

The RBNZ raised the OCR by 50bp as expected, taking the cash rate to 3.50% to continue tightening monetary policy "at pace".

The MSCI World ex-Aus Index rose +7.15% for the month of October:

Index	1m	3m	1yr	3yr	5yr	10yr
S&P 500 Index	+7.99%	-6.25%	-15.92%	+8.43%	+8.50%	+10.61%
MSCI World ex-AUS	+7.15%	-7.18%	-19.77%	+4.63%	+4.71%	+7.18%
S&P ASX 200 Accum. Index	+6.04%	+0.67%	-2.01%	+4.82%	+7.18%	+8.73%

Source: S&P, MSCI

Monthly Investment Report: October 2022



Domestic Market

The RBA surprised most market participants by raising the cash rate by a smaller than expected 25bp to 2.60% in October. This was the sixth successive interest rate rise but broke a string of four successive 50bp increases. The accompanying commentary again signalled that the Board expects to increase interest rates further over the period ahead.

The move to increase the cash rate by a lower increment, however, should not be interpreted as dovish - the RBA, like other global central banks, remains "resolute in its determination to return inflation to target and will do what is necessary to achieve that".

Australia's Q3 inflation data surprised to the upside. Headline inflation was +1.8% q/q (consensus +1.6% q/q) and +7.3% y/y. The closely watched core trimmed mean measure accelerated sharply to +1.8% q/q (consensus +1.5%) and +6.1% y/y, its highest quarterly pace since December 1990.

Employment growth surprised to the downside in September, coming in broadly unchanged at +1k against expectations for a +25k gain. The unemployment rate remained at 3.5% and the participation rate also remained unchanged 66.6%.

The Federal Budget delivered fully on Labor's election commitments, but major reform/action to resolve medium-term pressures on the Budget was postponed to at least the next May Budget. The 2022-23 deficit is expected to come in at \$36.9bn (1.5% of GDP) less than half the \$78bn forecast at the pre-election budget in March this year.

House prices in nearly two out of five Sydney suburbs have already plummeted by more than 10% since the RBA started raising interest rates in May, with more areas likely to follow suit as the downturn intensifies.

The trade surplus surprised lower in August falling \$643m to \$8.3bn (consensus \$10bn). Exports rose 2.6% (+1.4bn) helped by a rebound in coal export volumes after weather related disruptions in July.

The Australian dollar depreciated by -1.26%, finishing the month at US64.20 cents (from US65.02 cents the previous month).

Credit Market

The global credit indices tightened significantly over October as risk markets rebounded. They remain back to their levels experienced during the start of the pandemic (Q1 2020):

Index	October 2022	September 2022
CDX North American 5yr CDS	90bp	107bp
iTraxx Europe 5yr CDS	114bp	138bp
iTraxx Australia 5yr CDS	130bp	148bp

Source: Markit

Monthly Investment Report: October 2022



Fixed Interest Review

Benchmark Index Returns

Index	October 2022	September 2022
Bloomberg AusBond Bank Bill Index (0+YR)	+0.24%	+0.15%
Bloomberg AusBond Composite Bond Index (0+YR)	+0.93%	-1.36%
Bloomberg AusBond Credit FRN Index (0+YR)	+0.16%	+0.12%
Bloomberg AusBond Credit Index (0+YR)	+0.39%	-1.01%
Bloomberg AusBond Treasury Index (0+YR)	+1.22%	-1.42%
Bloomberg AusBond Inflation Gov't Index (0+YR)	+4.06%	-3.85%

Source: Bloomberg

Other Key Rates

Index	October 2022	September 2022
RBA Official Cash Rate	2.60%	2.35%
90 Day (3 month) BBSW Rate	3.08%	3.06%
3yr Australian Government Bonds	3.29%	3.57%
10yr Australian Government Bonds	3.76%	3.90%
US Fed Funds Rate	3.00%-3.25%	3.00%-3.25%
3yr US Treasury Bonds	4.45%	4.25%
10yr US Treasury Bonds	4.10%	3.83%

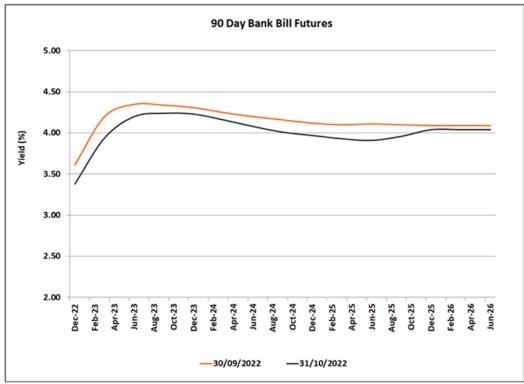
Source: RBA, AFMA, US Department of Treasury

Monthly Investment Report: October 2022



90 Day Bill Futures

Over October, bill futures fell across the board following the movement in the bond market, with the market reacting to the possibility of a pivot by global central banks. The markets continue to factor in the possibility of a global recession over the next few years, highlighted by the drop in the futures pricing in early 2024:



Source: ASX

Monthly Investment Report: October 2022



Fixed Interest Outlook

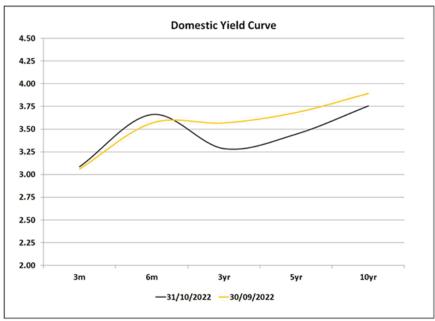
The terminal US Fed Funds pricing has lifted to 5.00% by March 2023 and continues to price a 75bp hike at the upcoming 2nd November meeting and 50bp at the 14th December FOMC meeting. The US Fed dot plots sees no cut(s) before 2024 (end of 2024 shows a median dot of 3.875%). The message from US Fed Chair Powell was loud and clear. Powell repeated the Fed will move rates purposefully until rates are at a sufficiently restrictive stance to ensure their price stability objective is achieved.

Domestically, after lifting rates by 25bp to 2.60% in October, the RBA's evolution to a slower pace of interest rate rises likely reflects a combination of:

- The lags in the impact of monetary policy;
- The substantial tightening already put in place;
- That interest rates are now estimated to be somewhere close to neutral or even in slightly restrictive territory;
- The considerable uncertainties about the global economic outlook; and
- The RBA's desire to try to keep the economy on an even keel.

The move, however, should not be interpreted as dovish - the RBA, like other global central banks, remains "resolute in its determination to return inflation to target and will do what is necessary to achieve that". A shift back to larger rate rises or a higher peak for interest rates cannot be ruled out either if the RBA's assertion that "the potential for inflation to subside quickly" is disproven.

The domestic bond market continues to suggest a prolonged low period of interest rates on a historical basis (10-year government bond yields under 4%). Over the month, yields fell up to 30bp at the long-end of the curve:

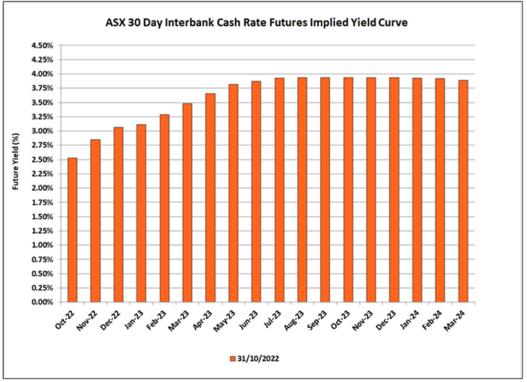


Source: AFMA, ASX, RBA

Monthly Investment Report: October 2022



Markets are currently pricing in around 6 additional rate rises into 2023 (up to 4%). Fears of a looming global recession have actually seen rate cuts start to be priced in towards the end of 2023, although this seems unlikely for now:



Source: ASX

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Monthly Investment Report: October 2022



Investment Report

01/10/2022 to 31/10/2022



Portfolio Valuation as at 31/10/2022

Issuer	Rating	Туре	Alloc	Interest	Purchase	Maturity	Rate	Capital Value	Accrued	Accrued MTD
Bendigo and Adelaide	BBB+	TD	GENERAL	At Maturity	30/08/2022	03/11/2022	2.7500	4,000,000.00	18,986.30	9,342.47
MyState Bank	BBB	TD	GENERAL	At Maturity	10/05/2022	10/11/2022	2.3000	3,000,000.00	33,082.19	5,860.27
Members Equity Bank	BBB+	TD	GENERAL	At Maturity	24/05/2022	24/11/2022	2.4300	2,000,000.00	21,437.26	4,127.67
P&N Bank	BBB	TD	GENERAL	Annual	03/12/2018	02/12/2022	3.2500	2,500,000.00	74,126.71	6,900.68
Westpac	AA-	FRTD	GENERAL	Quarterly	05/12/2017	05/12/2022	3.4911	3,000,000.00	16,355.56	8,895.13
ICBC Sydney Branch	Α	TD	GENERAL	Annual	09/12/2019	08/12/2022	1.6000	4,000,000.00	57,336.99	5,435.62
BOQ	BBB+	TD	GENERAL	Annual	08/12/2021	08/12/2022	0.7000	1,000,000.00	6,290.41	594.52
Bank of Sydney	Unrated	TD	GENERAL	At Maturity	16/12/2021	15/12/2022	0.8000	250,000.00	1,753.42	169.86
Northern Territory Treasury	AA-	BOND	GENERAL	Annual	10/09/2020	15/12/2022	0.9000	2,000,000.00	15,830.14	1,528.77
MyState Bank	BBB	TD	GENERAL	At Maturity	02/09/2022	22/12/2022	3.3000	3,000,000.00	16,273.97	8,408.22
NAB	AA-	TD	GENERAL	At Maturity	31/08/2022	22/12/2022	3.2000	3,000,000.00	16,306.85	8,153.42
NAB	AA-	TD	GENERAL	At Maturity	02/09/2022	05/01/2023	3.2500	3,000,000.00	16,027.40	8,280.82
BankVic	BBB+	TD	GENERAL	At Maturity	02/09/2022	12/01/2023	3.4000	3,000,000.00	16,767.12	8,663.01
Auswide Bank	BBB	TD	GENERAL	At Maturity	12/09/2022	19/01/2023	3.5000	3,000,000.00	14,383.56	8,917.81
Gateway Bank	BBB	TD	GENERAL	At Maturity	13/10/2022	25/01/2023	3.6100	2,000,000.00	3,758.36	3,758.36
NAB	AA-	TD	GENERAL	At Maturity	25/10/2022	02/02/2023	3.7000	3,000,000.00	2,128.77	2,128.77
AMP Bank	BBB	TD	GENERAL	At Maturity	17/02/2022	17/02/2023	1.0000	2,000,000.00	14,082.19	1,698.63
AMP Bank	BBB	TD	GENERAL	At Maturity	17/02/2022	17/02/2023	1.0000	2,000,000.00	14,082.19	1,698.63



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Issuer	Rating	Туре	Alloc	Interest	Purchase	Maturity	Rate	Capital Value	Accrued	Accrued MTD
ING Direct	А	TD	GENERAL	At Maturity	31/03/2022	30/03/2023	1.6800	3,000,000.00	29,687.67	4,280.55
NAB	AA-	TD	GENERAL	Annual	30/03/2021	30/03/2023	0.5500	5,000,000.00	16,273.97	2,335.62
AMP Bank	BBB	TD	GENERAL	Annual	05/04/2019	05/04/2023	2.8000	3,000,000.00	48,328.77	7,134.25
NAB	AA-	TD	GENERAL	Annual	30/03/2021	06/04/2023	0.5500	5,000,000.00	16,273.97	2,335.62
ING Direct	Α	TD	GENERAL	At Maturity	14/04/2022	14/04/2023	1.8800	4,000,000.00	41,411.51	6,386.85
Commonwealth Bank	AA-	TD	GENERAL	At Maturity	21/04/2022	20/04/2023	2.2000	4,000,000.00	46,772.60	7,473.97
Commonwealth Bank	AA-	TD	GENERAL	Semi-Annual	22/04/2022	27/04/2023	2.4100	35,000,000.00	284,247.95	71,639.73
BOQ	BBB+	TD	GENERAL	Annual	03/05/2019	03/05/2023	2.7000	3,500,000.00	47,120.55	8,026.03
Commonwealth Bank	AA-	TD	GENERAL	At Maturity	03/05/2022	04/05/2023	2.7400	1,000,000.00	13,662.47	2,327.12
ING Direct	Α	TD	GENERAL	At Maturity	12/05/2022	11/05/2023	3.0800	4,000,000.00	58,393.42	10,463.56
BOQ	BBB+	TD	GENERAL	At Maturity	24/05/2022	25/05/2023	3.2000	2,000,000.00	28,230.14	5,435.62
BOQ	BBB+	TD	GENERAL	At Maturity	20/05/2022	26/05/2023	3.1900	2,000,000.00	28,841.10	5,418.63
Westpac	AA-	FRTD	GENERAL	Quarterly	30/05/2018	30/05/2023	3.4675	2,000,000.00	11,970.00	5,890.00
ICBC Sydney Branch	Α	TD	GENERAL	Annual	02/06/2020	01/06/2023	1.4600	4,000,000.00	24,320.00	4,960.00
ICBC Sydney Branch	Α	TD	GENERAL	Annual	01/06/2020	01/06/2023	1.4500	5,000,000.00	30,390.41	6,157.53
Westpac	AA-	TD	MAAS	Quarterly	25/06/2020	29/06/2023	1.0400	11,400,000.00	11,693.59	10,069.48
NAB	AA-	TD	MAAS	Annual	25/06/2020	29/06/2023	1.1500	18,600,000.00	74,425.48	18,166.85
ING Direct	Α	TD	MAAS	Annual	25/06/2020	29/06/2023	1.1000	5,000,000.00	19,136.99	4,671.23
NAB	AA-	TD	GENERAL	Annual	25/06/2020	29/06/2023	1.1500	7,000,000.00	28,009.59	6,836.99
BOQ	BBB+	TD	GENERAL	Annual	03/09/2020	07/09/2023	1.0500	3,000,000.00	4,919.18	2,675.34

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Issuer	Rating	Туре	Alloc	Interest	Purchase	Maturity	Rate	Capital Value	Accrued	Accrued MTD
BOQ	BBB+	TD	GENERAL	At Maturity	08/09/2022	14/09/2023	4.1500	3,000,000.00	18,419.18	10,573.97
P&N Bank	BBB	TD	GENERAL	Annual	05/10/2018	05/10/2023	3.4500	1,500,000.00	3,828.08	3,828.08
Australian Military Bank	BBB+	TD	GENERAL	Annual	11/10/2019	10/10/2023	1.8200	3,000,000.00	3,141.37	3,141.37
P&N Bank	ввв	TD	GENERAL	Annual	19/10/2018	18/10/2023	3.4800	1,000,000.00	1,239.45	1,239.45
AMP Bank	BBB	TD	GENERAL	At Maturity	20/10/2022	20/10/2023	4.7500	1,000,000.00	1,561.64	1,561.64
ICBC Sydney Branch	А	TD	GENERAL	Annual	09/11/2021	09/11/2023	1.2200	3,000,000.00	35,797.81	3,108.49
ICBC Sydney Branch	Α	TD	GENERAL	Annual	19/11/2021	23/11/2023	1.3200	4,500,000.00	56,470.68	5,044.93
NAB	AA-	TD	GENERAL	Annual	30/11/2020	30/11/2023	0.6800	12,000,000.00	75,116.71	6,930.41
NAB	AA-	TD	GENERAL	Annual	26/11/2020	30/11/2023	0.7000	4,000,000.00	26,082.19	2,378.08
ICBC Sydney Branch	Α	TD	GENERAL	Annual	10/12/2021	14/12/2023	1.3900	4,000,000.00	49,659.18	4,722.19
Northern Territory Treasury	AA-	BOND	GENERAL	Annual	30/09/2020	15/12/2023	1.0000	2,000,000.00	17,589.04	1,698.63
NAB	AA-	TD	GENERAL	At Maturity	17/12/2020	18/12/2023	0.7000	1,400,000.00	18,364.93	832.33
NAB	AA-	TD	GENERAL	Annual	21/12/2020	21/12/2023	0.7000	4,000,000.00	24,164.38	2,378.08
NAB	AA-	TD	GENERAL	Annual	17/12/2020	21/12/2023	0.7000	5,000,000.00	30,589.04	2,972.60
Australian Unity Bank	BBB+	TD	GENERAL	Annual	12/07/2022	18/01/2024	4.3900	6,000,000.00	80,824.11	22,370.96
NAB	AA-	TD	GENERAL	Annual	20/01/2021	25/01/2024	0.7000	15,000,000.00	81,986.30	8,917.81
Westpac	AA-	FRTD	GENERAL	Quarterly	05/04/2019	05/04/2024	3.8458	12,000,000.00	34,138.06	34,138.06
Westpac	AA-	FRTD	GENERAL	Quarterly	08/04/2019	08/04/2024	3.9000	3,000,000.00	7,052.05	7,052.05
Australian Military Bank	BBB+	TD	GENERAL	Annual	13/04/2021	17/04/2024	0.7600	5,000,000.00	21,030.14	3,227.40
NAB	AA-	TD	GENERAL	Annual	13/04/2021	18/04/2024	0.7700	5,000,000.00	21,306.85	3,269.86

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Issuer	Rating	Туре	Alloc	Interest	Purchase	Maturity	Rate	Capital Value	Accrued	Accrued MTD
ICBC Sydney Branch	А	TD	GENERAL	Annual	22/04/2022	02/05/2024	3.3400	25,000,000.00	441,520.55	70,917.81
Commonwealth Bank	AA-	TD	GENERAL	Semi-Annual	22/04/2022	02/05/2024	3.2600	21,000,000.00	230,700.82	58,144.11
BOQ	BBB+	TD	GENERAL	Annual	03/05/2019	03/05/2024	2.8000	3,500,000.00	48,865.75	8,323.29
NAB	AA-	TD	GENERAL	At Maturity	12/05/2021	16/05/2024	0.7600	3,000,000.00	33,606.58	1,936.44
ICBC Sydney Branch	Α	TD	GENERAL	Annual	20/05/2022	20/05/2024	3.7000	6,000,000.00	100,356.16	18,854.79
Westpac	AA-	FRTD	GENERAL	Quarterly	30/05/2019	30/05/2024	3.4275	6,000,000.00	35,495.75	17,466.16
Westpac	AA-	FRTD	GENERAL	Quarterly	06/06/2019	06/06/2024	3.5415	3,500,000.00	19,017.37	10,527.47
Northern Territory Treasury	AA-	BOND	GENERAL	Annual	12/05/2021	17/06/2024	0.8000	3,000,000.00	9,139.73	2,038.36
Suncorp	A+	FRN	GENERAL	Quarterly	15/08/2019	30/07/2024	3.8663	2,499,604.06	264.82	264.82
Bendigo and Adelaide	BBB+	FRN	GENERAL	Quarterly	06/09/2019	06/09/2024	3.5215	1,751,155.58	9,454.99	5,234.01
ICBC Sydney Branch	Α	TD	GENERAL	At Maturity	13/09/2022	12/09/2024	4.4000	2,300,000.00	13,585.75	8,595.07
AMP Bank	BBB	TD	GENERAL	Annual	13/10/2022	17/10/2024	4.7500	2,000,000.00	4,945.21	4,945.21
ICBC Sydney Branch	Α	TD	GENERAL	Annual	21/10/2021	21/10/2024	1.3000	4,000,000.00	1,567.12	1,567.12
Great Southern Bank	BBB	FRN	GENERAL	Quarterly	24/10/2019	24/10/2024	4.1585	1,753,817.69	1,595.04	1,595.04
ICBC Sydney Branch	Α	TD	GENERAL	Annual	29/10/2021	29/10/2024	1.6500	1,000,000.00	45.21	45.21
BOQ	BBB+	FRN	GENERAL	Quarterly	30/10/2019	30/10/2024	4.1761	1,000,939.99	114.41	114.41
ICBC Sydney Branch	Α	TD	GENERAL	Annual	15/11/2021	14/11/2024	1.7900	3,000,000.00	51,640.27	4,560.82
ICBC Sydney Branch	А	TD	GENERAL	Annual	09/11/2021	14/11/2024	1.6800	3,000,000.00	49,295.34	4,280.55
Citibank, N.A.	A+	FRN	GENERAL	Quarterly	15/11/2019	14/11/2024	3.1951	998,588.79	6,827.88	2,713.65
ICBC Sydney Branch	Α	TD	GENERAL	Annual	19/11/2021	21/11/2024	1.7500	4,750,000.00	79,025.68	7,059.93

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Issuer	Rating	Туре	Alloc	Interest	Purchase	Maturity	Rate	Capital Value	Accrued	Accrued MTD
ICBC Sydney Branch	А	TD	GENERAL	Annual	13/12/2021	12/12/2024	1.8600	3,000,000.00	49,379.18	4,739.18
ICBC Sydney Branch	Α	TD	GENERAL	Annual	10/12/2021	12/12/2024	1.8200	4,000,000.00	65,021.37	6,183.01
Northern Territory Treasury	AA-	BOND	GENERAL	Annual	01/10/2021	16/12/2024	1.0000	3,000,000.00	26,383.56	2,547.95
Northern Territory Treasury	AA-	BOND	GENERAL	Semi-Annual	09/09/2021	16/12/2024	0.9000	2,500,000.00	8,568.49	1,910.96
Northern Territory Treasury	AA-	BOND	GENERAL	Annual	24/11/2020	16/12/2024	0.9000	1,000,000.00	7,915.07	764.38
NAB	AA-	FRN	GENERAL	Quarterly	21/01/2020	21/01/2025	3.8003	2,000,253.20	2,290.59	2,290.59
ICBC Sydney Branch	Α	TD	GENERAL	Annual	22/04/2022	24/04/2025	3.6800	15,000,000.00	291,879.45	46,882.19
Suncorp	AAA	FRN	GENERAL	Quarterly	27/04/2020	24/04/2025	4.1585	704,698.88	638.02	638.02
BOQ	AAA	FRN	GENERAL	Quarterly	14/05/2020	14/05/2025	3.3851	902,933.80	6,510.52	2,587.51
NAB	AA-	TD	GENERAL	Annual	12/05/2021	15/05/2025	1.0500	3,000,000.00	14,930.14	2,675.34
RACQ Bank	BBB+	FRN	GENERAL	Quarterly	23/05/2022	23/05/2025	3.6342	989,942.77	6,969.70	3,086.58
NAB	AA-	FRN	GENERAL	Quarterly	30/05/2022	30/05/2025	3.3675	1,701,747.88	9,881.08	4,862.12
Northern Territory Treasury	AA-	BOND	GENERAL	Annual	20/05/2021	16/06/2025	1.1000	3,500,000.00	14,661.64	3,269.86
Northern Territory Treasury	AA-	BOND	GENERAL	Annual	12/05/2021	16/06/2025	1.1000	3,000,000.00	12,567.12	2,802.74
Northern Territory Treasury	AA-	BOND	GENERAL	Annual	16/02/2021	16/06/2025	0.9000	1,000,000.00	3,427.40	764.38
UBS AG	A+	FRN	MAAS	Quarterly	30/07/2020	30/07/2025	3.9461	3,235,234.41	351.37	351.37
ICBC Sydney Branch	Α	TD	GENERAL	Annual	24/08/2022	25/08/2025	4.7500	2,000,000.00	17,958.90	8,068.49
ICBC Sydney Branch	А	TD	GENERAL	Annual	09/09/2022	11/09/2025	4.5200	3,500,000.00	22,971.51	13,436.16
Suncorp	AAA	FRN	GENERAL	Quarterly	17/10/2022	17/10/2025	3.8212	799,622.37	1,256.28	1,256.28
NAB	AA-	TD	GENERAL	At Maturity	04/03/2021	05/03/2026	1.3400	3,000,000.00	66,853.15	3,414.25

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Issuer	Rating	Туре	Alloc	Interest	Purchase	Maturity	Rate	Capital Value	Accrued	Accrued MTD
NAB	AA-	TD	GENERAL	Annual	12/05/2021	14/05/2026	1.3000	3,000,000.00	18,484.93	3,312.33
NAB	AA-	TD	GENERAL	Annual	20/05/2021	21/05/2026	1.3000	3,500,000.00	20,568.49	3,864.38
Northern Territory Treasury	AA-	BOND	GENERAL	Annual	12/05/2021	15/06/2026	1.3000	3,000,000.00	14,852.05	3,312.33
Northern Territory Treasury	AA-	BOND	GENERAL	Annual	16/02/2021	15/06/2026	1.0000	5,000,000.00	19,041.10	4,246.58
ING Direct	AAA	BOND	GENERAL	Semi-Annual	19/08/2021	19/08/2026	1.1000	527,325.03	1,338.08	560.55
Northern Territory Treasury	AA-	BOND	GENERAL	Semi-Annual	09/09/2021	15/12/2026	1.4000	5,000,000.00	26,657.53	5,945.21
Commonwealth Bank	AA-	FRN	GENERAL	Quarterly	14/01/2022	14/01/2027	3.6301	1,283,445.87	2,327.24	2,327.24
Macquarie Bank	A+	CASH	GENERAL	Monthly	31/10/2022	31/10/2022	2.8000	28,498.41	60.61	60.61
NAB	AA-	CASH	GENERAL	Monthly	31/10/2022	31/10/2022	3.0000	40,991,111.27	49,251.81	49,251.81
CFS WGCIF	Α	FUND	GENERAL	Monthly	30/06/2016	06/11/2025	0.0000	13,991,162.86	-	
NSWTC IM LTGF	Unrated	FUND	GENERAL	Annual	31/10/2017	07/11/2027	0.0000	28,315,161.22	-	
AMP Bank	BBB	CASH	GENERAL	Monthly	31/10/2022	31/10/2022	3.0500	161,323.83	383.81	383.81
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	31/10/2022	31/10/2022	2.8500	97,637.75	197.51	197.51
TOTALS								530,434,205.66	3,752,122.11	831,812.03

REPORTS TO COUNCIL - FOR NOTATION

ITEM NUMBER 12.3

SUBJECT NOTE LATE REPORT: Administrative Amendments to Fees &

Charges 2022/23

REFERENCE F2022/00105 - D08772759

REPORT OF Financial Planning and Analysis Manager

CSP THEME:

WORKSHOP/BRIEFING DATE:

PURPOSE:

That Council note that a late report will be included in a supplementary agenda and distributed to Councillors prior to the Council Meeting.

RECOMMENDATION

To be provided in the Supplementary Report.

BACKGROUND

ISSUES/OPTIONS/CONSEQUENCES

CONSULTATION & TIMING

LEGAL IMPLICATIONS FOR COUNCIL

FINANCIAL IMPLICATIONS FOR COUNCIL

Amit Sharma

Financial Planning and Analysis Manager

John Angilley

Chief Financial and Information Officer

Bryan Hynes

Acting Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR COUNCIL DECISION

28 NOVEMBER 2022

13.1	Community Engagement Strategy	170
13.2	Refusal of the Planning Proposal for land at 361-365 North Rocks Road, North Rocks	278
13.3	Pre-Gateway - Planning Proposal for land at 8 Lincluden Place, Oatlands	487
13.4	Night Time Economy Diversification Grants 2022/23	557
13.5	Public Presentation of the 2021-2022 Annual Financial Statements	574
13.6	Quarterly Budget Review - September 2022	698
13.7	Request to commence public exhibition of the draft Parramatta Development Control Plan (Harmonisation DCP)	723

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER 13.1

SUBJECT Community Engagement Strategy

REFERENCE F2022/00105 - D08555698

REPORT OF Community Engagement Senior Advisor

CSP THEME: FAIR

WORKSHOP/BRIEFING DATE:

• Councillor Briefing Note for Information: 17/06/2022

• Councillor Workshop Briefing Note: 11/08/2022

• Councillor Workshop: 15/08/2022

• Councillor Briefing Note for Information: 28/10/2022

PURPOSE:

To seek endorsement of the Community Engagement Strategy which has been updated following community consultation and public exhibition.

RECOMMENDATION

- (a) **That** Council receive and note the Engagement Evaluation and Key Findings Report (October 2022) in respect of the Community Engagement Strategy.
- (b) **Further, that** Council adopt the Community Engagement Strategy (found at Attachment 1) to comply with Council's statutory obligations.

BACKGROUND

- 1. The City of Parramatta Community Engagement Strategy (the Strategy) outlines Council's approach to engaging with the community and stakeholders. It meets Council's statutory obligations and provides transparency and clarity for the community and all stakeholders so that they can understand their role in the decision-making process.
- 2. In July 2022, Council officers commenced stage one consultation to support the review of the Strategy. Internal and external consultation ran for a period of 3 weeks from Monday 4 July 2022 until Monday 25 July 2022.
- 3. At the Council Meeting on Monday 12 September 2022, approval was provided to put the draft Community Engagement Strategy on public exhibition.
- 4. Public exhibition of the draft Community Engagement Strategy ran for a period of four weeks from Wednesday 14 September 2022 until Thursday 13 October 2022.

- 5. The Community Engagement Strategy clearly outlines how and when the community can expect to be engaged across different projects and provides clarity on the responsibilities of various stakeholder groups. The key elements of the Strategy include the following:
 - a. What is community engagement?
 - b. Our approach to engagement
 - c. Responsibilities
 - d. Who do we engage with?
 - e. What engagement looks like at the City of Parramatta
 - f. When and how we engage
 - g. Implementation plan
 - h. Consolidated Notification Requirements
- 6. In response to internal and external feedback gathered during stage one consultation, Council officers drafted a new version of the Community Engagement Strategy for public exhibition. Key changes included:
 - a. How and when the community can expect to be engaged was made clearer.
 - b. Greater clarity was provided on the responsibilities of various stakeholder groups.
 - c. Action items were updated and split into 'ongoing' and 'short to medium-term' for greater clarity.
 - d. Further details were provided about the engagement methods which will be used for different levels of Planning projects.
- 7. In response to feedback gathered throughout the public exhibition stage of the draft Community Engagement Strategy, Council officers updated the Strategy with the following:
 - a. Further details have been provided about the engagement methods which will be used for different levels of Traffic projects.
 - b. Details about engagement timeframes and expectations around minimum participation numbers have been updated and strengthened.

ISSUES/OPTIONS/CONSEQUENCES

- 8. Ordinarily, the Strategy must be reviewed within 3 months of the local government elections, however the NSW Office of Local Government (OLG) have allowed all Councils an additional 9 months to complete this process, meaning that Council must have the Strategy reviewed and adopted by 4 December 2022.
- 9. Consistent with *clause 2.24(1)* of the *Environmental Planning and Assessment Act 1979*, once Council has endorsed the strategy, it will be published on the NSW Planning Portal.

CONSULTATION & TIMING

10. A detailed Engagement Evaluation and Key Findings Report has been finalised following stage one consultation and the public exhibition of Council's

Community Engagement Strategy. This document, which can be found at Attachment 1, provides a comprehensive overview of the promotional channels used and engagement activities offered, as well as thorough analysis of the internal and external feedback that was gathered across both stages.

Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
Monday 4 – Monday 25 July 2022	Online survey hosted on Participate Parramatta for broader community including residents, visitors, business owners etc.	Feedback indicated: - Most people were aware about how they can have their say. - Satisfaction with Council's approach to community engagement is generally high. - Improvements in the way we respond to feedback and greater information sharing will lead to enhanced credibility.	Feedback recorded and captured within Key Findings and Engagement Evaluation Report. Changes made to the draft Community Engagement Strategy as appropriate.	Research and Engagement
Monday 4 – Monday 25 July 2022	Feedback boxes for all community members at: - Parramatta Library - Dundas Library - Carlingford Library - Ermington Library - Epping Library - Constitution Hill Library	Comments received in relation to need for Council to continue using traditional methods of promotion, including newspapers and post.	Feedback recorded and captured within Key Findings and Engagement Evaluation Report. Changes made to the draft Community Engagement Strategy as appropriate.	Research and Engagement

	- Wentworth Point Library - Customer Service Centre			
Sunday 10 July 2022	Open discussions with First Nations community members at NAIDOC Day (Parramatta Park)	Comments received in relation to putting greater trust in Indigenous leadership / guidance and providing training in community leadership.	Feedback recorded and captured within Key Findings and Engagement Evaluation Report. Changes made to the draft Community Engagement Strategy as appropriate.	Research and Engagement
Wednesday 13 July 2022	Pop-up for all community members at Parramatta Farmers Market, Centenary Square	Comments received in relation to: - The good / great job Council is doing in the engagement space Needing more opportunities to provide feedback on contentious matters.	Feedback recorded and captured within Key Findings and Engagement Evaluation Report. Changes made to the draft Community Engagement Strategy as appropriate.	Research and Engagement
Thursday 14 July 2022	Pop-up for all community members at Huddle Family Fun Day, Karabi Community Centre, Constitution Hill	Comments received in relation to: - The good / great job Council is doing in the engagement space. - Needing more opportunities to provide feedback on contentious matters.	Feedback recorded and captured within Key Findings and Engagement Evaluation Report. Changes made to the draft Community Engagement Strategy as appropriate.	Research and Engagement
Tuesday 26 July 2022	Intercept surveying targeting youth	Feedback indicated that Council could	Feedback recorded and captured	Research and Engagement

	and Western Sydney University students in Parramatta Square.	be doing more to engage with youth and that young people do want to get involved and have their say.	within Key Findings and Engagement Evaluation Report. Changes made to the draft Community Engagement Strategy as appropriate.	
Monday 1 August 2022	In-school workshop with primary students from North Rocks Public School.	Feedback indicated that Council could be doing more to engage with youth and that young people do want to get involved and have their say.	Feedback recorded and captured within Key Findings and Engagement Evaluation Report. Changes made to the draft Community Engagement Strategy as appropriate.	Research and Engagement
Tuesday 5 July – Wednesday 27 July 2022	Meetings / correspondence with internal project teams that regularly engage with the community, including: - Open Space - Governance - Strategic Land Use Planning - Major Projects and Precincts - Infrastructure Planning and Design - Rates - Place Services - Development and Traffic Services	Feedback received in relation to minor process and procedure improvements. Generally positive comments and an overall high level of satisfaction with community engagement.	Feedback recorded and captured. Changes made to the draft Community Engagement Strategy as appropriate.	Research and Engagement

Council 28 Nove	IIIDei 2022			Item 13.1
	- City Design - City Strategy			
Tuesday 19 July 2022	Workshop with Council's Community Capacity Building team	Feedback on different ways that Community Capacity Building can contribute to improved engagement with various communities throughout the Parramatta LGA.	Feedback recorded and captured. Changes made to the draft Community Engagement Strategy as appropriate.	Research and Engagement
Wednesday 14 September 2022 – Thursday 13 October 2022	Online survey hosted on Participate Parramatta for broader community including residents, visitors, business owners etc.	Feedback received in relation to need for greater details to be provided about the engagement methods used for different levels of Traffic projects.	Feedback recorded and captured within Key Findings and Engagement Evaluation Report. Changes made to the Community Engagement Strategy as appropriate.	Research and Engagement
Wednesday 14 September 2022 – Thursday 13 October 2022	Feedback boxes for all community members at: - Parramatta Library - Dundas Library - Carlingford Library - Ermington Library - Epping Library - Constitution Hill Library - Wentworth Point Library - Customer Service Centre	Feedback received in relation to need to update and strengthen details about engagement timeframes and expectations around minimum participation numbers.	Feedback recorded and captured within Key Findings and Engagement Evaluation Report. Changes made to the Community Engagement Strategy as appropriate.	Research and Engagement

Tuesday 13 September 2022	Presentation to First Nations Advisory Committee	Generally positive feedback. No changes requested.	Feedback recorded and captured within Key Findings and Engagement Evaluation Report. Changes made to the Community Engagement Strategy as appropriate.	Research and Engagement
Tuesday 4 October 2022	Presentation to Access Advisory Committee	Generally positive feedback. No changes requested.	Feedback recorded and captured within Key Findings and Engagement Evaluation Report. Changes made to the Community Engagement Strategy as appropriate.	Research and Engagement
Various dates in September and October 2022	Pop-up activities at 5 x Family Fun Day/Movie Night series	N/A: All planned popups were cancelled due to persistent rain.	Not applicable.	Research and Engagement

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
17 June 2022 (Councillor Briefing Note for Information)	All Councillors	Sought opportunities to speak with the Research and Engagement team prior to or near the start of stage one consultation.	Organised additional opportunities for Councillors to communicate with staff.	Research and Engagement

4 July 2022 (Online meeting)	Cr Darley	Spoke to: - How is Councillors' feedback treated? - How Council treats feedback received over social media? - Greater clarity being required on how community can engage with Council. - The need for naming projects to be referenced. - A desire for less CBD centric engagement. - Improvements being needed in the development application process.	Feedback recorded and captured. Changes made to the draft Community Engagement Strategy as appropriate.	Research and Engagement
6 July 2022 (Online / face-to-face meeting)	Cr Davis, Cr Prociv, Cr Wearne, Cr Bradley	Requested additional consultation channels to be included. Also spoke to: - Need for more tailored approaches with NESB communities. - Greater clarity and consistency required on development applications.	Feedback recorded and captured. Additional consultation channels included, and changes made to the draft Community Engagement Strategy as appropriate.	Research and Engagement
15 August 2022 (Councillor Workshop)	Cr Bradley, Cr Esber, Cr Green,	Raised several points of discussion and questions, many of which centred	Feedback and questions reported and captured. Questions on notice provided to	Research and Engagement

	Cr Humphries, Cr Maclean, Cr Prociv, Cr Siviero, Cr Valjak, Cr Wang, Cr Wearne	around development related consultations. Overall positive comments provided on draft Strategy.	relevant staff for addressing.	
28 October 2022 (Councillor Briefing Note for Information)	All Councillors	N/A: Provided an update on the engagement activities and methods delivered as part of the public exhibition stage, as well as subsequent changes made to the Strategy.	Not applicable	Research and Engagement

LEGAL IMPLICATIONS FOR COUNCIL

13. In accordance with the Integrated Planning and Reporting (IP&R) framework and section 402A of the Local Government Act, a Council must establish and implement a strategy for engagement with the local community (called its Community Engagement Strategy) when developing its plans, policies and programs, and for the purpose of determining its activities (other than routine administrative matters).

FINANCIAL IMPLICATIONS FOR COUNCIL

- 14. If Council resolves to approve this report in accordance with the proposed resolution, there are no unbudgeted financial implications for Council's budget.
- 15. An annual budget of \$52,522 has been allocated from the 'Engagement Critical Projects' budget to support implementation of the actions outlined in the Community Engagement Strategy. It should be noted that all Council project teams are responsible for supplying their own budget to cover the cost of any engagement work completed on their respective projects.
- 16. The table below summarises the financial impacts on the budget arising from approval of this report.

	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Revenue				
Internal Revenue				
External Revenue				
Total Revenue	NIL	NIL	NIL	NIL
Funding Source	N/A	N/A	N/A	N.A
Operating Result				

External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	NIL	NIL	NIL	NIL
Funding Source				
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	NIL	NIL	NIL	NIL

Mark Chircop

Community Engagement Senior Advisor

Anna Pijaca

Research & Engagement Manager

Carly Rogowski

Executive Director, City Engagement & Experience

John Angilley

Chief Financial and Information Officer

Caroline Nuttall

Solicitor

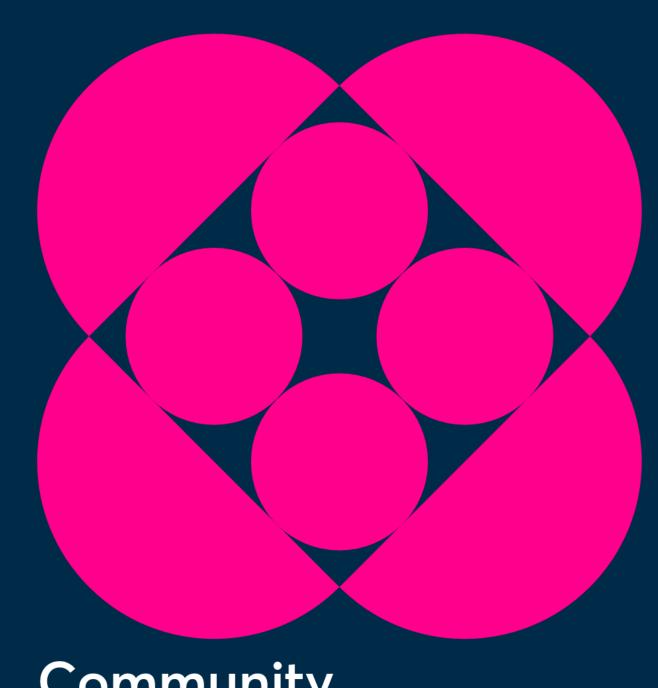
Bryan Hynes

Acting Chief Executive Officer

ATTACHMENTS:

1 <u>↓</u>	Attachment 1 - Community Engagement Strategy	68
Adebe		Pages
2 ₫	Attachment 2 - Engagement Evaluation and Key Findings Report	30
POF.	(October 2022)	Pages

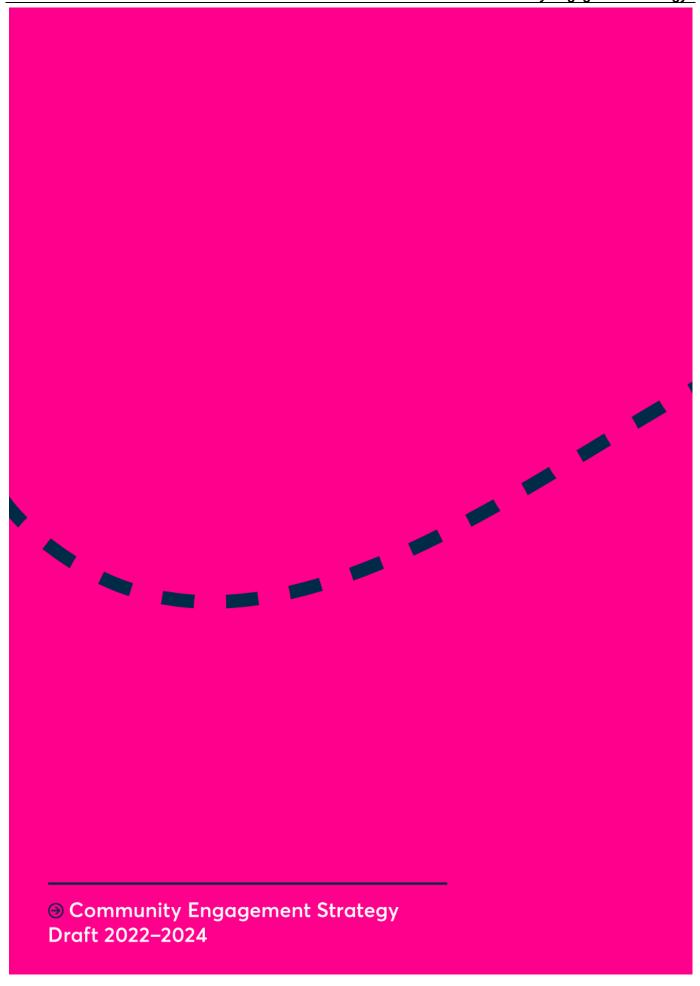
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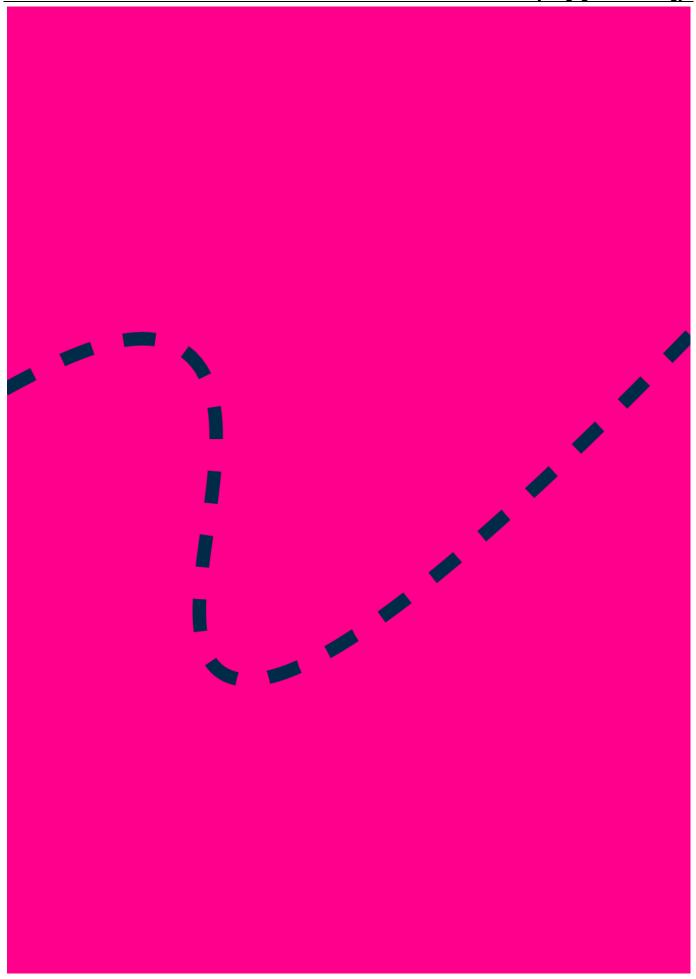


Community Engagement Strategy



Draft 2022-2024







Recognition of the Dharug Peoples

City of Parramatta recognises the Dharug peoples as traditional owners, peoples of the oldest continuous living culture in the world.

For more than 60,000 years, Parramatta has been home to the Dharug peoples, the traditional custodians of the land we call the City of Parramatta today. The Dharug peoples have cared for and nurtured the habitat, land and waters for thousands of generations, and maintain an ongoing connection to Parramatta and its surrounding areas.

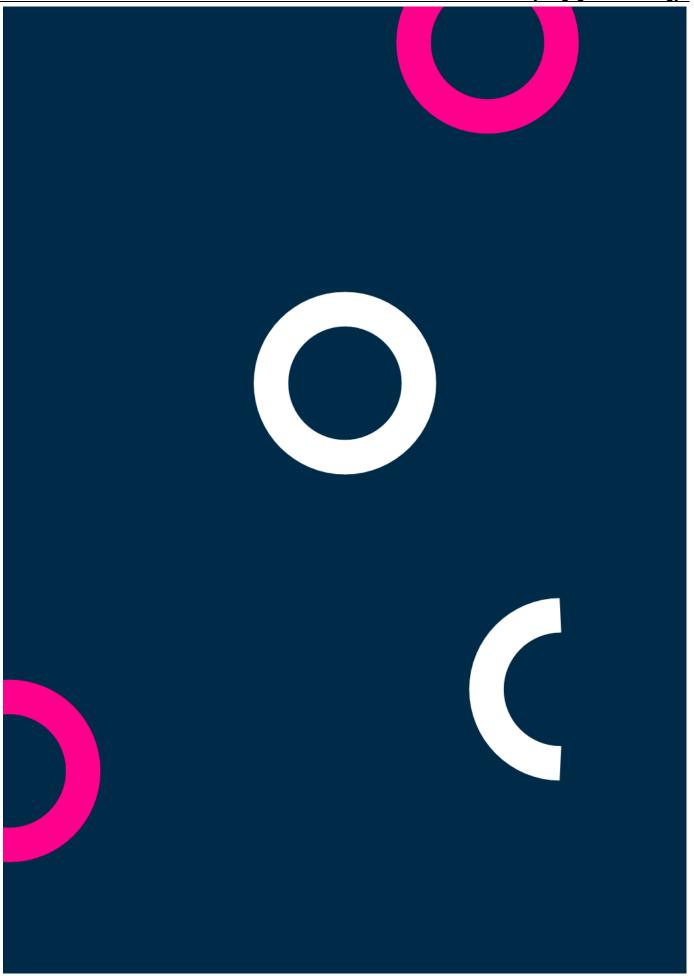
As a community, we can learn from the resilience and community spirit of Aboriginal and Torres Strait Islander peoples (First Nations people) to best ensure a sustainable City for all. Parramatta has always been an important meeting place for our First Nations people, particularly the Parramatta River, which has provided life and vitality since the beginning of time (The Dreaming).

The name Parramatta is derived from the word Barramada or 'place where the eels lie down' (breeding location for eels within the Parramatta River). City of Parramatta recognises the significance of this area for all First Nations people as a site of early contact between the First Australians and European Colonists, and Parramatta remains an important meeting place for our First Nations community.

First Nations people continue to play a vital role in the ecological, economic, social and cultural life of Parramatta, while maintaining a distinct culture built on the principles of Caring for Country, the primacy of family, and the dignity and governance of Elders.

At City of Parramatta we aspire to a future where the cultures, histories and rights of all First Nations people are understood, recognised and respected by all Australians. City of Parramatta is committed to playing an active role in making this future a reality. City of Parramatta is proud to acknowledge the ongoing stewardship of Country by First Nations people and to celebrate their enduring wisdom, strength and resilience.





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What is community engagement?

Community engagement, also known as 'public participation', is about involving people in decision-making. Community input and participation is crucial for building a great city where people want to live, work, and visit.

The City of Parramatta Council has an organisation-wide commitment to engaging our communities in a transparent, open, and accountable way.

1.1 Why is it important?

Community engagement provides Council with a better understanding of community views and values, and helps us to make more informed decisions and deliver better services.

At the City of Parramatta, we are striving for a best-practice approach to engagement to help us create more liveable communities, better public policy, and ensure people are at the core of what we do.

1.2 Why do we need a strategy?

This Community Engagement Strategy outlines our approach to engaging with the community and stakeholders. The strategy outlines who, when and how we will engage, and provides transparency and clarity for all community members and stakeholders so that they can understand their role in Council's decision-making process.





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1.3 Legislative requirements

Council must comply with a number of different pieces of legislation which set out when and how we should consult with our community.

1.3.1 Local Government Act 1993

Section 402(A) requires that:

A Council must establish and implement a strategy for engagement with the local community (called its Community Engagement Strategy) when developing its plans, policies, and programs, and for the purpose of determining its activities (other than routine administrative matters).

A Community Engagement Strategy must be prepared, adopted, and implemented, based on social justice principles, for engagement with the local community to support Council in developing its plans and determining key activities. This includes development of the Community Strategic Plan, and all relevant Council plans, policies, and programs.

At a minimum, the Community Engagement Strategy must identify relevant stakeholder groups within the community and outline methods that will be used to engage each group.

The Strategy must be reviewed within 3 months* of the local government elections, as part of the broader review of the Community Strategic Plan (*12 months from the 2021 local government elections).

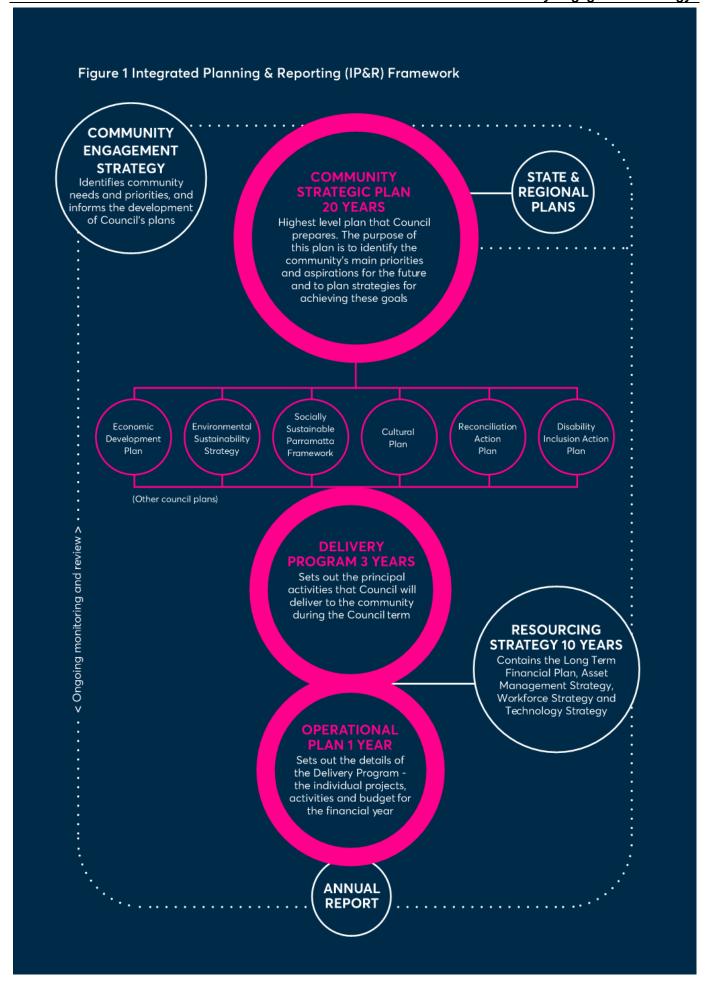
Where a Council has community engagement requirements under other legislation or regulations, these should, wherever practical, be integrated into the Community Engagement Strategy.

Section 406 requires that:

All Councils in NSW use the Integrated Planning and Reporting (IP&R) framework to guide their planning and reporting activities. Engagement at City of Parramatta is usually linked to plans, strategies and work outlined in the IP&R framework. The diagram on page 13 demonstrates the importance of community engagement within this framework.



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1.3.2 Environmental Planning and Assessment Act 1979

Division 2.6 requires that:

All planning authorities such as Councils outline how and when the community will be engaged across planning functions like policy making and assessment.

In line with legislative requirements, in December 2020, Council also consolidated its development application (DA) notification requirements into a single and consistent set of requirements. The Consolidated Notification Requirements now form an appendix to this Strategy (see Appendix 1).

1.4 Other requirements

The Community and Stakeholder Engagement Framework is an internal document which details the processes that all staff and external consultants need to follow when delivering engagement projects at or on behalf of the City of Parramatta.

The Framework has been developed to assist staff and external consultants in planning engagement activities in a way that meets Council's community engagement commitments and legal obligations as outlined in this Strategy.





Our approach to engagement

2.1 Key principles

The City of Parramatta's approach to community engagement is guided by eight key principles, which are based on the community participation plan principles outlined in Section 2.23 of the Environmental Planning and Assessment Act 1979:

BUILDING RELATIONSHIPS



We act in an honest, open, and respectful way to build strong relationships, partnerships, and trust with our stakeholders. We encourage effective and ongoing partnerships with the community to provide meaningful opportunities for participation in decision-making.

RIGHT TO BE INVOLVED



We believe that our stakeholders have a right to be involved in decisions that affect them. All communication should outline that feedback is invited and no-one is prohibited from participating (noting that there may be additional steps needed for engaging with certain groups such as children and young people under 18).

CLARITY OF PURPOSE



Our engagement is well-planned with a clearly defined purpose and stages for community input. We are clear about why, how, and what we are engaging about; if the community is affected by a decision, they should be consulted.





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ACCESSIBLE AND INCLUSIVE



We actively seek views representative of the community, and we provide a range of engagement activities to ensure that the broadest possible range of stakeholders can participate. Barriers to engagement are identified and measures are put in place to help reduce or overcome these.

TIMELY AND COORDINATED



We engage early on and provide enough time for stakeholders to provide input so that views can be genuinely considered. We collaborate across Council to ensure our engagement activities are coordinated.

TAILORED



We use a range of engagement and communication methods that suit the purpose and type of project we are consulting on. We consider the impact of the proposed project, complexity, risk, timing, and the range of stakeholders involved. Where possible, information is provided in plain language, is accessible, and available in a format that makes it easy for people to participate.

TRANSPARENT



We make our decisions in an open and transparent way and provide feedback to our stakeholders in order to explain our decisions and let them know how their input has been considered.

LEARNING FROM PRACTICE









2.2 Levels of participation

Our engagement approach can vary based on the need and impact of the project. The IAP2 (International Association of Public Participation) Spectrum (www.iap2.org.au) shows that differing levels of participation are acceptable depending on the goals, timeframes, resources, and levels of concern in the decision to be made.

The IAP2 Spectrum defines the public's role in any community engagement program and sets out the promise being made to the public at each participation level. The levels of public participation are outlined in the below diagram:

2.2.1 IAP2 Spectrum of Public Participation

Inform	Consult	Involve	Collaborate	Empower
To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making ir the hands of the public.
We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

The City of Parramatta is a corporate member of IAP2 Australasia, and utilises the IAP2 Spectrum across all engagement projects.



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Responsibilities

There are a variety of groups and teams at Council that have responsibility for ensuring the successful implementation of the Community Engagement Strategy. The following section provides insight into the responsibilities of these groups and teams.

COMMUNITY ENGAGEMENT TEAM



The Community Engagement team provides advice and support to all teams across Council. The team manages Council's community engagement platform, Participate Parramatta, and provides advice on resources, engagement design, and engagement planning. The level of involvement from the team will depend on the complexity of the engagement project.

PROJECT TEAMS



The City of Parramatta is made up of more than 1,200 staff that work together to deliver high quality services to our local community. As subject matter experts, staff play a critical role in all engagement projects.

The project manager is responsible for complying with all legislative requirements and this Strategy. All community engagement activities are to be funded by the relevant Council department seeking input from the community.

It is also the responsibility of the project manager to comply with the Community Engagement and Stakeholder Framework and notify the Community Engagement team of any planned engagement activities.

EXECUTIVE TEAM AND SENIOR MANAGERS



Senior Managers and Executives are responsible for ensuring the consistent implementation of the Community Engagement Strategy. Depending on the nature of an engagement project, 'approval' may be required at this level. Senior Managers and Executives are also responsible for resourcing staff sufficiently to deliver effective community engagement and ensuring meaningful consideration of engagement outcomes is provided in the decision-making process.

COUNCILLORS



The City of Parramatta is represented by 15 Councillors. Our Councillors are elected by residents and non-residents across five electoral areas known as wards, with the Lord Mayor and Deputy Lord Mayor elected by the Councillors. Local government elections are generally held every four years.

Councillors play a vital role in meeting the needs of local communities. They serve their communities by listening to people in the local area and then representing those views on Council. As democratically elected representatives, the views and recommendations of Councillors are closely considered in all engagement projects.



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COMMITTEES



The City of Parramatta has a number of committees made up of staff, Councillors, as well as external community members. They advise on the views, needs and interests of particular communities in the area, and include the:

Access Advisory Committee Heritage Advisory Committee Major Projects Advisory Active Transport Advisory Committee Committee Citizen of the Year Awards Parramatta Light Rail (PLR) Committee Stage 2 Advisory Committee **Environment Advisory** Riverside Theatres Advisory Committee Committee First Nations Advisory **Smart Cities Advisory**

Committee

EXTERNAL CONSULTANTS



Like City of Parramatta staff, external consultants are also responsible for complying with all legislative requirements, this Strategy, and the Community Engagement and Stakeholder Framework when delivering engagement activities on behalf of Council.

THIRD-PARTY LED PROJECTS

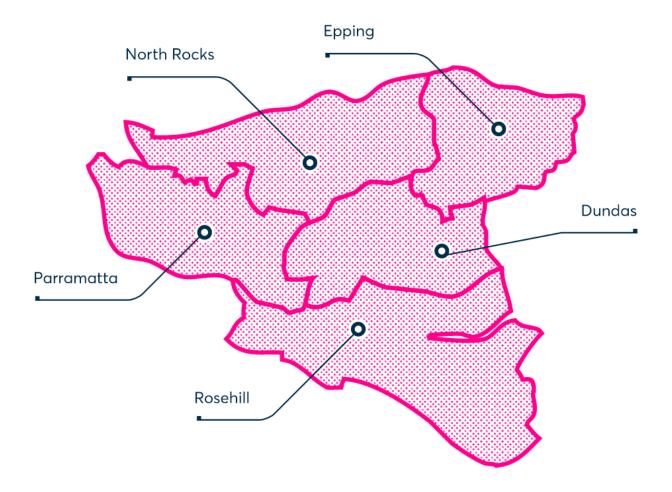


Not all projects that have an impact on our local area are led by and/or involve Council; when a third-party such as the NSW Government is delivering a project within the City of Parramatta, ultimate responsibility for the engagement and associated outcomes lies with the organisation that is managing the project. In these instances, Council will seek to promote the engagement opportunity and also advocate strongly on behalf of the interests of our community.

Committee



The City of Parramatta spans 84 square kilometres and is home to 258,799 people as per the latest Census. The local government area has a rich history and diverse culture and is home to many unique neighbourhoods. Our city is divided into 5 wards, being Parramatta, Rosehill, Dundas, North Rocks and Epping. From Winston Hills to Westmead and Wentworth Point, each part of our city has its own distinct demographic qualities.





Population growth, new housing, jobs and infrastructure are changing the area from a suburban centre into Sydney's Central City – the centre of services, infrastructure and employment for Western Sydney.

Over the next five years, \$20 billion will be invested into Parramatta's infrastructure and development, giving rise to unprecedented growth. This rapid growth and transformation presents challenges, particularly

in the short term, but also provides a unique opportunity for the community to help shape our future city, making sure it is a place that people want to live, work, and visit.

WE ARE FAST GROWING



More than 256,000 people call Parramatta their home. By 2041, our population is forecast to grow to more than 469,000.





WE ARE EDUCATED

Approximately 20% of our population is currently undertaking a tertiary course (e.g. university or TAFE) and 76% of our community has completed Year 12 or an equivalent.



WE ARE DIVERSE

57.6% of people are born overseas (11.3% each from India and China), while 61.8% speak a language other than English at home (18.8% Mandarin/Cantonese and 5.5% Korean).



OUR VULNERABLE

59,000 people (est.) live with one or more long-term health conditions. 13% of households earn less than \$650 per week.



OUR LIVING SITUATION

Nearly 45% of people are now residing in high density housing, while over 44% are renting where they live.



WE ARE YOUNG

29.3% of our population are aged under 24, while 29.6% of people are aged between 25 and 39.



We recognise all of the First Nations peoples who live, work, and use facilities and services in Parramatta.





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4.1 Our stakeholders

A vital component of the community engagement process includes identifying and understanding key stakeholders who will be impacted by or who have an interest in a decision.

Our approach to engagement aims to reach as many people as possible across the community to ensure a broad range of views are heard. We consult with internal stakeholders such as our 1,200 staff, Councillors, and formal Committees (see Responsibilities section on pages 20–21, and externally with an extensive list of stakeholders.

EXTERNAL STAKEHOLDER GROUPS WHO MAY BE IDENTIFIED IN A COMMUNITY ENGAGEMENT PROCESS INCLUDE:

People who live, work, or visit the City of Parramatta	First Nations community
Investors (existing/new/ potential)	 Not-for-profits and non- government organisations
 Businesses operating in the City of Parramatta 	Voluntary groups
 Local chambers of commerce 	 Schools, colleges/TAFE, and universities
 Active industry groups or associations 	► Childcare services and centres
 Local alliances/networks that Council is a member of 	► Health and support services
Local interest/resident groups	 Disability and wellbeing support services
 Community, sporting, cultural and environmental groups 	► Emergency services
CALD community	Vulnerable people
Refugee community	▶ Those living in assisted care
► Future residents	 State and federal government agencies/services
Young people	▶ Local Members of Parliament
Students	Transport authorities
Children and families	Sydney Olympic Park Authority
 Retirees/mature aged people 	▶ Parramatta Park Trust
► LGBTQI+ community	 Neighbouring/other local councils



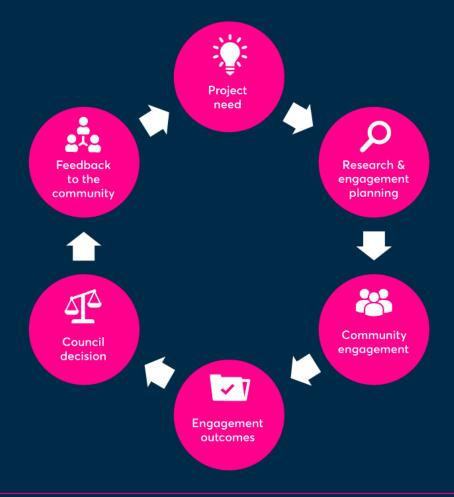
What engagement looks like at the City of Parramatta

This Strategy guides the way engagement is planned and undertaken at the City of Parramatta.

Planning for engagement considers a range of factors

including who will the project impact, how much impact will the project have, and how interested the community might be in the project. Any legislative requirements for public participation will also be considered, for example, minimum exhibition timeframes.

The general process for starting engagement, and how it works within Council is shown in the diagram below.





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•	PROJECT NEED	Establish project objectives and determine if community engagement is required.
@	RESEARCH AND ENGAGEMENT PLANNING	Develop better understanding of project and determine the most effective approach.
	COMMUNITY ENGAGEMENT	Promote the engagement opportunity and capture feedback from the community and key stakeholder groups.
	ENGAGEMENT OUTCOMES	Feedback is collated and analysed. If required, changes are made to the project which reflect what has been heard.
4	COUNCIL DECISION	A decision on the direction of a project is made either at the Council officer level or during a Council Meeting (if required).
	FEEDBACK TO THE COMMUNITY	Council will ensure that the community is informed about how they have influenced the direction of a project as well as any relevant next steps.

5.1 Consultation / public exhibition

Depending on the nature of a project or at what stage the community is being invited to provide feedback, an engagement may either be run as a 'consultation' and/or 'public exhibition'.

consultation: is generally used in the early stages of a project and when there are no associated legislative requirements. During the consultation stage, Council is looking to gather initial insights from community members and stakeholders, which can then be used to inform future stages.

PUBLIC EXHIBITION: is the official period when a project is open for feedback; these periods are generally legislated with specific notification and timeframe requirements. If a project needs to go on public exhibition, then it must first be endorsed by Council before being made available for public comment.

Please note that Council is not required to make available for public inspection a planning matter that the publication of, would be contrary to public interest, because of its confidential nature, or any other reason.



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5.2 Timeframes

At the City of Parramatta, there is no expiry date on community engagement findings. Reengagement on the same project should only take place if there is a legislative requirement to do so, or if there have been significant changes made to the original proposal.

At a minimum, consultations will run for at least 14 days, while public exhibition periods are generally 28 days or longer. We will always exhibit a proposal for the specified minimum timeframe (should any legislative requirements apply) and will consider an extended timeframe based on the nature and scale of the project. Any timeframes for engagement are in calendar days and include weekends and public holidays. Any consultation or public exhibition over the Christmas/New Year period would be extended into January the following year.

Additionally, there may be some occasions where a government priority or administrative requirement demands immediate action on proposals that prevents the implementation of our usual community engagement process.

A full breakdown of all planning and development related timeframes is provided in Appendix 1.

5.3 How will I be notified?

The level of notification may vary across projects but at a minimum Council will provide information on Council's website and/or community engagement platform, Participate Parramatta.

OTHER NOTIFICATION METHODS THAT MAY BE USED DEPENDING ON THE NATURE OF THE PROJECT, INCLUDE:

- Social media
- Council emails/newsletters
- Direct notification i.e. letter
- On-site signage/posters
- Customer Service Centre
- ▶ Library branch distribution
- Media release
- Newspaper advertising

The City of Parramatta does not have a target for a minimum number of responses per engagement, with all views acknowledged and respected equally.







5.4 Engagement methods

5.4.1 Online engagement platform, 'Participate Parramatta'

'Participate Parramatta' is Council's online community engagement platform; it provides a central location for all projects which the community can provide feedback on. The platform offers a range of userfriendly tools such as surveys, interactive maps and vision boards that can be used to guide the community when providing feedback.

If you would like to participate in an activity or provide feedback

via Participate Parramatta, you will need to either log in as a member or join to become a member of the platform.

The registration process helps Council to better understand the demographics of who is providing feedback and ensures that the feedback which is being used to help inform decisions is genuine and reliable.

By registering as a member of Participate Parramatta, you can opt-in to receive regular email updates about projects that are open for feedback. You will also learn when and where you can take part in online and in-person engagement opportunities, and receive invitations to join workshops, events, and other public meetings. To view the platform and/or register, please visit.

participate.cityofparramatta. nsw.gov.au/register

5.4.2 Other engagement methods

The methods of engagement that are offered will vary from project to project. All engagement projects will be hosted on Participate Parramatta and/or Council's website, and at a minimum, community members will always be provided with the opportunity to have their say via email, over the phone or by mailing in written correspondence.

OTHER ENGAGEMENT METHODS THAT MAY BE USED INCLUDE:

- Survey (online or hard copy)
- Pop-up/drop-in session
- ▶ Face-to-face meeting
- Pre-booked phone appointment
- Workshop, presentation, or public meeting (virtual/face-to-face)
- Focus group/forum (virtual/face-to-face)
- ▶ Community reference group/summit
- Co-design/citizen jury
- Deliberative polling



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5.5 How can I provide feedback?

Stakeholders and community members are encouraged to have a say in what Council does and how it does it. Council will review all issues raised in a submission before making a decision; we will consider all feedback received, and regardless of the number of submissions, we will review the issues raised in each one.

You can expect us to acknowledge your submission in writing. We also want you to know that any feedback or submission received by Council may be released as public information and is not considered confidential. Where possible, Council officers will however redact personal details from submissions.

The City of Parramatta values the privacy of individuals; we are subject to the New South Wales Privacy and Personal Information Protection Act 1998 and the Health Records and Information Privacy Act 2002 which give people some control over the personal information they provide to an agency and the right to know how it will be used.

There are many ways to provide feedback as outlined below:

VOTE AT ELECTIONS	General elections are held every four years to elect representatives, known as Councillors. If you are a resident, it is compulsory to vote in local government elections.		
SPEAK WITH A COUNCILLOR	The City of Parramatta is represented by 15 Councillors. If you have an idea or issue, you can raise it directly with your local Councillor. To learn more, please visit:		
	 cityofparramatta.nsw.gov.au/council/lord-mayor-and- councillors 		
ATTEND COUNCIL MEETINGS	Members of the public can attend Council Meetings, which are typically held on the second and fourth Monday of each month commencing at 6:30pm. Meeting details and a copy of the agenda are provided on our website ahead of each Meeting. If you are unable to attend a Council Meeting in person, you can view the meeting live on Council's website or view a recording at a later date. For more information, please visit:		
	cityofparramatta.nsw.gov.au/council/council-meetings		
PARTICIPATE IN COUNCIL MEETINGS	Members of the public can also make an application to discuss an issue at a Council Meeting, providing that it relates to an item listed for consideration on the agenda.		
	Council will allow a maximum of three (3) Public Forums at each Council Meeting, being five (5) minutes allocated to each Public Forum. For more information, please visit:		
	 cityofparramatta.nsw.gov.au/council/council-meetings/ public-participation-council-meetings 		



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COUNCIL COMMITTEES

Council has a range of advisory committees to advise on the views, needs and interests of particular communities in the Parramatta Local Government Area (LGA).

Committee members are generally appointed to a four-year term, with applications for membership opened following each Council election. For more information, please visit:

 cityofparramatta.nsw.gov.au/council/your-council/ governance-of-the-council/advisory-committees

PARTICIPATE IN PUBLIC CONSULTATIONS/PUBLIC EXHIBITIONS

Council asks for feedback on a large range of projects throughout the year, the vast majority of which are listed on Councils community engagement platform, Participate Parramatta:

participate.cityofparramatta.nsw.gov.au

Development applications and other small-scale planning matters are generally not listed on Participate Parramatta. All development applications are made publicly accessible on Council's website where you can also track the progress of an application via the DA Tracker. You can provide feedback on a development application by making a submission on Council's online submissions portal. You can also post or email your submission, or speak directly with our Development Unit on (02) 9806 5600. All issues raised will be considered before a decision is made. To learn more and contribute, please visit:

https://onlineservices.cityofparramatta.nsw.gov.au/ ePathway/Prod/Web/Custom/da-track.htm

PROVIDE GENERAL FEEDBACK

Your feedback is important to us. If you have a complaint or compliment, you can contact Council on 1300 617 058, email **council@cityofparramatta.nsw.gov.au** or lodge it online at:

 cityofparramatta.nsw.gov.au/council/connecting-withcouncil/compliments-and-complaints

Council also conducts an annual Community Satisfaction Survey to find out directly from our community how we are performing in relation to the services and facilities that we manage and deliver. To find our more, please email r&e@cityofparramatta.nsw.gov.au

LODGE A SERVICE REQUEST

If you need to lodge a service request, you can get in touch with Council:

WEBSITE	onlineservices.cityofparramatta.nsw.gov.au/ ePathway/Prod/Web/Custom/services.htm
APP	Snap Send Solve app
ONLINE CHAT	cityofparramatta.nsw.gov.au
EMAIL	council@cityofparramatta.nsw.gov.au
PHONE	1300 617 058
LETTER	City of Parramatta, PO Box 32, Parramatta NSW 2124
IN-PERSON	Customer Service Centre PHIVE, 5 Parramatta Square



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5.6 Accessibility and translations

The City of Parramatta is committed to ensuring that as many people as possible, regardless of accessibility requirements, are able to provide feedback and engage on projects.

Our community engagement platform is WCAG compliant;

we have also improved the user experience on the website through the addition of an accessibility widget.

If you are deaf, hard of hearing and/or have a speech impairment, you can contact us through the National Relay Service. Choose your access option and provide the City of Parramatta contact number, 1300 617 058 or 02 9806 5050, to the relay officer.

For translation and interpreter services, please call **13 14 50** and ask the interpreter to phone the City of Parramatta on **1300 617 058** or **02 9806 5050**.

5.7 Evaluation and reporting

At the conclusion of every engagement project, an engagement evaluation and key findings report is required to be completed. Project mangers are responsible for reporting back to the community on what was

heard during consultation/public exhibition and how stakeholder feedback has influenced decision-making.

All project managers are also required to complete an

internally facing evaluation form to help assess the effectiveness of the engagement activities and determine what, if anything, could be improved in the future.





When and how we engage

Community engagement should take place at the planning stage of any project or initiative; when a change in service is proposed; activities or infrastructure are being considered; when an issue is raised and requires a decision or when more information or evidence is required.

The trigger for 'when' we engage with the community may differ between projects and will depend on the complexity and nature of the project, however in most instances, community engagement is likely to be undertaken at multiple stages of a project.

SOME EXAMPLES OF WHEN AND HOW WE ENGAGE INCLUDE:

- Gathering ideas and identifying issues or opportunities
- Establishing the decision-making criteria
- Developing options/solutions/alternatives
- Evaluating/choosing options/solutions/alternatives
- Validating and providing final endorsement





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The following table explains when and how the City of Parramatta engages with the community about particular plans and strategies, as well as the other work that we do.

Planning related projects have specific exhibition timeframes which must be met; these are outlined on the following pages and more specifically in Appendix 1.

When	IAP2 engagement level	Нош	Minimum consultation/ exhibition period
Non-routine maintenance and small- scale renewal	tenance small- renewal al works potpath	We will take all reasonable steps to share information on activities and plans with relevant stakeholders so that they are advised of any upcoming works.	► We will let relevant stakeholders know at least 14
capital works (e.g. footpath replacement)		We will also regularly communicate any key updates to ensure that relevant stakeholders are informed throughout the works.	days in advance of work
New capital works and place making (e.g. new or	► Involve – Collaborate	We will seek to promote feedback opportunities widely and provide a range of opportunities/channels for the community to share their views.	▶ 14 – 28 days
upgraded public space at a local centre)	space at	We will involve the community to ensure priorities are reflected in the decision. Where possible, we will directly reflect community concerns and aspirations in the finalised plan.	
Traffic related projects – Level 1	► Inform	We will take all reasonable steps to share information with relevant stakeholders about proposed changes.	▶ 14 days
(e.g. minor change to sign not related to safety)	nge to sign related to	At a minimum, feedback channels and notification methods will include: ➤ Notification letters (radius of 50 – 100 metres) ▲	
		We will also communicate any key updates to ensure that relevant stakeholders are informed throughout the works.	



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When	IAP2 engagement level	How	Minimum consultation/ exhibition period
Traffic related projects – Level 2 (e.g. substantive change to signs,	► Inform – Consult	We will take all reasonable steps to ensure that stakeholders are advised of the opportunity to provide feedback and ensure that a range of channels are made available for the community to share their views.	▶ 14 days
may or may not be safety related OR minor traffic management change such as the addition of a small speed		At a minimum, feedback channels and notification methods will include: ► Notification letters (radius of 50 – 200 metres) ▲ ► Public notice on the City of Parramatta's corporate website ► On-site signage	
hump in a rear lane OR substantive change to a traffic management device such as a roundabout)	concerns and ensure tha	We will recognise community views and concerns and ensure that where possible, these are reflected as inputs into Council's final decision.	
Traffic related projects – Level 3 (e.g. area wide change(s)	► Consult – Involve	We will take all reasonable steps to ensure stakeholders are advised of the opportunity to provide feedback and involve the community to ensure that priorities are reflected in the decision.	▶ 28 days
to parking restrictions OR turn and/ or one-way restrictions OR road closure(s))		At a minimum, feedback channels and notification methods will include: ► Notification letters (radius of 200 – 1000 metres) ▲ ► Public notice on the City of Parramatta's corporate website ► Public notice on Participate Parramatta ► On-site signage ► Local newspaper public notice ► Hard copy folders ► Social media ► Community drop-in session(s) ■ ► Media release ■	
		We will recognise community views and concerns and ensure that where possible, these are reflected as inputs into Council's final decision.	
		We will ensure that reasons for decisions are provided in the Council Report.	



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When	IAP2 engagement level	How	Minimum consultation/ exhibition period
Naming projects (e.g. building names, street names)	► Consult - Involve	We will follow all guidelines as provided by the Geographical Names Board of New South Wales (GNB) and as prescribed by the Geographical Names Act 1966 NSW and Roads Regulation 2018 NSW. In the absence of legislation or a Council endorsed policy, e.g. building names, we will still adhere to the GNB guidelines and ensure that community consultation is conducted on all naming projects.	▶ 15 – 28 days
		We will seek to promote feedback opportunities widely and provide a range of opportunities/channels for the community to share their views.	
		We will involve the community to ensure priorities are reflected in the decision. Where possible, we will directly reflect community naming preferences.	
Council's key plans and strategies (e.g. Community	► Consult – Involve	We will seek to promote feedback opportunities widely across the Local Government Area and provide a range of both digital and traditional avenues for community members to share their views.	▶ 28 days
Strategic Plan)		Where possible, we will recognise community views and concerns and ensure that your priorities are reflected as inputs into Council's final decision.	
Council's Annual Operational Plan and Budget	► Consult – Involve	We will seek to promote feedback opportunities widely across the Local Government Area and provide a range of both digital and traditional avenues for community members to share their views.	▶ 28 days
		Where possible, we will recognise community views and concerns and ensure that your priorities are reflected as inputs into Council's final decision.	
Council's other key policies (e.g. Code of Meeting	► Consult	We will take all reasonable steps to ensure stakeholders are advised of the opportunity to provide feedback and ensure that a range of channels are made available for the community to share their views.	▶ 28 days
Practice)		We will recognise community views and concerns and ensure that these are reflected as inputs into Council's final decision.	-



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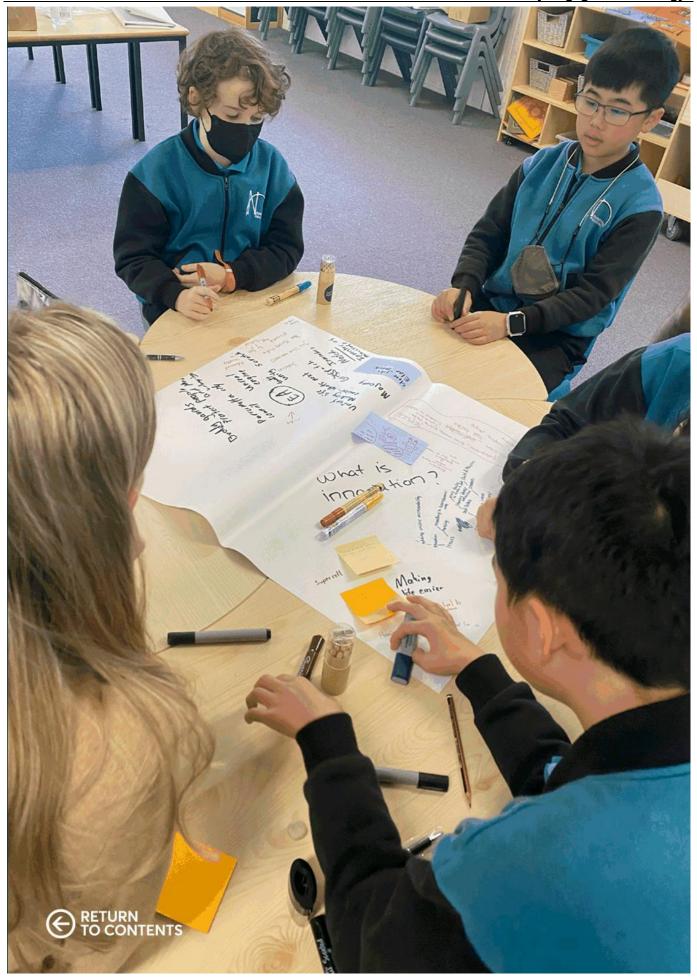
When	IAP2 engagement level	How	Minimum consultation/ exhibition period
Council's key land use planning instruments Development Control Plans (minor ◆) Section 7.11 Plans Voluntary Planning Agreements	► Consult	We will ask for community views. In addition to minimum statutory provisions, we will take all reasonable steps to ensure known stakeholders are advised of the opportunity to provide feedback.	A minimum of 28 days
		The extent of notification will be determined based on a series of considerations including the scale, complexity, nature and potential impact of the Planning Proposal or instrument.	•
Council's key land use	At a minimum, feedback chanotification methods will incl Notification letters Public notice on the City of corporate website Public notice on Participat Planning Portal Local newspaper public notice Hard copy folders Customer Service Centre of We will recognise community concerns and ensure that the as inputs into Council's final We will ensure that reasons for provided in the Council Reports	We will involve the community to ensure priorities are reflected in the decision.	A minimum of 28 days or:
planning instruments ▶ Planning Proposals (Level 1): Preliminary or minor Planning Proposals		 Public notice on the City of Parramatta's corporate website Public notice on Participate Parramatta Planning Portal Local newspaper public notice 	 (a) if a different period of public exhibition is specified in the gateway determination for the proposal— the period specified, or (b) if the gateway determination
		We will recognise community views and concerns and ensure that these are reflected as inputs into Council's final decision.	specifies that no public exhibition is required
		We will ensure that reasons for decisions are provided in the Council Report and through the Department of Planning and Environment website.	because of the minor nature of the proposal— no public exhibition



When	IAP2 engagement level	How	Minimum consultation/ exhibition period
Council's key land use planning instruments ▶ Planning Proposals (Level 2 ★): Planning Proposals involving change to zoning and / or	► Consult – Involve	We will involve the community to ensure priorities are reflected in the decision.	A minimum of 28 days or:
		At a minimum, feedback channels and notification methods will include: Notification letters Public notice on the City of Parramatta's corporate website Public notice on Participate Parramatta Planning Portal Local newspaper public notice Hard copy folders Customer Service Centre enquiries	 (a) if a different period of public exhibition is specified in the gateway determination for the proposal— the period specified, or (b) if the gateway determination
development controls of low complexity and / or where		We will recognise community views and concerns and ensure that these are reflected as inputs into Council's final decision.	specifies that no public exhibition is required
the Planning Proposal is consistent with the identified strategic framework		We will ensure that reasons for decisions are provided in the Council Report and through the Department of Planning and Environment website.	because of the minor nature of the proposal—no public exhibition
Council's key land use	► Consult – Involve	We will involve the community to ensure priorities are reflected in the decision.	► A minimum of 28 days or:
planning instruments Planning Proposals (Level 3 ★): Planning Proposals involving change to zoning and / or development controls of high complexity and / or where the Planning Proposal is seeking		At a minimum, feedback channels and notification methods will include: Notification letters Public notice on the City of Parramatta's corporate website Public notice on Participate Parramatta Planning Portal Local newspaper public notice Hard copy folders Customer Service Centre enquiries Phone-a-planner sessions Summary document Frequently asked questions Community drop-in sessions(s) ■ Media release ■ Social media ●	 (a) if a different period of public exhibition is specified in the gateway determination for the proposal—the period specified, or (b) if the gateway determination specifies that no public exhibition is required because of the minor nature of the proposal—no
is seeking variation from the identified strategic framework		We will recognise community views and concerns and ensure that these are reflected as inputs into Council's final decision.	public exhibition
		We will ensure that reasons for decisions are provided in the Council Report and through the Department of Planning and Environment website.	



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When	IAP2 engagement level	How	Minimum consultation/ exhibition period
Council's key land use		We will involve the community to ensure priorities are reflected in the decision.	A minimum of 28 days or:
planning instruments ➤ Planning Proposals (Level 4★): Any site greater than 1 hectare involving complex proposal with change in zoning and detailed urban design and urban capability assessment		At a minimum, feedback channels and notification methods will include: Notification letters Public notice on the City of Parramatta's corporate website Public notice on Participate Parramatta Planning Portal Local newspaper public notice Hard copy folders Customer Service Centre enquiries Phone-a-planner sessions Summary document Frequently asked questions Community drop-in sessions(s) Media release Social media	 (a) if a different period of public exhibition is specified in the gateway determination for the proposal—the period specified, or (b) if the gateway determination specifies that no public exhibition is required because of the minor nature of the proposal—no
		We will recognise community views and concerns and ensure that these are reflected as inputs into Council's final decision.	public exhibition
		We will ensure that reasons for decisions are provided in the Council Report and through the Department of Planning and Environment website.	
Development applications (DAs) other than for complying development, designated	► Consult	We will ask for community views about options identified by Council. In addition to minimum statutory provisions, we will take all reasonable steps to ensure that stakeholders are advised of the opportunity to provide feedback.	▶ 14 days
development or for State Significant Development (SSD) ► See Appendix 1 for more details.		We will recognise community views and concerns and ensure that these are reflected as inputs into Council's final decision. We will also ensure Council's statement of reason for decision is published.	

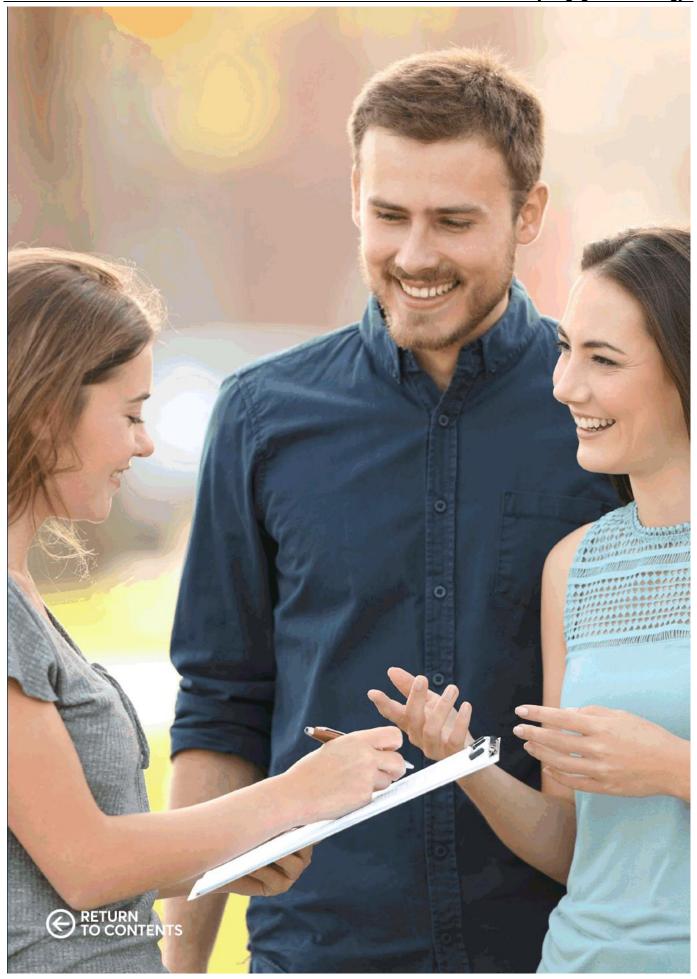


When	IAP2 engagement level	How	Minimum consultation/ exhibition period
Development applications (DAs) for designated development See Appendix 1 for more details.	► Consult	We will ask for community views about options identified by Council. In addition to minimum statutory provisions, we will take all reasonable steps to ensure that stakeholders are advised of the opportunity to provide feedback.	▶ 28 days
		We will recognise community views and concerns and ensure that these are reflected as inputs into Council's final decision. We will also ensure Council's statement of reason for decision is published.	
Application for modification of development consent See Appendix 1 for more details.	► Consult	We will ask for community views about options identified by Council. In addition to minimum statutory provisions, we will take all reasonable steps to ensure that stakeholders are advised of the opportunity to input.	► Usually not less than 14 days unless the proposed modification
		We will recognise community views and concerns and ensure that these are reflected as inputs into Council's final decision. We will also ensure Council's statement of reason for decision is published.	is to correct anomalies or will have minimal environmental impact Note: See relevant DCPs for specific details
Re-exhibition of any amended development application See Appendix 1 for more details.	mended ment ion pendix 1	We will ask for community views about options identified by Council. In addition to minimum statutory requirements, we will take all reasonable steps to ensure that stakeholders are advised of the opportunity to input.	► Council may re-exhibit an amended application at its discretion dependent on
		We will recognise community views and concerns and ensure that these are reflected as inputs into Council's final decision. We will also ensure Council's statement of reason for decision is published.	the: > extent it differs from the original application > environmental impact > effect on local amenity Note: See relevant DCPs for specific timeframes (where relevant)



•	Exclusion of Christmas/New Year period: The period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition. This is a requirement under the EP&A Act and as such this overrides provisions in DCPs that relate to this notification period. Note. See also section 36 (2) of the Interpretation Act 1987 for the applicable rule where an exhibition period includes a weekend or public holiday.
	Members of the community who are affected by proposed major development should be consulted by the proponent before an application for planning approval is made.
	If a particular matter has a different exhibition or notification period that applies under the EP&A Act, the longer period applies.
	Submissions with respect to a plan, application or other matter may be made during the minimum period of its public exhibition. Where the exhibition is for a specified longer period, then submissions may be made during that specified longer period.
	Where a plan, application or other matter has been publicly exhibited, the plan or application is not to be made, determined or finalised, until after the public exhibition period has ended.
	Providing reasons for decisions will enable all stakeholders to a decision to understand why it was made. The statement of reasons can be very simple for simple decisions, and more detailed for complex decisions. For applications for development consent (DAs) and modifications of DAs (being an application that was publicly exhibited), Council must provide a public notification of: a. the decision, and b. the date of the decision, and c. the reasons for the decision (having regard to any statutory requirements applying to the decision), and d. how community views were taken into account in making the decision.
A	There will be some locations of very high density where Council will only write to the strata managers (as opposed to all individual residences).
*	Level 3 and Level 4 Planning Proposals are most often supported by a Development Control Plan given the complexity of the change to the controls. The need for a Development Control Plan to support a Level 2 Planning Proposal will be as deemed appropriate.
*	A minor Planning Proposal or DCP is either site-specific or a single-issue type amendment.
	The use of community drop-in sessions (or similar events) and/or a media release for Level 3 Planning Proposals and Level 3 Traffic related projects will be as deemed appropriate by the relevant manager.
•	The use of social media posts for Level 3 and 4 Planning Proposals will be as deemed appropriate by the relevant manager.





Implementation plan

7.1 Vision

Facilitate meaningful and inclusive opportunities for community feedback and advocate for evidence-based decisions within Council.

7.2 Implementation plan

To achieve our vision, we will continue to deliver on our ongoing commitments as listed below. We have also developed a list of specific actions that we will deliver over the next two years. We will review these actions regularly to ensure they are on track and adapt and respond to changing circumstances as needed.

7.2.1 Best-practice

What Provide support and strategic advice to project teams to design and deliver meaningful engagement activities.		WhoCommunityEngagementteam	► Ongoing
	Translating information when required, avoiding technical jargon, and using simple language in all communications.	team / whole organisation	
	A variety of engagements methods are used, with both online and face-to-face options provided where possible.	_	
•	strate the interdependency of feedback received on its, where required.	 Community Engagement team / whole organisation 	► Ongoing
	gagement activities to avoid multiple concurrent nsultations/ public exhibitions, where possible.	► Community Engagement team / whole organisation	► Ongoing
	t updates and share information about the outcomes nent activities and the impact on decisions.	 Community Engagement team / whole organisation 	► Ongoing



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What	Who	Timeframe
Build internal capacity by providing engagement training for staff, including the IAP2 Framework and educate staff about their responsibilities to comply with legislative requirements and Council policies and practices, including the Community and Stakeholder Engagement Framework.	Community Engagement team	► Ongoing
Share engagement and research insights with staff via presentations, documented case studies and the internal publication of data to encourage informed, best-practice decision-making.	Community Engagement team	► Ongoing

7.2.2 Compliance

What	Who	Timeframe
Deliver on commitments outlined in Council strategies, including the Disability Inclusion Action Plan (DIAP) and First Nations Strategy (yet to be endorsed) etc.	► Community Engagement team / Community Capacity Building team	► Ongoing
Monitor and review compliance with the Community and Stakeholder Engagement Framework.	Community Engagement team	➤ Ongoing
Implement cost effective engagement strategies and ensure best use of limited engagement resources while meeting legislative requirements.	 Community Engagement team / whole organisation 	► Ongoing

7.2.3 Measure and report

What	Who	Timeframe
Prepare a quarterly community engagement summary report for the Executive and Councillors and an annual summary for the community.	Community Engagement team	► Quarterly
Conduct a biennial review of all local and neighbourhood centres situated within the City of Parramatta.	Place Services team	► Biennial
Conduct an annual community satisfaction survey and maintain or exceed an overall satisfaction rating of 3.55 for opportunity to have a say on key issues.	 Community Engagement team/ whole organisation 	► Annually



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7.2.4 Short-term actions

What	Who	Timeframe
Rollout the Community and Stakeholder Engagement Framework internally.	Community Engagement team	▶ 3-6 months
Implement a program to ensure new starters at Council are aware of their engagement responsibilities and key documents such as this Strategy.	Community Engagement team	► 3-6 months
Establish an inter-Council network for engagement professionals to share ideas and leverage opportunities.	Community Engagement team	▶ 3-6 months
Enhance relationships with existing groups and networks in Council to promote and target engagement opportunities (e.g. library programs).	Community Engagement team	▶ 6 – 12 months
Develop and maintain a comprehensive database of all community sector and not-for-profit groups operating in the City of Parramatta.	Community Capacity Building team	▶ 6 – 12 months

7.2.5 Medium-term actions

What	Who	Timeframe
Explore and implement contemporary engagement methods (such as 3D technologies and virtual reality programs) with a view to improving and extending Council's engagement activities.	Community Engagement team	▶ 6 – 24 months
Implement a strategy to increase participation and membership of the Participate Parramatta community.	Community Engagement team	▶ 6 – 24 months
Develop a City of Parramatta 'Naming Strategy' to be approved by Council.	Place Services team	▶ 6 – 24 months
Deliver a proactive engagement program – which consists of at least one pop-up engagement activity in each ward every 12 months over the next 3 years.	 Community Engagement team with support from Place Services 	▶ 0 – 3 years
Investigate accepting comments received on Council's social media channels as 'formal feedback'.	Community Engagement team	▶ 6 – 18 months
Investigate improved options to accept verbal submissions on Council's website and Participate Parramatta.	Community Engagement team / Digital team	▶ 6 – 18 months



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What	Who	Timeframe
Investigate a 'community champion program' to assist with promoting engagement opportunities within different cultural/religious groups in Parramatta.	► Community Engagement team / Community Capacity Building team	▶ 12 – 24 months
Investigate re-establishing Council's language aide program.	 Community Engagement team / Community Capacity Building team 	► 12 – 24 months
Investigate and commit to increased engagement with youth.	► Community Engagement team / Community Capacity Building team	▶ 6 – 24 months
Investigate and if/where possible, deliver workshops for new and emerging communities to promote knowledge of civic participation opportunities.	► Community Engagement team / Community Capacity Building team	▶ 6 – 24 months

7.2.6 Monitoring progress

Monitoring and reviewing Council's engagement activities is essential in order to identify areas for improvement and to realise goals more efficiently. We will use a variety of evaluation and reporting methods to assess and communicate progress including: Undertaking annual audits to check progress against our Implementation Plan

Reviewing this Strategy every four years

Conducting and reporting on the community satisfaction survey annually

Monitoring participation levels in engagement activities

Reviewing verbal and written feedback on engagement effectiveness

Reviewing growth of the Participate Parramatta online community

Quarterly executive level reporting to improve visibility of engagement delivery



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What engagement did we complete to inform this Strategy?

Stage one consultation on the review of Council's Community Engagement Strategy took place from Monday

4 to Monday 25 July 2022.
Public exhibition of the draft
document ran from Wednesday
14 September through until

Thursday 13 October, providing a further opportunity for the community to view and comment on this Strategy.

8.1 How did we engage?

Council consulted widely across the local government area with the broader community both online and in-person. We ran pop-up activities at the Farmers Market in Centenary Square, at the Karabi Community Centre in Constitution Hill, directly with First Nations peoples during NAIDOC Day, with university students in Parramatta Square, and with primary aged children at North Rocks Public School.

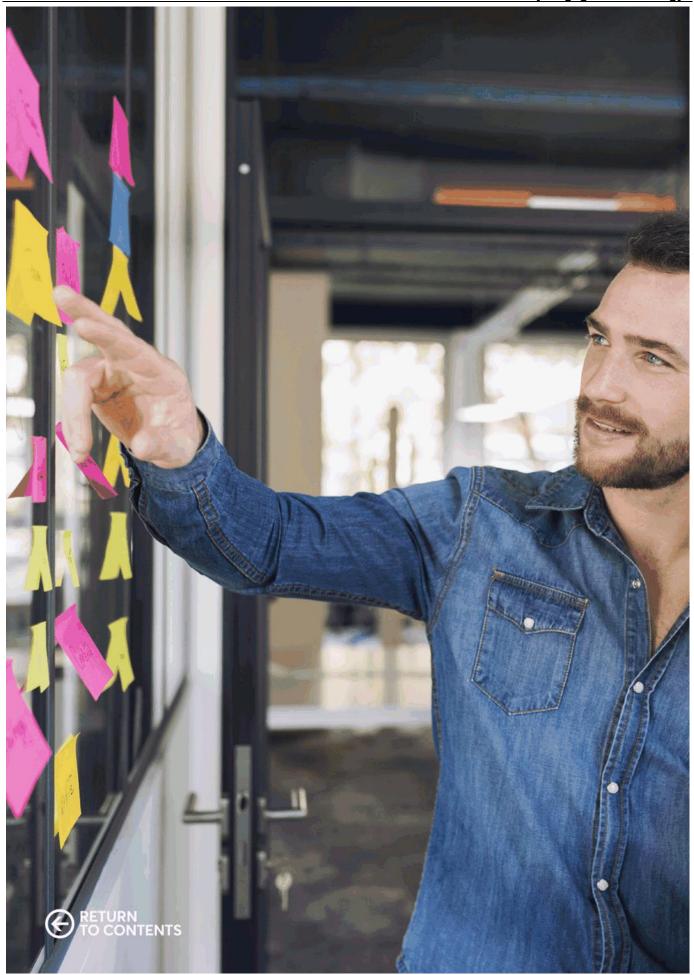
8.2 What did we change as a result of engagement on this Strategy?

Following extensive community consultation and the analysis of over 200 contributions, a number of key changes were made to this Strategy, including:

- How and when the community can expect to be engaged was made clearer.
- There is greater clarity on the responsibilities of various stakeholder groups.
- Action items have been updated and are now split
- into 'ongoing' and 'short to medium-term' for greater clarity.
- Further details have been provided about the engagement methods which will be used for different levels of Planning Proposal and Traffic projects.
- Details about engagement timeframes and expectations around minimum participation numbers have been updated and strengthened.



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Glossary

Term	Description
Contribution plans	A plan developed by councils for the purpose of gaining financial contributions from new development towards the cost of new and upgraded public amenities and/or services required to accommodate the new development
Community Strategic Plan (CSP)	A Council plan prepared under the <i>Local Government Act 1993</i> which focuses on achieving the long term social, environmental and economic aspirations of the community
Designated development	Designated development refers to developments that are high- impact developments (e.g. likely to generate pollution) or are located in or near an environmentally sensitive area (e.g. a coastal wetland)
Development Control Plans (DCP)	A plan that provides detailed planning and design guidelines to support the planning controls in a Local Environment Plan (LEP)
Gateway determination	A gateway determination is issued following an assessment of the strategic merit of a proposal to amend or create an Local Environment Plan (LEP) and allows for the proposal to proceed to public exhibition
International Association of Public Participation (IAP2)	An industry association guiding the standards and principles of engagement across the world but also from an Australian perspective
Local Environmental Plan (LEP)	A process which involves an amendment to a Council's LEP which sets the planning framework for a local government area
Local Strategic Planning Statement	A strategy that focuses on the vision and priorities for land use within a council area



Appendix 1: Consolidated Notification Requirements

10.1 Introduction

City of Parramatta pursues a sensitive and balanced approach to development that protects residential amenity and the environment, preserves heritage and provides clarity for developers. Our plans and policies provide an urban planning framework for development and conservation with the City of Parramatta local area.

Infrastructure and other developments like housing require approval from Council under staff delegation, the Parramatta Local Planning Panel (PLPP), the Sydney Central City Planning Panel (SCCPP) or in some instances the Minister for Planning. These types of developments range from house extensions to major commercial and industrial projects. The majority of development applications are processed and determined by Council staff under delegation. Some other developments have such a minor impact (exempt development), or can be carried out in compliance with accepted building or environmental standards (complying development), and do not require a development application.

Under the Environmental Planning and Assessment (EP&A) Act 1979, all DAs must be formally assessed by Council. This means that the site must be inspected, applicants and neighbours engaged, reports drafted and recommendations made.







10.2 Notification

The EP&A Act 1979 sets out the minimum public exhibition periods for development applications. The requirements for specific categories and types of development applications are set out in Table 1.

DEVELOPMENT ASSESSMENT

Mandatory minimum exhibition timeframes

- Application for development consent (other than for complying development certificate, for designated development or for State significant development)
- Application for development consent for integrated or designated development
- 28 days

14 days

*Exclusion of Christmas/New Year period: The period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition. This is a requirement under the EP&A Act. *Submissions with respect to a plan, application or other matter may be made during the minimum period of its public exhibition - If the plan, application or other matter is placed on public exhibition for a specified longer period, submissions may be made during that specified longer period.

Council provides information on development applications in two ways:

- Where notification is required Council sends written information to surrounding and potentially impacted residents and properties owners; and
- Where notification is required Council will notify these applications on its website.

Where identified DAs will be notified in accordance with Table 1 notification aims to

inform residents, owners and other stakeholders of the proposed development and

provide the opportunity for them to have their say through submissions.



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Written notification (which may include electronic written notification) will be provided by us as shown in the figure below, as a minimum, to the following:

- For buildings of single ownership, notification will be to the building owner;
- Where the identified parcel of land is under more than one ownership (including strate schemes), notification will be sent to all owners for whom Council holds contact information.

Written notification will be provided to the 10 closest surrounding properties. Where there is no impact to adjoining

properties to the rear of the subject site, notification will be limited to the 5 closest surrounding properties to the side and opposite the subject site. Refer to the respective diagrams on this page.



The level of notification may be increased at the discretion of Senior Planning Management depending on the nature and likely impact of the proposal.





As a minimum written notification will include:

- Identification/description of the relevant parcel of land (lot description and address).
- a description of the proposed development
- where the full application can be viewed
- name of applicant
- the registered number of the application
- the closing date for submissions
- a statement that submissions will be disclosed to any person requesting information under the Government Information (Public Access) Act 2009
- multi-lingual advice alerting that the notification contains important information about a development proposal and that a translation service is available.

For applications requiring 21 or 28 day advertising, a notification sign will also be placed on site.

In some instances, development applications are not notified. These categories and types of development have been identified in Table 1.

10.3 Amended applications

An applicant may make an amendment to an application at any time prior to the determination of the application. If the amended application is substantially the same and does not cause a greater impact, then the application will not be renotified. Where an amended application is deemed to cause a greater or more serious impact it will be will be renotified in the same manner as the original application and to each person who made

a submission to the original application. In the case of submissions being made by petition, only the principal author or first signatory will be notified.





10.4 Applications for modification of development consent

Under the EP&A Act 1979 development consents are able to be modified. There are several categories of modification which will be notified as described in the table below.

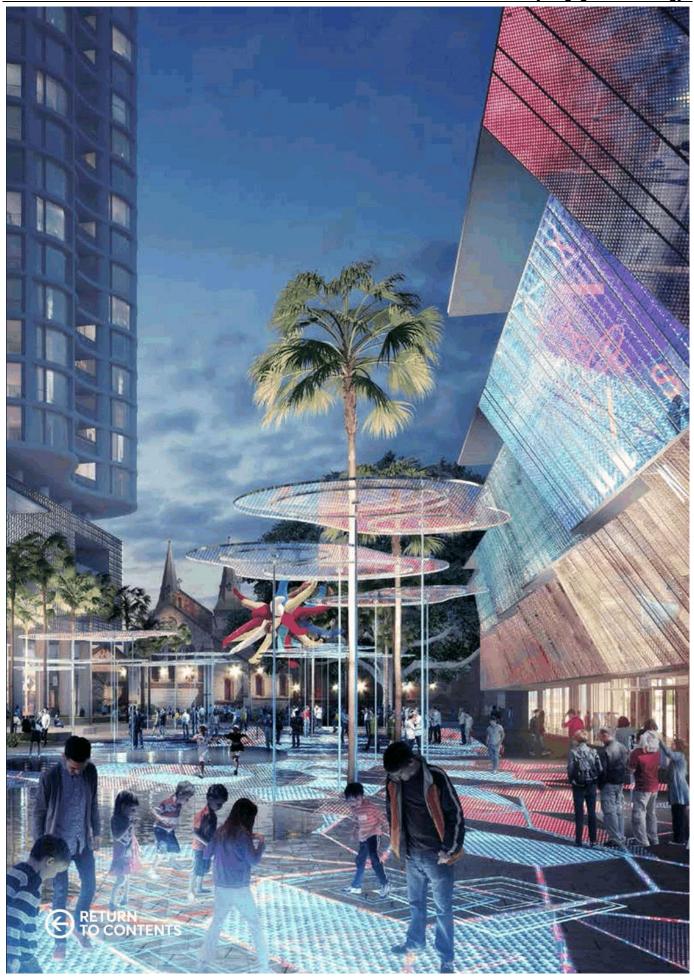
Section	Type of Modification	Notification
Section 4.55(1)	Modifications involving minor error, misdescription or miscalculation.	► No notification
Section 4.55 (1A)	Modifications involving minimal environmental impact. (Where no physical changes to an original consent/no visible external change to an approved development is proposed)	▶ No notification
Section 4.55 (1A)	Modifications involving minimal environmental impact. (Where physical changes proposed or modifications generate appreciable impacts to surrounding development)	Notification as per the original application
Section 4.55 (2)	Other modifications.	Notification as per the original application
Section 4.56	Modification to a consent granted by the Land and Environment Court.	 Notification as per the original application
Section 4.56	Modification to a consent granted by the Land and Environment Court – modifications including a minor error, misdescription or miscalculation.	► No notification



APPLICATIONS FOR REVIEW OF A DETERMINATION	An applicant for development con review a determination or decision or refusal) within six months of the of Determination under Section 8. applications will be notified as per development application.	n (whether by way of approval e date of issue of the Notice 2 of the EP&A Act 1979. These	
SUBMISSIONS	Anyone may make a submission in relation to DA. Submissions should be made in writing by post or email and should include the following:	▶ DA number	
		 Contact details (full name, postal address, phone number and email address) 	
		 For an objection to a proposal clear reasons for the objection. 	
	Anonymous submissions will not be considered.		
	Submissions received by Council during the exhibition period will be considered by Council as part of the assessment of the application. Council must consider all issues raised within any submission before making a decision regarding a DA and the assessment report will explain the reasons for the decision.		
DETERMINATION OF APPLICATIONS	The majority of DAs received by Council are determined by under delegation by staff. However, some DAs are determined by the PLPP and the SCCPP.		
	For those DAs determined by the PLPP the public is welcome to participate in these meetings. Anyone who prepared a submission will be contacted and advised of the meeting date and time.		
NOTICE OF DETERMINATION	Once an application has been determined, Council will notify the decision in accordance with section 4.59 of the <i>EP&A Act 1979</i> . Council does this by publishing all notices of determinations on Council's website.		
	Any person who made a submission relating to the DA will be informed of the decision and reason(s) for the decision. For submissions made by petition, only the principal author or first signatory will be informed.		



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10.5 Development assessment notification requirements (TABLE 1)

Category	Development Type	Notified	Notification Period
RESIDENTIAL	All dwelling houses	1	▶ 14 days
	Secondary Dwellings	1	▶ 14 days
	Dual Occupancies	1	▶ 14 days
	Multi dwelling housing and attached dwellings	1	▶ 21 days
	Residential Flat Buildings, Shop Top Housing	1	► 21 days
	Boarding Houses	1	▶ 21 days
	Group Homes	1	▶ 21 days
	Seniors Housing	1	▶ 21 days
	Alterations and Additions to dwelling houses, carports, garages, outbuildings and swimming pools	1	▶ 14 days
COMMERCIAL	New Development	1	▶ 21 days
COMMERCIAL	Alterations and Additions	1	▶ 14 days
	Change of use	х	► N/A
	Pubs and registered clubs	1	▶ 14 days
INDUSTRIAL	Non-Residential Development in a Residential Zone or Business and Industrial Zones adjoining a residential area (that may have an impact on residential amenity)	✓	▶ 21 days
	New Development	1	▶ 14 days
	Alterations/Additions to industrial buildings	1	▶ 14 days
	Change of use	х	► N/A
	Change of use where there is potential impact on residential amenity or business operation	1	▶ 14 days
	Potential hazardous industries (where SEPP 33 applies)	1	▶ 14 days



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Category	Development Type	Notified	Notification Period
SUBDIVISION	Torrens or Community Title subdivision	1	▶ 14 days
	Subdivision of an approved dual occupancy (Torrens, Community Title, or Strata)	х	► N/A
	Strata Subdivision	х	► N/A
	Stratum subdivision or boundary adjustments	х	► N/A
OTHER	Educational Establishments (within residential zone)	1	▶ 21 days
	Places of Public Worship	1	► 21 days
	Child Care Centres	✓	▶ 21 days
	Hospitals	✓	▶ 21 days
	Brothels and restricted premises	1	► 21 days
	Demolition or substantial demolition of a heritage item (building, work, relic, tree or place in a heritage conservation area)	*	▶ 21 days
	Designated Development	1	► 28 days ► 28 days
	Integrated Development	1	
INTERNAL WORKS	Where the proposal is for internal alterations and does not alter or modify the height or external configuration of the building. This can include modifications under Section 4.55 (1A) of the Environmental Planning and Assessment (EP&A) Act).	X	► N/A
DEMOLITION	Demolition of a building that is not a heritage item or within a heritage conservation area	х	► N/A
EXEMPT & COMPLYING DEVELOPMENT	Any development under SEPP (Exempt & Complying Development Codes) 2008	х	► N/A
SECTION 8.2	Review of Determination under S8.2 of <i>EP&A</i> Act	Same as the original DA	► N/A
TREE REMOVAL	Heritage Conservation Area	1	▶ 14 days
	Heritage Item	1	▶ 14 days

^{*}Any categories not included are at the discretion of the Executive Director City Planning and Design or Group Manager Development and Traffic Services.



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	@ @cityofparramatta
	<u> </u>

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KOREAN

본 소식지와 관련해 통역 지원이 필요하신 경우, TIS (131 450)에 전화하여 Parramatta Customer Service (9806 5050) 를 연결해 달라고 요청하시면 됩니다. 업무시간은 월요일에서 금요일,오전 8시 30분부터 오후 5시까지입니다.

ARABIC

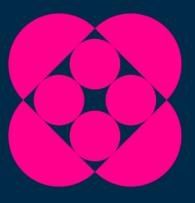
إذا كنت بحاجة للمساعدة في ترجمة هذه النشرة. اتصل بـ TIS على الرقم 450 131 واطلب منهم الاتصال نيابة عنك بخدمة زبائن باراماتا على الرقم 9806 5050 من الإثنين إلى الجمعة بين الساعة 8:30 صباحاً و 5:00 مساءً.

CHINESE

如果你需要翻译协助阅读这份新闻简报,请联系 TIS,电话131 450,要求他们代表你接通巴拉玛打市议会顾客服务处,电话 9806 5050。顾客服务处的工作时间是每星期一至星期五,上午8:30至下午5:00。

HINDI

यदि आपको यह सूचना-पत्र समझने में सहायता चाहिए तो कृपया TIS को 131 450 पर फ़ोन करें और उनसे कहें कि आपकी तरफ़ से पैरामाटा कस्टमर सर्विस को 9806 5050 पर फ़ोन करें। यह सेवा सोमवार से शुक्रवार, सुबह 8.30 बजे से शाम 5.00 तक उपलब्ध है।



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Community Engagement Strategy Review

Engagement Evaluation and Key Findings Report

October 2022

cityofparramatta.nsw.gov.au

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1. Executive Summary

By delivering effective communication and engagement, Council can make informed decisions and ensure community members and key stakeholders have the opportunity to get involved.

The Community Engagement Strategy outlines this commitment, legislative requirements, and guiding principles for public participation. It also outlines the actions and methods Council will use to provide appropriate and meaningful opportunities for community engagement.

Stage one consultation

From Monday 4 July through until 5pm on Monday 25 July 2022, the City of Parramatta facilitated stage one of consultation on the review of Council's current Community Engagement Strategy.

Objectives of stage one consultation:

- To promote and celebrate Council's commitment to delivering meaningful and accessible engagement opportunities.
- To have genuine discussions about how communities see engagement playing a role in creating a stronger and more vibrant Parramatta.
- To uphold Council's commitment to making sure everyone can access the information they need in a format that is right for them.
- To build positive relationships with the community and stakeholders that leads to increased trust in Council's processes and pride in and ownership of the city.
- To report publicly on how community and stakeholder input has influenced the decision-making process and any changes that have been made.

Public exhibition

From Wednesday 14 September through until 5pm on Thursday 13 October 2022, the City of Parramatta draft Community Engagement Strategy was exhibited.

Objectives of public exhibition:

- To promote and celebrate Council's commitment to delivering meaningful and accessible engagement opportunities.
- To build positive relationships with the community and stakeholders that leads to increased trust in Council's processes and pride in and ownership of the city.
- To report publicly on how community and stakeholder input has influenced the decision-making process and any changes that have been made.
- To ensure that feedback gathered during stage one consultation was captured accurately and where possible reflected in the draft Community Engagement Strategy.

October 2022

This report provides an overview of the community engagement campaign which has helped to inform the review and development of the **City of Parramatta draft Community Engagement Strategy**.

During stage one consultation and the public exhibition period, Council carried out a range of engagement and research activities online and in-person, including pop-ups, a school workshop, advisory committee presentations, staff and Councillor workshops and meetings, as well as online surveys (hosted on Participate Parramatta).

Both stage one consultation and public exhibition reached the consult – involve scale on the IAP2 Spectrum of Public Participation.

INCREASING IMPACT OF THE DECISION Collaborate Inform Consult Involve Empower To provide the public To obtain public To work directly with To partner with To place final with balanced and feedback on the public throughout the public in each decision making in objective information analysis, alternatives the process to ensure aspect of the the hands of the to assist them in and/or decisions. that public concerns decision including public. understanding the the development of and aspirations problem, alternatives, are consistently alternatives and the opportunities and/or understood and identification of the solutions. considered. preferred solution. We will keep you ISE TO THE PUBLIC We will keep you We will work with We will look to We will implement informed, listen to informed. you to ensure that you for advice what you decide. and acknowledge your concerns and and innovation in concerns and aspirations are directly formulating solutions aspirations, and reflected in the and incorporate alternatives developed your advice and provide feedback and provide feedback on how public input recommendations influenced the on how public input into the decisions to influenced the decision. the maximum extent possible. decision.

IAP2 Spectrum of Public Participation

Overall, the opportunity to engage was presented to the community on over **280,000 occasions.** Approximately 750 community members also had the opportunity to engage in person.

Over 200 contributions were received across both stages.

During stage one consultation, 137 online surveys, 19 intercept surveys, 2 email submissions, 9 feedback forms, and 28 primary aged student ideas were received. In line with expectations, there was minimal feedback provided during the public exhibition period, with 5 online surveys and 2 feedback forms completed.

The following section provides an overview of the performance of each engagement method and the response.

2. Engagement Evaluation

2.1. RESOURCES

A range of resources were developed to support and promote the engagement across both stage one consultation and the public exhibition period:

- Posters and postcards distributed to Council libraries and at pop-ups
- Response cards, hard copy surveys and suggestion boxes (displayed in 7 x libraries and the Customer Service Centre)
- Half page advertisements in Parra News
- Digital screens across Council's libraries and at the Customer Service Centre
- City of Parramatta website banner and landing page



Figure 1: Public exhibition period – digital screen

2.2. PROMOTION

The following communication tools were used to promote stage one consultation and the public exhibition period in order to channel people to provide feedback online via Participate Parramatta:

Electronic direct mail (email)

The project team leveraged various Council newsletter subscriptions to build awareness of the engagement opportunity.

October 2022



Stage one consultation	Subscribers	Date
Participate Parramatta EDM	10,753	04/07/2022
Community Connective	1,500	04/07/2022
All COP staff	1,281	11/07/2022
Sports clubs and associations	93	12/07/2022
ePulse (July)	36,177	18/07/2022
Business newsletter	29,000	22/07/2022
Total subscribers	78,804	

Public exhibition	Subscribers	Date
Community Connective	1,500	19/09/2022
Participate Parramatta EDM	11,686	21/09/2022
At Parramatta – Your City News (October)	30,117	04/10/2022
Total subscribers	43,303	

PROJECT UPDATES



PHIVE has opened!

Your new library, cultural and community hub at 5 Parramatta Square has officially opened. Explore PHIVE's striking architecture, see local artworks and the Green Thumbs, Blue Ribbons exhibition, or join one of our school holiday program, events or activities!

Discover more



Public Exhibition - Draft Community Engagement Strategy

City of Parramatta's draft Community Engagement Strategy is designed to give you a voice and we want to know how you want to hear from us. <u>Have your say</u> by 5pm, 13 October 2022.

Figure 2: At Parramatta - Your City News (October)

Social media

An organic and **paid campaign** was promoted across Council social media channels, including, Facebook and Instagram.

Stage one consultation		Public exhibition		
Paid campaign	Statistics	Paid campaign	Statistics	
Impressions	51,273	Impressions	37,928	
Reach	9,180	Reach	3,673	
Frequency	5.59	Frequency	10.33	
Link Clicks	3,072	Link Clicks	1,515	
Total engagements	5,506	Total engagements	1,516	
CPC (cost per click)	\$0.20	CPC (cost per click)	\$0.20	
CTR (click through rate)	5.99%	CTR (click through rate)	3.99%	
Spend	\$599.81	Spend	\$300.00	
Organic campaign coverage	Followers	Organic campaign coverage	Followers	
City of Parramatta Facebook	41,000	City of Parramatta Facebook	42,000	
City of Parramatta Instagram	11,250	City of Parramatta Instagram	n/a	
Participate Facebook	6,950	Participate Facebook	7,029	
Participate Instagram	650	Participate Instagram	n/a	

Stage one consultation – social media insights

The paid campaign performed well with good CPC and CTR. Frequency was however higher than the benchmark. The video content performed very well with the bulk of link clicks coming from the 'Have your say' video at only \$0.19 CPC.

A positive CTR (5.99%) can be attributed to the amount of video views received; 47% of engagements came from the video (with a total of 5,279 engagements). 35% of results came from men, 65% from women. 53% from the 18–24-year-old bracket, 39% from the 25-34-year-old bracket, and 6% from those aged 35-44.

Public exhibition – social media insights

Overall, the paid campaign performed well with good CPC, CTR, and ER. Frequency was higher than targeted. The ER surpassed CoP benchmarks (> 2) at 3.99%, potentially indicating that the copy or imagery resonated and was relevant to the target audience.

Additionally, the audience interacted with the content and were interested in being involved with the campaign. 66% of results came from women, 33% from men. 45% from 25-34-year-old bracket, and 41% from those aged 18-24 years.

Display advertising

Stage one consultation: Parra News – both a display ad and mention in the Lord Mayor's column were published on Tuesday 12 July 2022. *Subscriptions/views unknown.

Public exhibition: Parra News – a half-page advertisement was published on Tuesday 27 September 2022. *Subscriptions/views unknown.



Figure 3: Parra News - half-page advertisement

City of Parramatta homepage

A banner ad was displayed on the City of Parramatta homepage during the stage one consultation period to direct people to a landing page with a link to Participate Parramatta. In total, 20,128 people visited the page during this time.

Throughout the public exhibition period, a banner ad was also displayed on the City of Parramatta homepage directing people to a landing page with a link to Participate Parramatta. Due to various major events including the NRL Grand Final and local flooding, the banner ad was removed at various points making it difficult to determine visitation statistics.

Digital screens

Throughout both stage one consultation and the public exhibition period, the digital display screens at Council's Customer Service Centre and across the network of libraries were used to present information about the engagement opportunity.

Pulse Magazine

Details about the public exhibition period were included in the Spring edition of the Pulse Magazine which was distributed to 107,802 households.

2.3. ONLINE ENGAGEMENT - PARTICIPATE PARRAMATTA

During both stage one consultation and the public exhibition period, the online survey/submission form and relevant information was hosted on the Participate Parramatta engagement platform – all links channelled community members to this website. The following table details the performance of the page in both periods.

Project page statistics	Stage one	Project page statistics	Public exhibition
Views	4,164	Views	1,704
Visits	3,907	Visits	1,637
Visitors	2,241	Visitors	1,130
Contributions	137	Contributions	5
Followers	72	Followers	3

During stage one consultation, 98% of visits came through a direct link (from a newsletter), 3.2% from social media, 1.6% from other websites and 0.8% via search engines.

During public exhibition, 96.3% of visits came through a direct link (from a newsletter), 0.7% from social media, 0.4% from other websites and 1.7% via search engines.

Live page: https://participate.cityofparramatta.nsw.gov.au/engagement-strategy

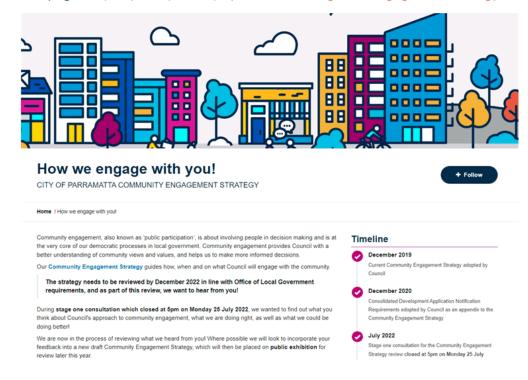


Figure 3: Screenshot of Participate Parramatta project page following stage one consultation

IN PERSON ENGAGEMENT 2.4.

Approximately 750 members of the community had the opportunity to interact with Council staff in person across both stages of consultation.

Pop ups, inter	cept surveys o	ınd workshops				
Event	Method	Location	Date	Duration	Profile	No.
NAIDOC Day	Open discussion	Parramatta Park, Parramatta	Sunday 10 July 2022	4 hours	First Nations community	500*
Farmers Market	Pop-up	Centenary Square, Parramatta	Wednesday 13 July 2022	2.5 hours	CBD workers and community members	100*
Huddle Family Fun Day	Pop-up	Richill Park, Constitution Hill	Thursday 14 July 2022	4 hours	Harder to reach community	50*
N/A	Intercept surveying	Western Sydney University, Parramatta Square, Parramatta	Tuesday 26 July 2022	1.5 hours	Youth	19
North Rocks Public School	Workshop	North Rocks	Monday 1 August 2022	1.5 hours	Youth	28
First Nations Advisory Committee	Presentation	Parramatta	Tuesday 13 September 2022	1 hour	First Nations community	20
Access Advisory Committee	Presentation	Parramatta	Tuesday 4 October 2022	1 hour	Persons with a disability	20
TOTAL	OTAL			15.5 hours		
Staff hrs.				25 hours		







Figure 5 Engaging at a Huddle community event

Important note: Planned pop-up activities across the five City of Parramatta wards during the public exhibition period were cancelled due to bad weather. The pop-up activities were scheduled to take place as part of the Family Fun Day/Movie Night series, however given persistent rain, the events were all postponed.



2.5. FEEDBACK BOXES

Council has acquired feedback boxes which were set-up across the City of Parramatta network of 7 libraries and at the Customer Service Centre.

During stage one consultation, 9 submissions were gathered from the public using this opportunity (5 from Ermington Library, 3 from Constitution Hill Library and 1 from Dundas Library). A further 2 submissions were received during public exhibition.



Figure 6 Feedback collection point

2.6. INTERNAL ENGAGEMENT

Councillors and Council staff were also invited to comment on the existing Community Engagement Strategy and provide input as part of the review.

Internal feedback	Number	In-attendance
Meetings with Councillors	2	5
Meetings/workshops with Council staff	7	28

3. Key Findings

3.1. STAGE ONE CONSULTATION

Stage one consultation took place from Monday 4 July 2022 to Monday 25 July 2022. During this period, a total of 195 contributions were received: 137 online surveys and 19 intercept surveys, 2 via email, 9 feedback forms, and 28 ideas from primary aged students. This section presents a detailed overview and analysis of the findings from each channel.

HEADLINES



Awareness: Although most claimed high awareness of the options available to have their say, many also provided feedback infrequently. Some seem confused by what consultation and engagement really means and how to go about it.



Satisfaction: Ratings of the forms of consultation offered and frequency of engagement were positive, however lack of awareness and knowledge also often led to neutral scoring.



Interests and motivators: Participants are much more likely to make the effort and give feedback on open space/park projects and large development related proposals, rather than on strategic documents and naming projects.



Preferences and improving reach: Besides Participate Parramatta, email was the second-most preferred channel, followed by in-person. Suggestions to improve reach were to boost promotion, in particular over Council's social media channels.



Credibility: Around one-third of participants believe that Council genuinely considers their feedback, while almost a quarter do not – the remainder were unsure. Improvements in the way we respond to feedback information sharing will lead to enhanced credibility.



3.1.1 SURVEY FINDINGS

An online survey was hosted on Participate Parramatta from Monday 4 July to Monday 25 July, with 137 responses received during this period. This was supplemented with 19 intercept surveys with a subset of questions (of the full set posed online). The intercept surveys were conducted over a 2-hour period in Parramatta Square on Tuesday 26 July 2022. The combined results form a total of n=156 responses as presented below.

Participant profile

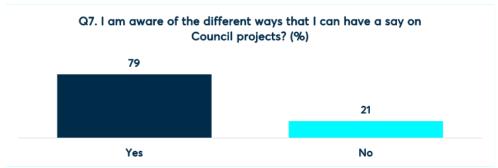
Demographically, research participants represented a good mix of gender (slightly over-represented by males), locations and age groups. Most surveyed were residents, but a proportion of students, local employees and business owners were also included.



Base: Total n=156 (Online + Intercepts)

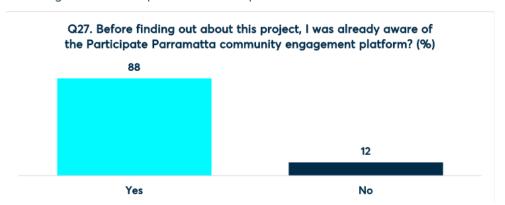
Awareness and engagement levels

Almost four-fifths (79%) of participants agreed that they are aware of the different feedback options available to them, to have their say on Council projects.



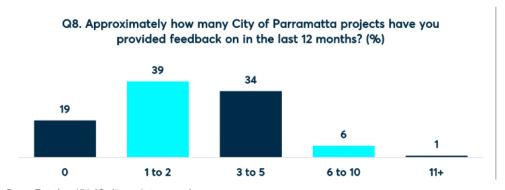
Base: Total n=156 (Online + Intercepts)

During a later, more targeted question, 88% of the online sample stated prior knowledge of the Participate Parramatta platform.

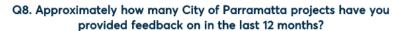


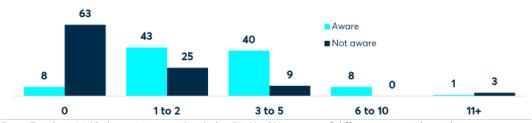
Base: n=137 (Online only)

Frequency of providing feedback averaged around 2 projects per person over the past 12 months. Almost a fifth (19%) of participants had not provided any feedback in this period.



Base: Total n=156 (Online + Intercepts)





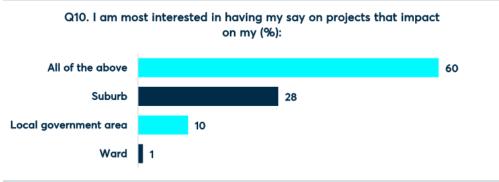
Base: Total n=156 (Online + Intercepts), split by Q7. Yes/ No aware of different ways to have their say

Amongst those aware of all the ways to provide feedback but had not done so within the past 12 months, the main reasons for not providing feedback were:

- Lack of time/conflicting priorities
- Lack of advertising and promotion
- Not knowing how to
- New to area (job, uni, home ownership) or live outside of LGA
- Not of interest/relevance or scepticism

Projects and topics of interest

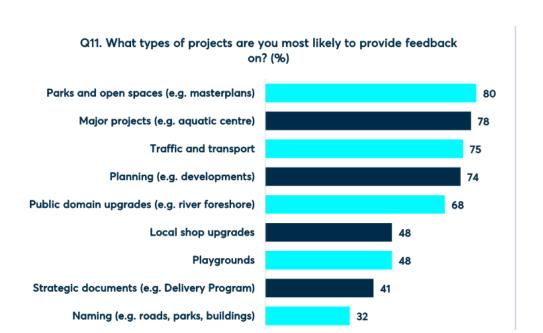
Participants are interested in having their say on everything local. Given the choice across options, two-fifths (60%) wish to provide feedback on all areas, just over a quarter (28%) specify their own suburb, 10% specify the whole LGA but only 1% specify the lesser-known 'wards'.



Base: n=137 (Online only)

Topics that are most likely to pique community interest and generate feedback, tended toward the larger infrastructural developments or plans. The hot topic of 'parks and open spaces' came out in pole position with 80% of participants stating they would be likely to provide feedback. Conversely, 'strategic documents' (41%) and 'naming' (32%) projects scored lowest.



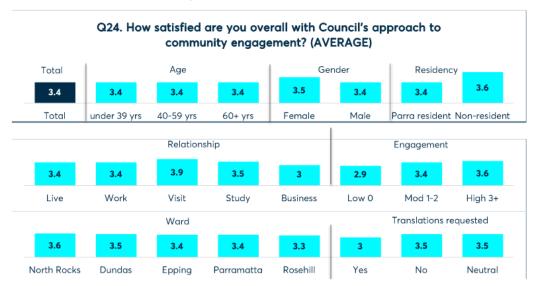


Base: n=137 (Online only)

Overall satisfaction and ratings

Overall satisfaction with Council's approach to community engagement was high – attaining an average rating of 3.4 out of 5.

Satisfaction was highest amongst females, visitors, students, and North Rocks Ward residents, as well as those who are more highly engaged i.e. having already provided feedback on three or more projects in the past 12 months.

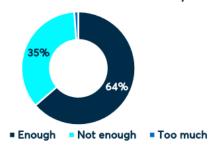


Base: Total n=156 (Online + Intercepts), split by demographics



The level of consultation undertaken by Council was rated as sufficient by 64% of participants. Just over a third (35%) however, considered it as insufficient.

Q12. In your opinion, does council consult 'enough', 'not enough' or 'too much' with the community?



Base: n=137 (Online only)

Those who felt there was 'not enough' consultation argued that **more notice needed** to be given and more promotion done of any upcoming opportunities to provide feedback. This was especially important regarding large infrastructure developments or those occurring in their immediate neighbourhood (that might fall under their radar). There was also concern that feedback was ignored, or criticism that opinions and outcomes were not transparently shared.

The table below represents a coded thematic analysis of the open text comments received in response to question 13 (a follow-on from question 12 above).

Q13. If you would like to, please provide feedback on the choice that you made above.				
Theme	%	Count		
NET Negative	56%	40		
Need more notice / need more promotion to make aware	21%	15		
Feedback not taken on board	14%	10		
Info / updates / findings not shared	10%	7		
Not broadly enough / in my ward / suburb / demographic	10%	7		
Too long / biased / pointless	4%	3		
Topics not relevant or of local interest	3%	2		
No reply to emails (feedback, complaints, suggestion)	1%	1		
NET Positive	35%	25		
Frequently asked / invited / consulted	35%	25		
NET Neutral	19%	14		
Need more options / ways / FB	14%	10		
Other comments	6%	4		
Base:	*	n=72		

^{*}Note: responses add to greater than 100% as some comments captured across multiple themes.

Examples of comments received

Negative

- Epping has seen very little consultation with the community in the past 5 years, despite incredible changes in DAs, population density, traffic etc
- Council's consultation with the community really serves no purpose, apart from appearing as if
 it is involving its citizens. In my experience, no notice is taken of submissions or input
- When the public contributes their input is over-ridden by Council.
- PCC consults enough. But it certainly does not listen to the people. For instance, if I was a
 developer, I would certainly have my views heard.

Positive

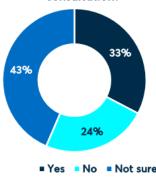
- Great engagement on community activities, rhythm is good
- There's always plenty of ways to encourage the Community. that I have seen. Flyers on Telegraph polls. for the Hill Road improvements, and lots of activity on Facebook from Mayor Donna Davis and Linda Volz and Pat Prociv and Paul Noak!
- Think there are opportunities available but not sure if community takes advantage of this

Neutral

- Proper notification and enough time must be allowed for feedback. If Council does not engage
 the locals there will be inconsistencies in delivery and they will end up with a mixed bag of
 projects which is not in line with anything else delivered in the past for the right or wrong
 reason.
- I think not enough, as people need to be aware of the issues that feedback is being sought on.
 Whilst CoPC has many ways to provide the feedback, there are not many effective ways to inform residents (whether they are engaged or not).

One-third (33%) of participants do believe that Council genuinely considers their feedback.

Q20. Do you feel as though Council genuinely considers feedback received during community consultation?



Base: n=137 (Online only)

Aspects influencing positive perception included a mix of trust and expectation that Council is 'doing the right thing', but a visible lack of action on feedback led to a degree of uncertainty or cynicism.



The table below represents a coded thematic analysis of the open text comments received in response to question 21 (a follow-on from ratings at question 20 above).

Q21. If you would like to, please provide feedback on the choice that you made above.				
Theme	%	Count		
NET Positive	44%	30		
My feedback is noticed / acted upon	22%	15		
Assumed / trust it is done	15%	10		
Yes, but could be better	12%	8		
NET Neutral	43%	29		
Limited or delayed acknowledgment or feedback on if or how used	22%	15		
Consulted but not considered / unrepresentative view	13%	9		
Hard to tell or too soon to tell	12%	8		
NET Negative	24%	16		
Steamrolled / pre-determined outcomes / distrust	16%	11		
Off topic	7%	5		
Base:	٠	n=68		

^{*}Note: responses add to greater than 100% as some comments captured across multiple themes.

Examples of comments received

Negative

Definitely not. Council's plans are made ahead of consultation with the residents. On the few
occasions public opinion is sought, it is only limited options, specified by the council, are given.

Positive

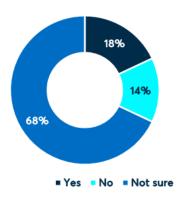
- It looks like they do, but you cannot always we sure. Nice if they communicated this every now
 and then, the project would reference past feedback provided by the community, which makes
 me think it considers the feedback
- Was previously rather cynical in regard to attempts by Council to get "our opinion", but after
 participating in a group consultation earlier this year and seeing the feedback provided I do
 now feel that the Council does have a genuine regard for community consultation.

Neutral

- I think Council is very sincere when seeking feedback for all consultation types except planning types. I suspect development / planning type topics are subject to soft corruption / politicisation etc and community consultation is more of a tick box for councils than a sincere effort, so I don't participate in those. (I think PCC is better than other councils, but still hold these concerns)
- In my observation, it seems Council are very good at positing the feedback received into final reports etc, rather than giving applied consideration to the feedback received.

Participants were largely (68%) unsure as to whether Council appropriately consults with 'hard to reach' communities. 14% (around 1 in 6), think CoP do not consult appropriately with these groups.

Q22. Do you believe that Council appropriately consults with harder to reach groups in the community?



Base: n=137 (Online only)

Suggested ways in which Council's consultation reach could be improved included primarily an increased social media presence – Facebook, Instagram and TikTok especially. This was followed by repeats of what was expressed earlier, that is, to improve awareness and representation and shared outcomes.

The table below represents a coded thematic analysis of the open text comments received in response to question 23 (a follow-on from their ratings at question 22 above). For intercept interviews, the wording was amended slightly and referred specifically to 'younger groups'.

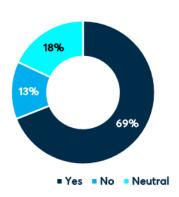
Q23. What do you believe we can do to improve the reach of Council's engagement opportunities with these groups/ younger groups?			
Theme	%	Count	
Social media	37%	13	
Poster, signage, ads, promos	29%	10	
Translated materials / comms	14%	5	
Results / decisions / feedback	11%	4	
More representative / more localised / targeted	11%	4	
More involved / involving	9%	3	
Discounts / incentives	6%	2	
Shorter / anonymous	3%	1	
Base:	•	n=35	

^{*}Note: responses add to greater than 100% as some comments captured across multiple themes.

Preferences and requests

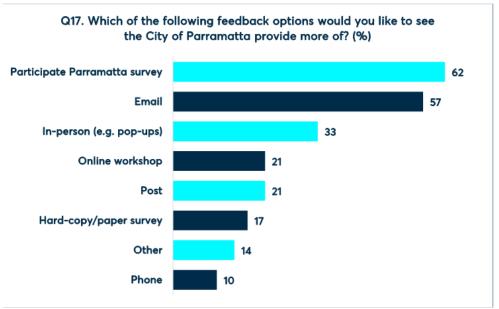
Most participants (69%) were happy with the range of feedback options provided to them by Council.

Q16. Are you happy with the feedback options that Council currently provides?



Base: n=137 (Online only)

Amongst those who were less satisfied or neutral, feedback options they would like to see more of included primarily Participate Parramatta (62%) and email (57%). This was followed by more consultation via in-person (33%), online workshops (21%) or post (21%). There was a limited call for more via phone (10%).

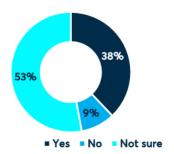


^{**}Caution: small base

Base: n=42 (Online only) only those dissatisfied or neutral about Council feedback options at Q16.

Many (53%) were unsure whether more proactive engagement opportunities (not aligned to specific projects) should be provided by Council.

Q18. Would you like to see more proactive community engagement opportunities provided by Council that are not aligned to specific projects?



Base: n=137 (Online only)

Those agreeing on the need for more proactive engagement opportunities (38%) were asked to put forward suggestions of how to go about this.

Most commented in terms of preferred format, with **a wish for more live, 'interactive' opportunities to attend and ask questions.** This was followed by reiteration of the need for broader, more timely consultation and transparent feedback on the decision-making process.

The table below represents a coded thematic analysis of the open text comments received in response to question 19 (a follow-on from requests at question 18 above).

Q19. How would you like these proactive community engagement opportunities to run?				
Theme		Count		
NET Format	68%	32		
F2F/ in-person	23%	11		
Info sessions/ workshops/ meetings/ Q&As	23%	11		
Informal/ community/ street level events	21%	10		
Online/ video conference fine	11%	5		
Pop-up/ booths	9%	4		
Email	4%	2		
NET Process	34%	16		
More/ wider/ earlier/ easier consultation	19%	9		
Feedback/ transparency on decision making process or outcome	17%	8		
Different suburbs/ different interest groups	6%	3		
Relevant staff/ decision maker in attendance not contractors	6%	3		
Fine as is	4%	2		
Base:	•	n=47		

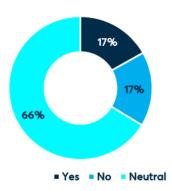
^{*}Note: responses add to greater than 100% as some comments captured across multiple themes.

Examples of comments received

- An easy and clear way that residents can offer suggestions and make requests (like return the much need M52 bus!).
- With a focus on resident's problem-solving solutions and making requests, this may be through an advertised, easy to use online system or in person opportunities with councillors.
- Residents should have communication back on their ideas/requests. E.g. this is not possible
 because of planning law X, or this will be raised in the next council meeting, or this idea sounds
 wonderful, we will try and get it approved.

Increased use of translations was requested, or declined, by just under a fifth (17%) of participants whereas two-thirds (66%) were neutral on the issue.

Q14. When delivering community consultations, would you like to see Council provide more translated resources?



Base: n=137 (Online only)

Amongst those who requested translation services*, the languages specified were directly in line with Parramatta LGA demographics, namely a high prevalence of **Chinese, Korean, Arabic and Hindi communities.**

Other single mentions included Bengali, Dharug, Farsi, Tamil, Telugu, Vietnamese, Thai, Bahasa Indonesian, French, Spanish, Greek and Italian.

3.1.2 EMAIL FEEDBACK

During stage one consultation, two email submissions were received, both of which have been provided below.

Submission 1

Re: How we engage with you!





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

There has been a great deal of activity from the City of Parramatta on 'community engagement'.

As a rate payer, I find this a complete waste of resources!

My expectations as a rate payer are as follows:

- Ensure garbage/re-cycling/green bins are emptied on a regular basis, as scheduled. Preferable not at 5.00 am, waking up the entire neighbourhood. Place the empty bins from where they were collected, not 500 m down the road, blocking driveways;
- 2. Ensure the common paths and gardens are maintained in a proper manner. Currently, it's all slip-shod and hap hazard;
- 3. Ensure you have a plan to replace the gum trees with trees that are more neighbourhood friendly.
- 4. Ensure rate payers get value for money by cutting down on frivalous activities.

Once you have got the above basics done right, we can indulge in 'community engagement'.

Regards

Submission 2

Community Engagement Strategy





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

I wish to provide feedback as follows;

Given the amount of development in Parramatta, improvements need to be made in the DA notification process. There is no longer a free weekly local newspaper delivered to residents homes listing all DAs and notifications to surrounding residences on individual DAs is limited. The radius of compulsory notifications needs to be increased. I accidentally found out about Planning Alerts so receive notifications but many of my neighbours are unaware of them and some residents dont use a computer in any case.

I think Council should accept submissions via Planning Alerts as many other Councils do. I was shocked when advised on Planning Alerts Parramatta Council doesnt accept submissions via them.

DAs on buildings on State Heritage Register and large develooments such as Melrise Park should be much more widely distributed and have longer periods for lodging of submissions

The limited service being offered by Parramatta Library until relocation to Phive has been given very little publicity. Not even a sign at the Library about it until a complaint was made to a local Councillor. The library needs to be much more proactive in keeping users/ residents informed.

Elected Councillors have a vital role to play in community engagement. Yet there is no code of conduct requiring them to even acknowledge an email sent by a resident much less respond to the matter raised in the email. In my experience some Councillors are excellent at acknowledging and responding while there is a deafening silence from others. It was really helpful when some female Councillors were doing meet and greets in front of Town Hall for international womens day. Blockages to communications between Coyncillirs and local residents need to be examined and communications improved.

3.1.3 FEEDBACK FORMS

Throughout the consultation period, feedback boxes were set-up across Council's network of 7 libraries and at the Customer Service Centre.

The feedback forms invited community members to answer two questions:

- a). How would you like to be informed about new projects?
- b). How do you want to have your say on Council projects?

9 submissions were gathered from the public using this opportunity (5 from Ermington Library, 3 from Constitution Hill Library and 1 from Dundas Library).

The comments received have been captured in the table below:

How would you like to be informed about new projects?	How do you want to have your say on Council projects?
Community newspaper or with Council Rates notice	Public event or market stall
Letter in mail	Online forms
More books and DVD's for kids	Yes
Paper in letterbox	Paper form to fill in
Email	Email
Put notices up around the area. Make a website that allows people to see new projects.	I don't
Electronically, social media, newsletters, emails etc.	I don't like having to register to share my view. It feels like too long a process, even if it isn't multiple avenues. Like this are good.
I like to be informed	Very much so
Yes	-

3.1.4 IN-SCHOOL WORKSHOP

On Monday 1 August 2022, Council visited North Rocks Public School to engage with a group of 28 students from the Year 5/6 school parliament. This highly consciences group of young people provided Council staff with a long list of great ideas that we will be looking to deliver upon over the life of the new Strategy.

What are some ways that you can have your say?

- Protesting, petitions and posters
- · Census and surveys
- Social media
- Messages to Council/talking with your local Councillors

How do you want to be engaged?

- "I would like to be engaged in maybe making some kind of voting system for children aged 12 – 17 so that they can have a bit more of a say for children younger or the same age as them".
- "I want to be engaged by knowing what has changed and how other's have impacted the society. I want to be engaged by also being able to participate in giving ideas".
- "I want to be engaged by speaking out and conveying my ideas, raising other people's ideas, and raising awareness of local and global issues".
- "I would like more voices to be heard, and not just adults, but also people who want to be heard in the community".

What projects would you like to have your say on?

- Parks and fun spaces for older children
- Sporting facilities / synthetic turf
- Environment and sustainability
- Road and pedestrian safety
- Public toilets / safety / lighting
- Opportunities to give back



3.1.5 POP-UPS

Throughout the consultation period, three pop-up sessions were delivered:

- NAIDOC Day at Parramatta Park on Sunday 10 July 2022
- Farmers Market at Centenary Square, Parramatta on Wednesday 13 July 2022
- Huddle Family Fun Day at Karabi Community Centre, Constitution Hill on Thursday 14 July 2022

A number of comments were received from community members – these have been provided in the below table:

Comments
"Very happy with being listened to on pedestrian bridge project"
"I see the street advertisements and signs"
"It's about working with emerging communities and asking how"
"Keep going with cultural events"
"Translations are great"
"Email. Social media"
"Great job street cleaning"
"Too much tree thinning at Balaka Falls"
"Accessibility + welcoming strategies"
"More regular cleaning of public toilets"
"More chances to have a say on activations"
"More awnings in Centenary Square"
"Doing a great job"
"Not sure how to contact Council"
"Go to website for information"
"Email communication preferred"
"24-hour toilets"
"Need more opportunities for feedback on dog parks"
"Parramatta is not a one-stop shop – no good bakery or food options"
"Maybe a youth advisory committee"
"Doing very well!"
"Issues with safety, especially in Centenary Square"
"More public art"
"Balance growth/development with open space and amenity"
"Better markets"
"Child friendly programs and places"
"Audio translations in other languages"
"Trust in Indigenous leadership and guidance"
"Provide training in community organisational leadership"

3.2. PUBLIC EXHIBITION

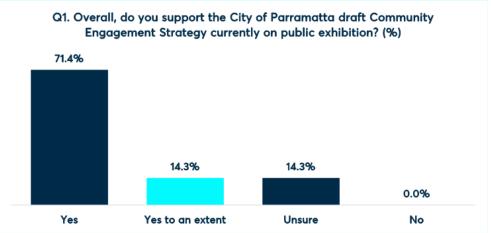
Public exhibition took place between Wednesday 14 September 2022 and Thursday 13 October 2022. During this period, a total of 7 contributions were received: 5 online submission forms and 2 feedback forms. This section presents a detailed overview and analysis of the findings from each channel.

3.2.1. ONLINE / HARD COPY SUBMISSION FORMS

An online survey was hosted on Participate Parramatta between Wednesday 14 September 2022 and Thursday 13 October 2022, with 5 responses received during this period. Hard copy submission forms which mirrored the online survey were made available across Council's network of 7 libraries and at the Customer Service Centre – 2 submission forms were returned via this method. The combined results form a total of n=7 responses as presented below.

Support for the draft Community Engagement Strategy

As shown below, there was a **high level of support for the draft Community Engagement Strategy**.



Base: Total n=7 (Online + hard copy)

Room for improvement

Four out of the seven submissions received choose to provide additional comments. Of those, two were unrelated to the public exhibition of the draft Community Engagement Strategy and forwarded on to the relevant teams in Council for their consideration. The two relevant comments (provided in full below) do however speak to areas where improvements could be made in Council's approach to community engagement.

"More consideration needs to be taken to ensure that feedback received is representative of the communities' views. The community engagement undertaken currently gives too much weight to a few highly engaged members even though their views may be at odds with the



rest of the community. Considering feedback in conjunction with respondent demographic is required for these surveys to be meaningful at all."

"Note: I want my name and address to be withheld from this submission. There are items that are sometimes posted without going through Participate Parramatta that are on exhibition e.g. a lot of those found on https://www.cityofparramatta.nsw.gov.au/council/your-council/news?f%5B0%5D=article_type%3A21 one specific example is https://www.cityofparramatta.nsw.gov.au/about-parramatta/news/on-exhibition/proposed-pedestrian-facilities-in-edenlee-street-and-midson. However, it was excellent to see signs posted on the relevant streets about the proposed works. Additionally, Council should undertake a review of how it handles messages from the Planning Alerts service."

3.2.2. ADVISORY COMMITTEE PRESENTATIONS

Information about the draft Community Engagement Strategy and the associated public exhibition period was presented to the First Nations Advisory Committee on Tuesday 13 September 2022 and the Access Advisory Committee on Tuesday 4 October 2022. No significant feedback was noted.

3.2.3. **POP-UPS**

Planned pop-up activities across the five City of Parramatta wards during the public exhibition period were cancelled due to bad weather. The pop-up activities were scheduled to take place as part of the Family Fun Day/Movie Night series, however given persistent rain, the events were all postponed.

4. Response to Community Feedback

4.1. Stage one consultation

Following stage one consultation, Council officers collated and analysed all feedback received. In response to the feedback, the following changes were incorporated into the draft Community Engagement Strategy prior to public exhibition:

- How and when the community can expect to be engaged was made clearer.
- Greater clarity was provided on the responsibilities of various stakeholder groups.
- Action items were updated and split into 'ongoing' and 'short to medium-term' for greater clarity.
- Further details were provided about the engagement methods which will be used for Planning Proposal projects.

4.2. Public exhibition

Following public exhibition of the draft Community Engagement Strategy, Council officers collated and analysed all feedback received. In response to the feedback, the following changes have been proposed for the draft Strategy prior to seeking Council approval:

- Further details will be provided about the engagement methods that will be used for Traffic projects.
- Details about engagement timeframes and expectations around minimum participation numbers will be updated and strengthened.

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER 13.2

SUBJECT Refusal of the Planning Proposal for land at 361-365 North

Rocks Road, North Rocks

REFERENCE F2022/00105 - D08733114

APPLICANT/S EG

OWNERS NextSense (Former Royal Institute for Deaf and Blind Children)

REPORT OF Senior Project Officer

CSP THEME: FAIR

PURPOSE

The purpose of this report is to seek Council's resolution to not proceed with the Planning Proposal for land at 361-365 North Rocks Road, North Rocks, thereby formally ending the Planning Proposal process.

RECOMMENDATION

- (a) **That** Council refuse the Planning Proposal at 361-365 North Rocks Road, North Rocks for the following reasons:
 - 1. The Planning Proposal is inconsistent with the Housing Diversity Precinct Criteria in Council's approved Parramatta Local Strategic Planning Statement as follows:
 - a. the proposed increases in height (between 9m to 25m) and density (overall site FSR of 1.35:1), and site layout leads to built form and public domain outcomes that are incompatible with the local context;
 - b. the predominance of mid-rise 4-7 storey residential flat buildings is incompatible with the local context and detracts from the strategic intent to promote medium density typologies of 2-3 storeys;
 - c. inadequate provision of affordable housing;
 - d. the lack of sufficient documentation to demonstrate no adverse traffic impacts, and the proposed measures to improve public transport access are not considered feasible:
 - e. poor strategic merit in relation to access, topographical, environmental and amenity considerations; and
 - f. inadequate open space provision considering the requirements of Council's Community Infrastructure Strategy.
- (b) That the applicant be advised of Council's decision.

- (c) **Further, that** Council note the following advice of the Local Planning Panel dated 18 October 2022 wherein:
 - 1. The Panel noted the Council officer recommendation and the applicant's position;
 - The Panel noted the difference in the Council officer and applicant's
 position regarding the site's capacity to accommodate built form greater
 than 3 storeys, and the compliance of the proposal with Housing Diversity
 Precinct Criteria 6 within Council's adopted Local Strategic Planning
 Statement requiring the proposal to be predominantly low rise (2-3
 storeys);
 - 3. The Panel did not support the applicant's request to defer consideration of the matter and recommended the matter be reported to Council.

PLANNING PROPOSAL TIMELINE





OVERVIEW OF THE PLANNING PROPOSAL

- 1. On 2 June 2021, a Planning Proposal was lodged with Council by the applicant to amend the *Parramatta (former The Hills) Local Environmental Plan 2012* (PLEP 2012) for the land at 361-365 North Rocks Road, North Rocks to:
 - (a) Amend the **Land Zoning** (LZN) map from R2 Low Density Residential to part R3 Medium Density Residential and part R4 High Density Residential:
 - (b) Increase the maximum **Height of Buildings** (HOB) map from 9m (2 storeys) to part 9m, 11m, 16m, 23m and 25m (2-7 storeys); and
 - (c) Amend the **Floor Space Ratio** (FSR) map from no maximum FSR to a maximum FSR of 1.35:1.

2. The Planning Proposal seeks to facilitate a new residential precinct of up to 1,080 dwellings (approximately) that is between 2-7 storeys high as detailed in **Table 1** and visually represented in **Figure 1**.

Land use or typology	Quantum	Building height
Detached dwellings	9	2 storeys
Townhouses	236	2-3 storeys
Apartments	690	4-7 storeys
Independent Living Units	145	4-6 storeys
Aged Care Facility	60-80 beds	4-6 storeys
Open space	3.8ha (1.5ha public open space)	Not applicable
Community facility	2,700m ²	4-6 storeys
Retail and commercial uses (childcare, general store and medical centre)	700m ²	4-6 storeys

Table 1: Proposed land uses and dwelling typologies



Figure 1: Applicant's scheme - building typologies and storeys (2 June 2021)

3. Council officers consider the Planning Proposal to be inconsistent with the Local Housing Strategy (LHS) and the Local Strategic Planning Statement (LSPS). Specifically, the Planning Proposal is inconsistent with the Housing Diversity Precinct Criteria (HDP Criteria) and strategic objectives in the LSPS to focus growth in the Greater Parramatta and the Olympic Peninsula corridor (GPOP) and Strategic Centres, and to support and enhance the low scale character and identify of suburban Parramatta (Planning Priorities 4 and 5 respectively). Therefore it is recommended not to proceed with the Planning Proposal based on Council officers' assessment which is outlined in this report and detailed in the Local Planning Panel Report at **Attachment 1**.

SITE DESCRIPTION

4. The subject site is located in the North Rocks Local Centre, which is not part of the growth precincts identified in the LSPS. As shown in **Figure 2**, the site is adjacent to the local shopping centre and has an approximate site area of 12.6ha. It is predominantly occupied by two storey buildings, which were previously being utilised by NextSense (former The Royal Institute for Deaf and Blind Children).

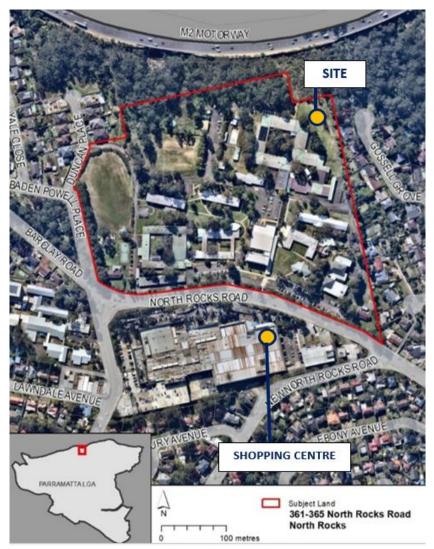


Figure 2: Aerial view of the site at 361-365 North Rocks Road, North Rocks

5. North Rocks has a low scale, suburban setting with predominantly single and double storey dwellings. Immediately to the east and west of the site are single and double storey dwellings. Crown land is located to the north containing dense vegetation adjacent to the M2 motorway. To the south, the shopping centre reads as a single storey from North Rocks Road due to the downward slope in topography and the building sitting lower in the landform (**Figure 3**). The site itself slopes down from the southern to the northern boundary, with an existing gully in the rear central portion of the site.



Figure 3: North Rocks Local Shopping Centre

6. The primary access to the site is at North Rocks Road and a secondary access is located at Duncan Place. The nearest train service is at Epping and the nearest light rail stop will be at Carlingford. There are limited 'all stops' bus services that operate through North Rocks connecting to Epping and Parramatta, and M2 Express bus services are located 1.2km west of the site. Refer to Local Planning Panel report in **Attachment 1** for detailed information on the site characteristics.

BACKGROUND

- 7. Between late 2018 2019, several discussions were held between Council officers and the applicant to discuss concept plans for the redevelopment of the site prior to lodgment of the Planning Proposal. The applicant subsequently lodged a Planning Proposal for the site in March 2019 but this was withdrawn before the LSPS came into effect on 31 March 2020 and established the strategic planning context within which the current proposal needs to be considered.
- 8. The LSPS has been informed by detailed planning work and sets clear objectives and criteria for future planning of North Rocks and prioritises the preservation of the low-scale character of the area.
- 9. On 2 June 2021, the current Planning Proposal (**Attachment 2**) was lodged with Council by the applicant to amend the applicable planning controls. An overview of the existing and proposed controls is detailed in the Local Planning Panel Report (**Attachment 1**).
- 10. Council officers assessed the Planning Proposal, including the consideration of referrals to relevant sections of Council. On 2 March 2022, Council officers issued a Request for Further Information Letter (RFI) to the applicant with an assessment of key issues with a focus on the Housing Diversity Precinct Criteria. To this RFI letter, the applicant requested and was granted an extension to the RFI deadline until 31 May 2022.
- 11. The applicant provided an interim response in April 2022 and a draft revised masterplan update in August 2022. While the draft masterplan sought to resolve urban design matters such as the site layout, it did not address outstanding concerns raised in the RFI including the excessive height and

density, HDP Criteria, traffic, bushfire risk, natural areas, open space, tree canopy, flood and water management, sustainability, economic development, affordable housing and community facilities. The draft revised masterplan has not been submitted with adequate supporting information and does not replace the June 2021 proposal which is the subject of this report.

12. To progress the assessment of the Planning Proposal in a timely manner, Council officers notified the applicant on 28 July 2022 that the matter would proceed to the Local Planning Panel on 18 October 2022 (refer to Chronology in Attachment 3).

PLANNING AGREEMENT

13. A draft letter of offer dated 30 April 2021 in Attachment 4 has been provided with the Planning Proposal and is detailed in the Local Planning Panel Report in Attachment 1. The letter of offer proposes a potentially broad range of infrastructure to support the Planning Proposal. However, the extent of infrastructure required to support the Planning Proposal can only be ascertained after the strategic merit and an appropriate built form outcome have been established.

PLANNING PROPOSAL ASSESSMENT

14. The Planning Proposal (June 2021) is inconsistent with the strategic objectives of the Greater Sydney Region Plan (Region Plan), Central City District Plan (District Plan), Council's Local Housing Strategy (LHS) and Local Strategic Planning Statement (LSPS) (refer to the detailed assessment that accompanied the Local Planning Panel Report at **Attachments 1** and **5**). The following is a summary of the key issues.

Greater Sydney Region Plan and Central City District Plan

- 15. The Region Plan and District Plan identify the strategic objective to provide ongoing housing supply and a range of housing types in appropriate locations, with access to jobs, services and public transport (Objective 10 of Region Plan and Planning Priority C5 of the District Plan). Both of these strategic documents identify the site as an existing urban area within the North Rocks Local Centre. The site is not identified as part of the Greater Parramatta Growth Area (which comprises 12 precincts) where the capacity for additional housing growth is identified and planned for.
- 16. The proposal is inconsistent with the Region Plan and District Plan primarily as it seeks to locate substantial additional growth outside the identified growth precincts as evidenced by its inconsistencies with the LHS and LSPS as detailed below.

Local Housing Strategy

17. The LHS identifies North Rocks as a high constraint locality due to having less public transport accessibility. The LHS recommends not to actively facilitate additional major rezonings for high constraint localities unless they are for the purpose of housing diversity (Section 2.3.2). Furthermore, it provides that where there is renewal for these localities, it should be lower scale with low

density development reflecting the surrounding character and consistent with the predominant building form. The Planning Proposal does not facilitate low scale development that is reflective of the surrounding character as it proposes up to 690 units in buildings up to 7 storeys and is therefore inconsistent with the LHS.

18. There is no existing or planned major public transport infrastructure for the area. Whilst the Planning Proposal proposes a 10-year temporary bus shuttle connection to M2 Bus Services, this would not adequately address the need for long-term access to, and the additional demand for, major public transport services that would be generated by the redevelopment of the site.

Local Strategic Planning Statement

- 19. Consistent with the LHS, the LSPS identifies that planned housing growth will primarily occur in growth precincts along the Greater Parramatta and Olympic Park (GPOP) corridor, and that this will be in the form of high-density development. The applicant requested the inclusion of the site as a significant renewal opportunity in the LSPS, however this was not supported. Notably, the LSPS (Section 3.1.2) identifies that additional housing (such as that proposed) is not needed to meet Council's housing delivery targets to 2036.
- 20. As the site is not a growth precinct, the applicant is seeking to justify the additional housing based upon the HDP Criteria in the LSPS (see **Figure 4** below). Council officers consider the Planning Proposal to be inconsistent with the HDP Criteria, specifically Criteria 1, 5, 6, 7, 8 and 9 relating to urban design and compatibility; open space; predominance of low-rise building forms; housing diversity and maximum building storey height; requirements for residential flat buildings including affordable housing, and environmental and amenity considerations. The Planning Proposal has not satisfied the urban design capability test in HDP Criteria 1 and the requirement to be predominantly low-rise, two to three storeys in HDP Criteria 6 (refer to detailed assessment in **Attachment 5** which accompanied the Local Planning Panel Report in **Attachment 1**).
- 21. The Planning Proposal is also inconsistent with LSPS Planning Priority 5, which requires development to support and enhance the low-scale character and identity of suburban Parramatta, and Policy Direction 18 which seeks to limit the height of mixed use and residential apartment development in Local Centres to low rise building forms. The proposed building height of 25m (up to 7 storeys) would detract from the established low-scale character of North Rocks, where the predominant building form is single and double storey dwellings.
- 22. It is therefore recommended that the Planning Proposal not be supported due to its inconsistencies with the strategic objectives of the Region Plan, District Plan, LHS and LSPS.

To be considered as a Housing Diversity Precinct, a site or area must satisfy the following criteria:

- (1) Have urban design merit via an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods.
- (2) Be at least 1 hectare and located either:
 - a. entirely within a 10 minute walk of, a Strategic or Local Centre, or
 - b. within the GPOP area, having 30 minute door-to-door access to employment in Parramatta CBD, Westmead or Sydney Olympic Park.
- (3) Include or be located within walking distance (800m) of retail convenience.
- (4) For sites 1-2 ha in size contain or be entirely within a 5 minute walk of a park, sportsground or play space as detailed in the Community Infrastructure Strategy
- (5) For sites greater than 2 ha in size require the on-site provision of quality parks, sportsgrounds or play spaces as detailed in the Community Infrastructure Strategy
- (6) Be predominantly low-rise, two to three storeys.

- (7) Propose one or more of the following housing types:
 - · attached or detached dwelling houses
 - · terrace housing
 - · semi-detached housing
 - · villas
 - townhouses
 - · manor homes
 - · co-housing (maximum 3 storeys)
 - · seniors housing (maximum 3 storeys)
 - new age boarding houses (maximum 3 storevs)
- (8) Residential flat buildings may be permitted in Housing Diversity Precincts, but only where:
 - a. The built form is compatible with the surrounding neighbourhood and meets the urban test as per clause (1); and
 - Other housing types are also provided in the precinct, as specified in clause (7); and
 - c. They contain at least 5-10% permanent affordable rental housing (subject to viability); however, where viable, Council's aspiration is for a higher provision.
- (9) Have strategic merit in relation to: access (including to a regular public transport service); constraints; topography; environment; and amenity.

Figure 4: Housing Diversity Precinct Criteria

PARRAMATTA LOCAL PLANNING PANEL

- 23. On 18 October 2022, the Planning Proposal was reported to the Local Planning Panel (the Panel) for advice. The Panel noted the Council officers' recommendation; that the Applicant sought to defer consideration of the proposal by the Council as they disagree that their proposal is widely different to the intent of Council's Strategic Planning; noted the difference between the two parties is considerable; and recommended the matter to be reported to Council. The full Panel recommendation is detailed below:
 - (a) The Panel notes that Councils' Strategic Planning officers believe that the proposal at present is inconsistent with the HDP Criteria in Council's approved Parramatta Local Strategic Planning Statement (LSPS) as follows:
 - i. the proposed increases in height (between 9m to 25m) and density (overall site FSR of 1.35:1), and the site layout will lead to built form outcomes that are incompatible with the local context;
 - ii. the predominance of mid-rise 4-7 storey residential flat buildings is incompatible with the local context and detracts from the strategic intent to promote medium density typologies of 2-3 storeys;
 - iii. there is inadequate provision of affordable housing;

- iv. there is insufficient documentation to demonstrate that there are no adverse traffic impacts, and the proposed measures to improve public transport access are not considered feasible;
- v. there is poor response to site context considering topographical, environmental and amenity considerations; and
- vi. there is inadequate open space provision considering the requirements of Council's Community Infrastructure Strategy.
- (b) The applicant and consultants seek to defer consideration of this proposal by the Council at this time as they disagreed that their proposal is widely different to the intent of Council Strategic Planning.
- (c) The Panel notes the difference between the two parties is considerable as Council planners believe the site is to be restricted to 2 to 3 storeys keeping with their understanding of the interpretation of HDP Criteria in the LSPS.
- (d) The applicants' position is that they have provided sufficient opportunities for low density (69% of the site is low density) and believe there is some opportunity for residential flat buildings on this site up to 7 storeys.
- (e) The Panel believes it is now time to report this situation to the full Council.
- (f) Further, that the applicant be advised of Council's decision.

The Panel decision was UNANIMOUS.

COUNCIL OFFICER RESPONSE TO PANEL RECOMMENDATION

- 24. It is noted the Panel did not endorse the Council officer recommendation, but also did not support the Applicant's desire for deferment of the proposal, and instead recommended that the matter should be reported to Council for consideration.
- 25. As is noted in the Panel's Recommendation (c), Council officers have assessed the proposal against the HDP Criteria and LSPS strategic objectives to support and enhance the low scale character and identity of suburban Parramatta. HDP Criteria 1 and 8 require Planning Proposals to have urban design merit which should be demonstrated by an urban design capability test that shows that the proposed built form is compatible with surrounding development and neighbourhoods. As the Panel have indicated in recommendation (c), Council staff consider that development of the site should be of a predominantly low-rise two to three storeys built form in keeping with the character of the area and consistent with Criteria 6.
- 26. North Rocks has a suburban residential character where the predominant built form is single and double storey dwellings. Therefore, the proposed height of buildings of up to 25m (7 storeys) is considered to be incompatible with the character of North Rocks, and the proposal has not satisfied the broad urban design capability test in HDP Criteria 1 (refer to the detailed assessment in **Attachment 5** which accompanied the Local Planning Panel Report at **Attachment 1**).
- 27. The Panel notes in Recommendation (d) that the Applicant's position is that 69% of the proposed site area is low-density and below three storeys. This is

considered to be a potentially misleading analysis and is not supported as the 69% calculation referred to includes proposed roads and open space in the overall 'low-density' area. The Planning Proposal would actually deliver predominantly 4-7 storey residential flat buildings as is demonstrated in **Table 2** which identifies the percentage of gross floor area that is accommodated in different housing types. This is considered to be a more appropriate means of measuring the predominance of building forms proposed across the site, as is required to be considered under HDP Criteria 6.

Dwelling Type/Use/Height	No. of Dwellings	GFA (%)	Housing Mix (%)
Low rise - dwellings and townhouses (2-3 storeys)	245	26.1%	22.7%
Seniors living (4-6 storeys)	145	25%	13.4%
Residential flat buildings (4-7 storeys)	690	46%	63.9%
Commercial/community buildings	N/A	2.9%	N/A

Table 2: Proposed dwelling/land use mix and Percentage (%) GFA and Housing Mix

28. The applicant contention noted in Recommendation (d) that there is an opportunity for some residential flat buildings on the site up to 7 storeys is not supported given the LSPS Planning Priority 5 to support and enhance the low-scale character and identity of suburban Parramatta. Specifically, Policy Direction 18 of the LSPS directs Council to limit the height of mixed use and residential apartment development in Local Centres to low rise building forms, and the HDP Criteria 6 specifically identifies low-rise as being predominantly 2-3 storeys. The inclusion of 7 storey buildings, despite their proposed location within the central portion and lowest point of the site would also be unsympathetic to the topography and would require the use of significant fill that would introduce substantial environmental change to the site. This approach reflects the lack of strategic merit of the proposal in relation to site constraints, topography and environmental considerations as required by HDP Criteria 9.

CONSULTATION AND TIMING

Stakeholder Consultation

29. Public consultation will take place if the Planning Proposal proceeds to, and obtains, a Gateway determination from the Department of Planning and Environment.

Councillor Consultation

30. An initial briefing was held with Councillors on the Planning Proposal on 21 September 2022. In accordance with normal Council practice, a Councillor briefing on this report will be held before the Council meeting.

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
21 Sep 2022	Councillors	Nil	Nil	City Planning and Design
23 Nov 2022	Councillors	Report finalised before this briefing	Report finalised before this briefing	City Planning and Design

FINANCIAL IMPLICATIONS FOR COUNCIL

31. Fees of \$150,000 have been paid by the applicant in June 2021 for the assessment of the planning proposal. The fees are only recognisable from an accounting point of view when a determination is made and have been included in the September Qtr forecast. There are no further direct financial implications for Council because of the recommendations in this report.

	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Revenue				
Internal Revenue				
External Revenue		150,000		
Total Revenue		150,000		
Funding Source	N/A			
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	NIL	150,000		
Funding Source	N/A			
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	N/A			

LEGAL IMPLICATIONS FOR COUNCIL

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

Jema Samonte
Senior Project Officer

Kelly Van Der Zanden

Group Manager City Design

David Birds

Group Manager, Major Projects and Precincts

Jennifer Concato

Executive Director City Planning and Design

John Angilley

Chief Financial and Information Officer

Bryan Hynes

Acting Chief Executive Officer

ATTACHMENTS:

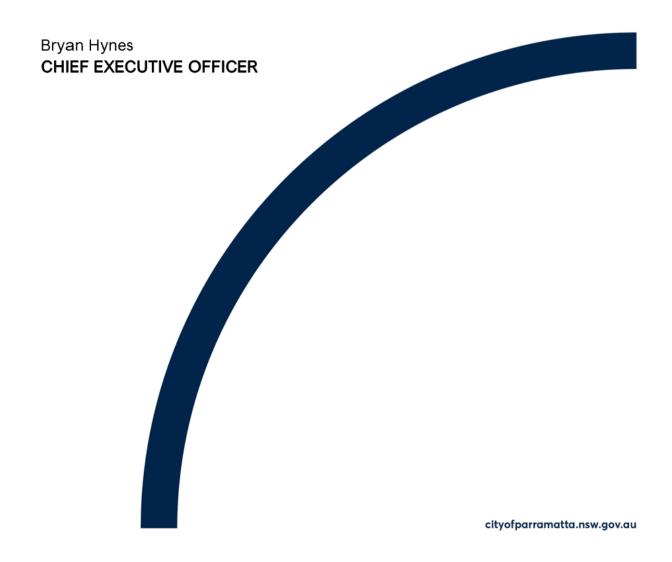
1 <u>↓</u>	Attachment 1 Local Planning Panel Report 18 October 2022	24 Pages
2 ↓	Attachment 2 Planning Proposal June 2021	159 Pages
3 <u>U</u>	Attachment 3 Chronology	2 Pages
4 <u>J</u>	Attachment 4 Draft Letter of Offer	5 Pages
5 <u>↓</u>	Attachment 5 Detailed Council Officer Assessment of Proposal	7 Pages
Adobs		

REFERENCE MATERIAL



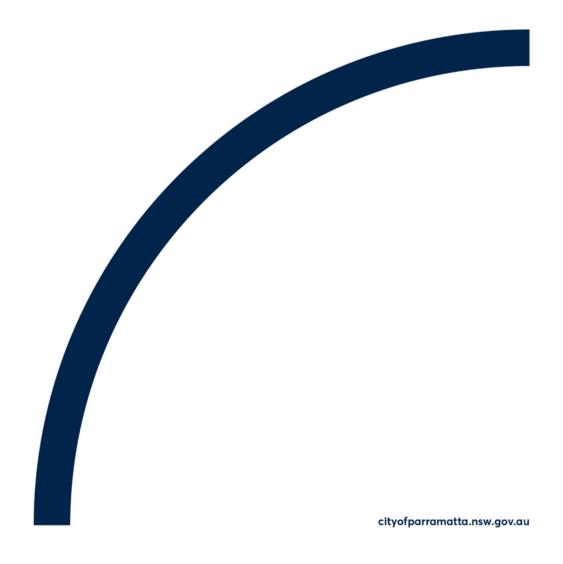
NOTICE OF LOCAL PLANNING PANEL MEETING PUBLIC AGENDA

A Local Planning Panel meeting will be held in the Rydalmere Operations Centre, 316 Victoria Rd, Rydalmere Tuesday, 18 October 2022 at 3:30pm.





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LOCAL PLANNING PANEL

18 OCTOBER 2022

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1 ACKNOWLEDGMENT OF THE TRADITIONAL OWNERS OF LAND

The City of Parramatta Council acknowledges the Burramattagal people of The Darug Nation as the traditional owners of land in Parramatta and pays its respects to their ancient culture and to their elders, past, present and emerging.

2 WEBCASTING ANNOUNCEMENT

This public meeting will be recorded. The recording will be archived and available on Council's website.

All care is taken to maintain your privacy; however if you are in attendance in the public gallery, you should be aware that your presence may be recorded.

3 APOLOGIES

4 DECLARATIONS OF INTEREST

5 REPORTS - DEVELOPMENT APPLICATIONS

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DEVELOPMENT APPLICATIONS

18 OCTOBER 2022

5.1	PUBLIC MEETING: 225 Windsor Road, NORTHMEAD NSW 2152 (Lot 101, DP 1004873).	6
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PLANNING PROPOSAL

ITEM NUMBER 6.2

SUBJECT Pre-Gateway Planning Proposal for land at 361-365 North

Rocks Road, North Rocks

REFERENCE RZ/2/2021 -

APPLICANT/S EG

OWNERS NextSense (Former Royal Institute for Deaf and Blind Children)

REPORT OF Senior Project Officer

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL Nil

PURPOSE

The purpose of the report is to seek the Parramatta Local Planning Panel's advice to Council on a recommendation to refuse a Planning Proposal at 361-365 North Rocks Road, North Rocks.

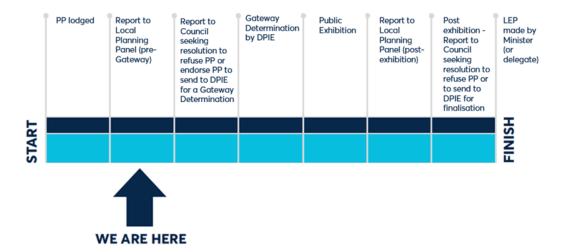
RECOMMENDATION

That the Parramatta Local Planning Panel consider the following Council Officer recommendation in its advice to Council:

- (a) **That** Council refuse the Planning Proposal at 361-365 North Rocks Road, North Rocks for the following reasons:
 - Planning Proposal is inconsistent with the Housing Diversity Precinct Criteria in Council's approved Parramatta Local Strategic Planning Statement as follows:
 - a. the proposed increases in height (between 9m to 25m) and density (overall site FSR of 1.35:1), and the site layout leads to built form outcomes that are incompatible with the local context;
 - b. the predominance of mid-rise 4-7 storey residential flat buildings that is incompatible with the local context and detracts from the strategic intent to promote medium density typologies of 2-3 storeys;
 - c. inadequate provision of affordable housing;
 - the lack of sufficient documentation to demonstrate no adverse traffic impacts, and the proposed measures to improve public transport access are not considered feasible;
 - e. poor response to site context considering topographical, environmental and amenity considerations; and
 - f. inadequate open space provision considering the requirements of Council's Community Infrastructure Strategy.
- (b) Further, that the Applicant be advised of Council's decision.

Item 6.2

PLANNING PROPOSAL TIMELINE



- 1. The subject site is located at 361-365 North Rocks Road, North Rocks and is an irregular-shaped lot with an approximate area of 12.67ha (refer to Figure 1). The site is currently occupied by low-scale, predominantly two storey buildings, which were previously being utilised by NextSense (previously known as The Royal Institute for Deaf and Blind Children). NextSense provides a range of educational services for students with vision and/or hearing impairment and is relocating to a new facility at Macquarie Park.
- 2. The subject site is identified as bushfire-prone land, and there is existing native vegetation in the rear (northern) portion of the site that is identified in the Biodiversity map under the draft Parramatta Local Environmental Plan (Harmonisation LEP). It is noted that the biodiversity land is not identified under the current Parramatta (former The Hills) LEP 2012. This vegetation forms part of a broader natural corridor.
- 3. The site topography slopes down from the southern boundary to the northern boundary, with a level change of approximately 17m from North Rocks Road to the lowest part of the site. There is a gully in the rear central portion of the site sloping down towards the existing bushland.



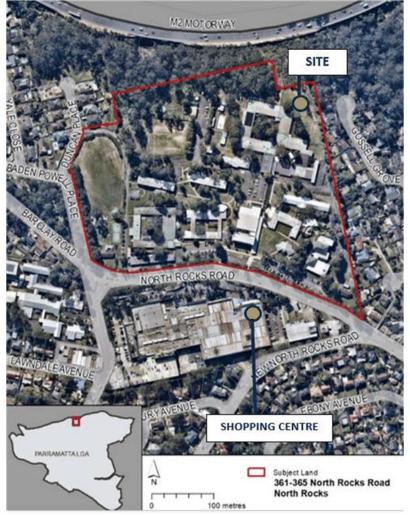


Figure 1: Aerial view of the subject site at 361-365 North Rocks Road, North Rocks

4. To the east and west of the site are single and double storey dwellings. Crown land is located north of the site containing dense vegetation adjacent to the M2 motorway. The North Rocks local shopping centre is located to the south, primarily internal-facing, and 1-2 storeys in height, with at-grade parking fronting North Rocks Road. It reads as a single storey from North Rocks Road due to the downward slope in topography and the shopping centre sitting lower in the landform (refer to Figure 2).





Figure 2: North Rocks Local Shopping Centre

Key strategic documents identify North Rocks as a Local Centre that is defined as a focal point for neighbourhoods, diverse and varying in size and providing essential access to daily goods and services close to where people live. Council's Local Strategic Planning Statement (LSPS) (p.21) contextualises North Rocks as having high levels of urban amenity and character, providing a diversity of housing offering in the LGA, providing a significant amount of the existing urban tree canopy, and constituting one of the areas to be protected from further encroachment of high-density development.

OVERVIEW OF THE PLANNING PROPOSAL

6. On 2 June 2021, a Planning Proposal in **Attachment 1** was lodged with Council by the Applicant (EG) for the subject site under the *Parramatta* (former The Hills) Local Environmental Plan 2012. The Planning Proposal seeks to rezone the site from R2 Low Density Residential to part R3 Medium Density Residential and part R4 High Density Residential to facilitate a new residential precinct of up to 1,080 dwellings (approximately) that is between 2-7 storeys as detailed in **Table 1** and visually represented in **Figure 3**.

Land use or typology	Quantum	Building height
Detached dwellings	9	2 storeys
Townhouses	236	2-3 storeys
Apartments	690	4-7 storeys
Independent Living Units	145	4-6 storeys
Aged Care Facility	60-80 beds	4-6 storeys
Open space	3.8ha (1.5ha public open space)	Not applicable
Community facility	2700m ²	4-6 storeys
Retail and commercial uses (childcare, general store and medical centre)	700m ²	4-6 storeys

Table 1: Proposed land uses and dwelling typologies

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Figure 3: Applicant scheme - building types and height in storeys (2 June 2021)

7. An overview of the existing and proposed controls for the Planning Proposal is detailed in **Table 2** and **Figures 4-10**.

	Parramatta (former The Hills) LEP 2012	Draft Parramatta LEP (Harmonisation LEP)	Applicant's Planning Proposal dated June 2021
Zoning (LZN)	R2 Low Density Residential	R2 Low Density Residential	Part R3 Medium Density Residential and R4 High Density Residential
Additional Permitted Uses (APU)	N/A	N/A	Introduce an APU clause under Schedule 1 to facilitate a restaurant or café and medical centre in the R4 High Density Residential zone
Maximum Height of Building (HOB)	9m (2 storeys)	9m (2 storeys)	9m, 11m, 16m, 23m, and 25m (2-7 storeys)
Maximum FSR	No FSR currently applies to the site although it is noted an	0.5:1 to R2 Low Density Residential areas	Overall FSR of 1.35:1, individual lot net FSR of up to 3.43:1.

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	FSR of 1:1 applies to the shopping centre. Based on site analysis, the FSR of the surrounding area ranges from 0.2:1 to 0.5:1.		
Minimum Lot Size (LSZ)	700m ²	700m ²	No changes proposed.
Biodiversity Map	N/A	A small area in the north-west is identified as 'biodiversity land'.	No changes proposed.
Prohibition of dual occupancy development	N/A	A prohibition of dual occupancy development applies to the site.	No changes proposed.
Additional Local Provisions	N/A	N/A	An Additional Local Provisions clause is proposed to Part 7 of the LEP to ensure design excellence is realised as part of future development applications. It is not proposed to enable FSR or height bonuses subject to design excellence.

Table 2: Existing and Proposed Planning Controls

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PARRAMATTA (FORMER THE HILLS) PROPOSED MAPS LOCAL ENVIRONMENT PLAN 2012



Zoning
Current Land Zoning
Zone

B 8 - Neighbourhood Centre

B 2 - Loose Centre

C 2 - Reviscemental Conservation

R 3 - Medium Density Residential

R 61 - Public Recreation

S 92 - Inhastructure

Proposed Land Zoning
Zone

R 2 - Low Density Residential

R 7 - High Density Residential

R 8 - High Density Residential

R 8 - High Density Residential

R 9 - Medium Density Residential

R 10 - High R 10 - High

Figure 4: Existing Land Use Zoning

Figure 5: Proposed Land Use Zoning





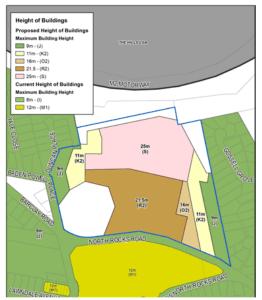


Figure 7: Proposed Height of Buildings

Floor Space Ratio

BADEN POWE

BARCLAY ROAD

LAWNDALE AVENUE

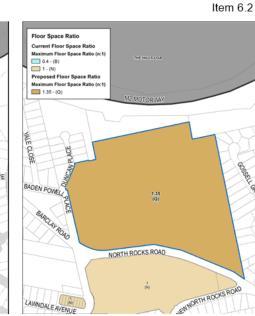


Figure 8: Existing Floor Space Ratio

LEW NORTH ROCKS ROAD

NORTH ROCKS ROAD

Figure 9: Proposed Floor Space Ratio

DRAFT PARRAMATTA LOCAL ENVIRONMENTAL PLAN (HARMONISATION LEP)

Draft Parramatta LEP 2020 (as exhibited) Floor Space Ratio (n:1) O 4 - B O 5 - D M2.MOTORWAY ARABARA ARAB

Figure 10: Floor Space Ratio under draft PLEP (FSR of 0.5:1 proposed for R2 zoned areas)

Planning Agreement

8. A Planning Agreement letter of offer dated 30 April 2021 has been provided indicating a willingness to enter into a Voluntary Planning Agreement to support the infrastructure needs of the proposal. The letter outlines potential public

PROPOSED MAPS

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benefits relating to open space, community infrastructure, transport accessibility, pedestrian and vehicular safety and affordable housing.

- 9. The letter specifically identifies potential inclusions:
 - a. Open space full-sized oval (1.8ha) and village square (1,600sqm);
 - b. Community infrastructure multi-purpose community facility and library (2,700sqm);
 - Transport temporary bus shuttle connecting to the M2 express bus services (with services running for at least 10 years);
 - d. Affordable housing approximately 5% affordable housing for key workers including a portion of affordable housing units to be retained by the Applicant for use of staff and visitors.
- 10. The letter does not identify monetary values for the nominated infrastructure.
- The extent of infrastructure needed to support the proposal will need to be ascertained after the strategic merit and an appropriate built form outcome has been established.

COUNCIL OFFICER ASSESSMENT

Strategic Merit

- 12. Council officers have assessed the Planning Proposal, including the consideration of referrals to relevant sections of Council, with assessment outcomes detailed below. On 2 March 2022, Council officers issued a Request for Further Information Letter (RFI) to the Applicant with an assessment of key issues, to which the Applicant has not provided a comprehensive response.
- 13. The Applicant's response in April 2022 did not directly address the concerns raised in relation to the Housing Diversity Precinct Criteria (HDP Criteria) within the LSPS, urban design, traffic, bushfire risk, natural areas, open space, tree canopy, flood and water management, sustainability, economic development, affordable housing and community facilities. Rather, the Applicant indicated that further specialist input was being prepared and consultation with Transport for NSW and NSW Rural Fire Services was being undertaken in order to address the key issues identified. In August 2022, the Applicant submitted a draft revised masterplan that sought to resolve urban design matters including issues relating the masterplan structure and layout. However this did not address other outstanding concerns previously raised in the RFI including the excessive height and density.
- 14. Importantly, the Housing Diversity Precinct Criteria (HDP Criteria) in Council's LSPS is a key strategic policy test the proposal needs to meet and this is considered in detail below. The Council officer assessment detailed below concludes that due to the extent of density and scale being sought, the Planning Proposal does not exhibit strategic merit given it is inconsistent with Council's LSPS and proposes predominantly high-density development that is incompatible with the local context.

Greater Sydney Region Plan and Central City District Plan

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- 15. In March 2018, the Greater Cities Commission (GCC) released the Greater Sydney Region Plan: A Metropolis of Three Cities (Region Plan) a 20-year plan which outlines a three-city vision for metropolitan Sydney to the year 2036. The Central City District Plan (District Plan) was subsequently released by the GCC to implement the Region Plan.
- 16. The Region Plan and District Plan identify the site as an existing urban area within the North Rocks Local Centre. It is noted that the site is not identified as part of the Greater Parramatta Growth Area which comprises 12 precincts where the capacity for additional housing growth is identified and being planned for.

Local Housing Strategy

- 17. Council's Local Housing Strategy (LHS) (2020) identifies North Rocks as a high constraint locality due to having less public transport accessibility. The LHS recommends not to actively facilitate additional major rezonings for high constraint localities unless for the purposes of housing diversity. Furthermore, it provides that where there is renewal for these localities, it should be lower scale with low density development reflecting the surrounding character and consistent with the predominant building form.
- 18. The LHS recommends that no additional major precinct and/or rezonings for housing are required to meet the DPE's dwelling requirements over and above those already identified in the Strategy and should therefore not be actively facilitated until the post 2036 period.
- 19. The nearest train service is at Epping and the nearest light rail stop will be at Carlingford. There are limited bus services that operate through North Rocks connecting residents to Epping (22 minutes) and Parramatta (42 minutes) noting long travel times due to 'all stops' services. Furthermore, access to the M2 Express Bus Services (at the Barclay Road interchange) is located 1.2km west of the site, which would connect residents to Macquarie Park, Norwest, Rouse Hill and the Sydney CBD.
- 20. It is therefore considered that the strategic impacts of locating development of the density proposed on the site is not supported in principle due to local accessibility constraints.

Local Strategic Planning Statement

21. Adopted by Council on 23 March 2020, the LSPS sets out Council's 20-year vision for land use and infrastructure in the City of Parramatta. The LSPS identifies that most of the planned housing growth will occur in growth precincts along the Greater Parramatta and Olympic Park (GPOP) corridor, and that this will be in the form of high-density development. The Applicant requested the inclusion of the site as a significant renewal opportunity in the LSPS but this was not supported. The LSPS notes the key principles to focus housing growth in identified Growth Precincts only and to preserve the low- scale character and identity of suburban Parramatta outside of the GPOP area, such as North Rocks.

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- 22. Planning Priority 5 of the LSPS seeks to support and enhance the low scale character and identity of suburban Parramatta including North Rocks, with Policy 18 providing that Council limit the height of mixed-use and residential apartment development in Local Centres outside GPOP.
- 23. The LSPS identifies actions to encourage a more diverse range of housing through new Housing Diversity Precincts (HDP) for areas located outside the growth areas. As the subject site is outside the growth precincts, the Planning Proposal would need to comply with the HDP Criteria which are set out below in **Figure 11**.

To be considered as a Housing Diversity Precinct, a site or area must satisfy the following criteria:

- Have urban design merit via an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods.
- (2) Be at least 1 hectare and located either:
 - a. entirely within a 10 minute walk of, a Strategic or Local Centre, or
 - within the GPOP area, having 30 minute door-to-door access to employment in Parramatta CBD, Westmead or Sydney Olympic Park.
- (3) Include or be located within walking distance (800m) of retail convenience.
- (4) For sites 1-2 ha in size contain or be entirely within a 5 minute walk of a park, sportsground or play space as detailed in the Community Infrastructure Strategy
- (5) For sites greater than 2 ha in size require the on-site provision of quality parks, sportsgrounds or play spaces as detailed in the Community Infrastructure Strategy
- (6) Be predominantly low-rise, two to three storeys.

- (7) Propose one or more of the following housing types:
 - · attached or detached dwelling houses
 - · terrace housing
 - · semi-detached housing
 - · villas
 - · townhouses
 - · manor homes
 - · co-housing (maximum 3 storeys)
 - · seniors housing (maximum 3 storeys)
 - new age boarding houses (maximum 3 storeys)
- (8) Residential flat buildings may be permitted in Housing Diversity Precincts, but only where:
 - a. The built form is compatible with the surrounding neighbourhood and meets the urban test as per clause (1); and
 - b. Other housing types are also provided in the precinct, as specified in clause (7); and
 - c. They contain at least 5-10% permanent affordable rental housing (subject to viability); however, where viable, Council's aspiration is for a higher provision.
- (9) Have strategic merit in relation to: access (including to a regular public transport service); constraints; topography; environment; and amenity.

Figure 11: Housing Diversity Precinct Criteria in LSPS

24. The HDP Criteria identifies matters that must be satisfied to be considered a housing diversity precinct. It is noted the proposal meets HDP Criteria (2) and (3) by way of the location of the site in proximity to a Local Centre and retail convenience. Below is an assessment of the proposal against other key criteria with which it is considered the proposal is not consistent.

C1. Urban Design Capability Test

25. HDP Criteria (1) requires the proposal to demonstrate compatibility with surrounding development and neighbourhoods via an urban capability test. Compatibility is considered by Council officers to be built form and site planning that is of its neighbourhood context, not separate from it. Council officers do not

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- consider a significant departure from the existing character, to be an appropriate outcome.
- 26. For this urban capability test, Council officers have undertaken an extensive assessment of the Applicant's original proposal (June 2021). The assessment analyses the existing and desired future character of the surrounding area across 12 urban design metrics (refer to **Attachment 2** for full assessment). The urban capability test demonstrates the proposal is incompatible with surrounding development and neighbourhoods for reasons outlined below:
 - a) <u>Predominant residential typology and mix</u> The predominance of bulky residential flat buildings is far removed from the suburban setting of the neighbourhood, being single or double storey dwellings.
 - b) <u>Building height</u> The proposed number of storeys of 2 to 7 storeys is far removed from the surrounding low rise residential area and the low scale shopping centre. The proposal to locate more height within the suppression of the landform still results in visual impacts from within the site.
 - c) <u>Building footprints and site coverage</u> Excessive building envelopes (max 70m length and 26m depth) will contribute to perceived bulk and scale that is far removed from the surrounding context where building footprints cover approximately 30% of each lot with an average of 17m length and depth.
 - d) Overshadowing and privacy impacts 3 storey townhouses at the periphery will potentially encroach the privacy and overshadow the rear yards of adjacent low density properties.
 - e) <u>Solar access to open space</u> Excessive building and street wall heights, and narrow long courtyards may lead to inadequate solar access to public/private open space.
 - f) <u>Setbacks and landscape character</u> The generic application of a 3m setback does not respond to the distinctive landscape character of the locality with abundant mature native trees enabled by large front and rear setbacks (10m).
 - g) <u>Physical and visual connectivity</u> The proposal has an inwardly focused street network, with excessive cul-de-sacs and buildings that interrupt visual corridors.
 - h) <u>Street widths, hierarchy, and character</u> The proposal exhibits a complex winding structure without view corridors. This is exacerbated by the lack of a clear road hierarchy. Overall, this leads to poor legibility and integration with the surrounding road network.
 - i) <u>Street address and access to public domain</u> The proposal does not provide a clear street address to all buildings and does not clearly delineate public open space.
 - j) <u>Honouring topography</u> Several building envelopes are positioned on steep embankments or gullies resulting in significant fill.

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- Responsiveness to significant vegetation The proposal entails a masterplan structure that does not optimise the retention of significant tree clusters.
- Responsiveness to other natural features Several building envelopes encroach too far into ecologically significant vegetation at the rear, with no buffer provided.

C5. Provision of open space

- 27. HDP Criteria (5) requires sites greater than 2ha in size to provide on-site quality parks, sportsground or play spaces as detailed in Council's Community Infrastructure Strategy (CIS). The CIS does not identify a specific need for a new full-sized field for the site but rather encourages pursuit of new provision opportunities as they arise. The CIS applies two benchmark requirements for the provision of open space:
 - a) A minimum of 20% of the land area is for public open space; and
 - b) A minimum of 3ha of open space is provided per 1,000 people (1ha per 1,000 people for parks, for active open space, and for natural areas or other open spaces respectively).
- 28. The proposal seeks to dedicate 15% (2ha comprising the oval and village square) rather than 20% of the site as public open space, without strategic justification. While the oval (1.8ha) and proposed play space area would provide substantial benefit to existing and future residents the proposal does not comply with the Council's CIS requirements and HDP Criteria (5) in that:
 - a) The proposed location of play spaces on a narrow corridor between the oval and North Rocks Road is sub-optimal due to poor amenity resulting from road noise.
 - b) The quality and accessibility of public open spaces are sub-optimal as they are not directly accessible from the street and are situated at the extremities of the site.
 - c) There is no clear separation or buffer between development and open space areas, resulting in poor legibility.
- 29. The CIS identifies that there is a potential gap of 0.94ha of sportsground and recreational space by year 2041 for Catchment 2; whereby Catchment 2 comprises of Carlingford, North Rocks, Dundas, Dundas Valley and Telopea. While no specific recommendation has been identified for the specific site in relation to open space provision, the proposal and the full-sized oval it entails presents an opportunity to deliver additional open space that could bridge the identified gap for the broader catchment.

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C6. Predominance of low-rise building forms

- 30. HDP Criteria (6) requires housing diversity precincts to 'be predominantly low-rise, two to three storeys.' The proposal is not compliant as it seeks to facilitate a scheme that is predominantly 4-7 storey residential flat buildings based on percentage gross floor area and housing mix (refer to **Table 3**). The Applicant notes 'only 23% of the site area contains buildings above three storeys' however this cannot be verified without the provision of full site area calculations. Council officers consider that it is more appropriate to consider percentage of gross floor area and housing mix as more meaningful metrics of which feature is predominant.
- 31. Furthermore, preliminary testing by Council officers found that to achieve the proposed gross floor area within a compliant building footprint, this would require up to 2 additional storeys than what is proposed by the Applicant. The potential for 9 storey buildings would not be supported on the site. The information submitted by the Applicant presents deficiencies which puts into question whether the aspired development parameters can be achieved through the proposed LEP controls.

Dwelling Type/Height	No. of Dwellings	GFA	Housing Mix
		(%)	(%)
Residential flat buildings	690	46%	63%
(4-7 storeys)			
Low rise - dwellings and	245	26.1%	22%
townhouses			
(2-3 storeys)			
Seniors living	145	25%	13%
(4-6 storeys)			

Table 3: Proposed dwelling mix and Percentage (%) GFA and Housing Mix

C7. Housing Diversity and Maximum Building Height in Storeys

32. HDP Criteria (7) requires proposals to provide a mix of housing typologies (e.g., terrace housing, seniors housing, co-housing, boarding houses, etc.) and specifies a maximum 3 storeys building height for select typologies. The proposal is consistent with this criteria insofar as there is a mix of housing typologies, however the proposed 4-6 storey seniors housing is inconsistent with the identified maximum 3 storey building height for seniors housing.

C8. Criteria for Residential Flat Buildings (Compatibility and Affordable Housing)

33. HDP Criteria (8a) provides that residential flat buildings may be permitted only where the built form is compatible with the surrounding neighbourhood and meets the urban capability test as per Criteria (1). As previously noted, the proposal does not satisfy HDP Criteria (1) based on the Council officer's urban capability test. A significant reduction to the building density, site layout and street structure would be required to satisfy the test.

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- 34. HDP Criteria (8c) provides residential flat buildings may be permitted only where they contain at least 5-10% permanent affordable rental housing. Based on the letter of offer, the proposal seeks to provide approximately 5% affordable housing with a focus on key worker housing with some of the units to be retained by the Applicant for the use of staff and visitors. Consequently the proposal does not satisfy the HDP criteria as:
 - a. It does not seek to dedicate permanent affordable housing to Council.
 - b. The allocation of affordable housing units for use of RIDBC/NextSense does not fit the definition of affordable housing in Council's Affordable Housing Policy (Policy) which defines affordable rental housing as 'rental housing that is provided to households on very low to moderate incomes and charged at a rental rate that does not exceed 30% of weekly income [abridged].
- 35. The extent and nature of affordable housing provision would need to be clarified as part of a future planning agreement and will need to be consistent with Policy requirements and definitions.

C9. Access, Site Context and Amenity

- 36. HDP Criteria (9) requires proposals to have strategic merit with regards to access (including regular public transport service); constraints; topography; environment; and amenity.
- 37. Public transport access There are limited bus services through North Rocks and long travel times owing to 'all stops' services. Adjacent to the site, there are two existing bus shelters and pedestrian queuing areas on either side of North Rocks Road. The Barclay Road interchange (M2 Bus station) is approximately 1.2km west of the site, with M2 routes providing connections to Sydney CBD, Parramatta, Westmead, Norwest/Bella Vista, Castle Hill and Rouse Hill.
- 38. The proposal seeks to improve existing bus stop facilities, increase pedestrian queuing capacity, increase bus service frequency (routes to Carlingford, Parramatta, and Epping station), and introduce temporary shuttle bus services that would link the site with the Barclay Road interchange where M2 bus services can be accessed. The letter of offer identified the shuttle bus service would be provided for at least 10 years.
- 39. The proposed measures are not considered adequate as they are contingent on commitment and funding from TfNSW; while the temporary bus shuttle services do not address how transport connectivity will be sustained in the long term. The extent of density proposed on the site that relies on such infrastructure upgrades is therefore not acceptable.
- 40. <u>Vehicular access and traffic impacts</u> The proposed scheme identifies two proposed access points with the primary ingress and egress at North Rocks

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Road and a secondary ingress at the intersection of Baden Powell Place and Duncan Place. There are limited opportunities to introduce additional access points to the site.

- 41. In relation to the second entry, the right turn from Barclay Road into Baden Powell Place could increase the risk of collisions at the unsignalled intersection and lead to possible queuing for westbound traffic. Consultation with TfNSW would be required in relation to the installation of new traffic signals and potential traffic impacts.
- 42. Additional information was requested by Council officers to enable the assessment of potential traffic impacts resulting from the proposal. Traffic modelling inputs and modelling of scenarios with proposed mitigation measures (i.e., intersection interventions and road works) were requested. The Applicant did not provide the additional information and therefore, there is insufficient information to address Council staff concerns that the proposal will adversely impact the surrounding road network.
- 43. <u>Topography</u> The proposal presents building envelopes that do not positively respond to the steep topography, with several envelopes positioned on steep embankments or in gullies which will result in significant fill. Furthermore, the proposed 4-6 storey built form interface to North Rocks Road is inappropriate noting the fall in topography to the south and the single storey shopping centre sitting lower within the landform (refer to **Figure 12**).

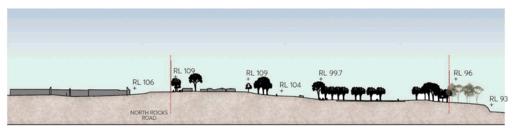


Figure 12: Cross-section showing local terrain with the subject site and adjacent shopping centre

- 44. <u>Environment</u> The proposal has not adequately addressed existing environmental considerations, in particular:
 - a. Bushfire risk: The Applicant was advised to consult NSW Rural Fire Service (RFS) noting an alternative method of risk assessment 'short fire run methodology' (SFR) was applied in the bushfire report (refer Attachment 3). SFR methodology is an alternative methodology used to assess bushfire risk for low-risk vegetation; for which RFS sets guidance on. Consultation with RFS is important for ensuring that the methodology is appropriate assessment of bushfire risk and that the proposal incorporated suitable asset protection zones (APZ) and perimeter roads; measures that are not reflected in the design scheme. As additional information was not provided, there is insufficient information to demonstrate that bushfire risk mitigation has been adequately considered.
 - b. Existing vegetation: There is approximately 0.5ha of native vegetation (Coastal Shale Sandstone Forest) along the northern boundary. Noting

Item 6.2

the potential establishment of an APZ along the north-east and north-west portion of the site, the removal of more than 0.25ha of bushland would trigger biodiversity offsets under the *Biodiversity Conservation Act 2016*. Insufficient information has been provided to demonstrate how bushfire mitigation will affect remnant vegetation and how biodiversity offsets will be provided if required.

- c. Significant tree clusters: A preliminary survey included in the Planning Proposal identified significant tree groupings throughout the site. A preliminary arborist report was requested to identify significant high-value trees and any suitable medium-value trees to optimise retention and to inform the proposed scheme layout. As the arborist report was not provided, there is insufficient information to demonstrate that the proposal positively responds to vegetation conditions onsite.
- d. Overland flooding: Council officers requested the Flood Study to include an investigation of overland flooding to inform the appropriate siting of built form. As additional information was not provided, there is insufficient information to demonstrate that the proposal adequately responds to overland flooding constraints.
- 45. Amenity The proposal includes building forms that are excessive in height and scale, with lengths up to 70m and depths to 26m. The proposed building footprints and the scale of the street walls do not provide sufficient internal amenities in terms of solar access and ventilation. Furthermore, the 3 storey townhouses at the periphery have potentially adverse impacts on the privacy and solar access of adjacent properties.
- 46. The assessment of the proposal against the HDP criteria addresses detailed matters that would normally be considered under a merit assessment of such a proposal, including impacts on amenity and the broader locality. It is therefore considered that the proposal is unacceptable due to the various non-compliances with the HDP criteria, demonstrating its incompatibility with the local character of North Rocks.

APPLICANT RESPONSE

47. On 2 March 2022, Council officers issued a formal Request for Further Information Letter (RFI) with a request to submit this information by 23 March 2022. However, the Applicant issued a request for an extension to the submission deadline to 31 May 2022 to enable the proposal to be reported to the Local Planning Panel meeting scheduled for June. The extension was agreed to by Council officers however a full comprehensive response to the RFI has not been provided to date. While the Applicant has issued a revised masterplan (August 2022) to provide a response to urban design matters, they have not addressed outstanding concerns in relation to the HDP Criteria, bushfire risk, natural areas, open space, tree canopy, flood and water management, sustainability, economic development, affordable housing and

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provision of community facilities; requiring further specialist studies and relevant agency consultation.

- 48. The Applicant issued an interim response in April 2022 and further, a draft revised masterplan update in August 2022 (refer **Attachment 4**). The draft revised masterplan has a reduced gross FSR of 1.1:1 and approximate net FSR of up to 2.62:1. The draft revised masterplan would yield approximately 900-950 dwellings in addition to the aged care facility. In comparison, the original proposal (June 2021) lodged with Council has a gross FSR of 1.35:1 and approximate net FSR of up to 3.43:1, yielding up to 1,080 dwellings in addition to the aged care facility.
- 49. The draft revised masterplan maintains the building height range of 2-7 storeys, however 7 storey buildings have been contained in the central-west portion of the site in the existing gully. The heights required to accommodate the proposed gross floor area would need to be verified via further urban design modelling and testing. It is noted the draft revised masterplan has refined the masterplan structure and layout to respond to previous Council officer advice. However, the proposed height and density remain largely unchanged, and is still of a scale that is excessive for the site and incompatible with the low scale, residential context of the locality. The 4-6 storey built form interface to North Rocks Road remains and is considered unsympathetic to surrounding development. In particular, the topography slopes down to the south of the site towards the existing shopping centre which reads as a single storey built form as it sits lower in the landform.
- 50. The Applicant contends that the site is suitable for medium to high density as it should be integrated as part of the North Rocks Local Centre and thus, encourage redevelopment of the existing shopping centre so as to renew the broader Local Centre. This is not supported by Council officers noting the strategic direction in the LSPS to protect North Rocks from high-density development and maintain and enhance its low scale character. Specifically, the LSPS directs 'Council to limit the height of mixed use and residential apartment development in Local Centres to low rise building forms' whereby the HDP criteria defines low-rise as 2-3 storeys.

CONCLUSION AND NEXT STEPS

- 51. Based upon the Planning Proposal's inconsistency with the HDP Criteria within the LSPS, it is recommended that the Planning Proposal be refused. The proposed height and density are significantly inconsistent with the existing and desired future character of North Rocks as outlined in Council's LSPS. The proposal would have a negative impact on local amenity and would set an undesirable precedent for incompatible high-density development in suburban Parramatta that would undermine the strategic intent of the HDP Criteria.
- 52. If the Applicant seeks to pursue an amended proposal consistent with the Housing Diversity Precinct criteria, this will require a new proposal to be lodged.

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FINANCIAL IMPLICATIONS FOR COUNCIL

53. There are no direct financial implications for Council as a result of the recommendations in this report.

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Senior Project Officer

David Birds

Group Manager, Major Projects and Precincts

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Executive Director City Planning and Design

ATTACHMENTS:

1 <u>↓</u>	Attachment 1 Original Planning Proposal June 2021	159
∄ 2 <u>↓</u>	Attachment 2 Council officer assessment of proposal	Pages 7 Pages
™ 3.⊓	Attachment 3 Bushfire Report	44 Pages
	·	
4 <u>↓</u>	Attachment 4 Applicant draft revised masterplan update (August 2022)	53 Pages

REFERENCE MATERIAL



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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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Executive Summary

This planning proposal has been prepared by Mecone Planning (Mecone) on behalf of EG Funds Management Pty Ltd (the proponent/EG) to establish a new planning control framework for the Royal Institute for Deaf and Blind Children (RIDBC) site at 361-365 at North Rocks Road, North Rocks (herein referred to as the site).

The RIDBC is Australia's largest non-government provider of education, therapy and cochlear implant services for children with vision and hearing impairment. The RIDBC (now known as NextSense) is planning to relocate its operations to a new purposebuilt Centre of Excellence at Macquarie University in 2023 (SSDA approved by the Minister for Planning and Public Spaces on 30 April 2021). This change in circumstance will render the site surplus to the needs of the RIDBC, whilst also supporting the future of the organisation.

The primary aim of the planning proposal is to facilitate an exemplar residential development and deliver significant public infrastructure on an expansive centrally located site in North Rocks Local Centre. In a district and metropolitan context, the RIDBC site and the renewal opportunity it offers is of strategic significance. The proposal is not only considered to be consistent with key Government policy but will specifically deliver a number of key priorities and actions contained within:

- Greater Sydney Region Plan A Metropolis of Three Cities;
- Central City District Plan; and
- City of Parramatta's Local Strategic Planning Statement City Plan 2036.

It is of an infill scale entirely consistent with urban consolidation, and the Central City District Plan (District Plan) key themes of a productive, liveable and sustainable city.

Equally it is a rare opportunity to deliver genuine housing diversity in a Local Centre context, as anticipated by Parramatta City Council's Local Strategic Planning Statement (City Plan 2036/LSPS).

The proposal is considered compatible with the local character and will deliver critical local infrastructure including active open space, community facilities and civic amenity. Importantly, the proposal will deliver more compact, diverse and affordable housing typologies in an accessible location, catering for different stages of life including for young couples, families, downsizers and retirees.

The scheme, at a reduced density, has been the subject of wide-ranging consultation with both Government and key community stakeholders.

The Site and Strategic Setting

The RIDBC site, being 12.67 ha in area, is one of the largest sites in single ownership within a Local Centre in the Parramatta Local Government Area (LGA). It forms part of the 'nucleus' of the North Rocks centre and is directly adjacent a bus node, a public primary school, as well as an established district shopping centre precinct.

The proposal presents a unique and timely opportunity to renew the site for housing forms befitting its central location, accessibility and centre status under the District Plan. It will ensure North Rocks centre evolves into a successful Local Centre as mandated by the District Plan, and defined by Council's LSPS as:

A Local Centre is a focal point of neighbourhoods and are an important part of a 30-minute city. While local centres are diverse and vary in size, they provide essential access to day to day goods and services close to where people live.

The local context is shown in **Figure 1**, depicting existing social infrastructure, services and public transport. The LSPS centre hierarchy diagram is replicated in **Figure 2**.

1

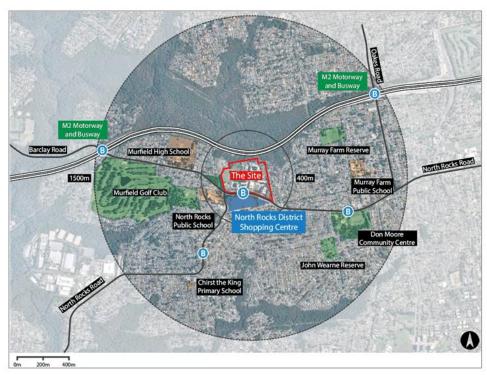


Figure 1: Local context diagram (Source: Nearmap modified by Mecone)

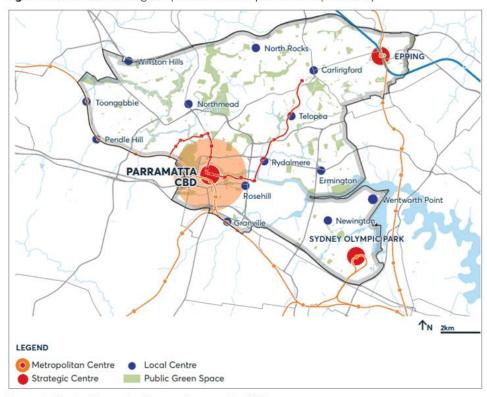


Figure 2: Centre hierarchy (Source: Parramatta LSPS)

The site and North Rocks more generally, is highly accessible, noting the following:

- A number of bus routes already service the locality and the North Rocks District Shopping Centre precinct is a destination in itself;
- The site is highly accessible, being directly opposite an established retail precinct and near an existing primary and high school; and
- The site is centrally located and within a 30-minute commute to major employment centres including Parramatta CBD, Westmead, Norwest Business Park and Macquarie Park. The site benefits from a range of rapid and frequent public transport services to these centres. Specifically, the site is within a 10-20minute walk of the M2 Express Bus Interchange at Barclay Road.

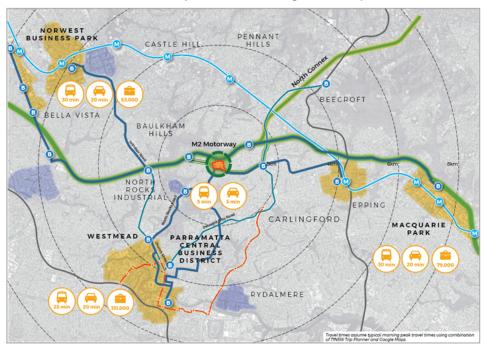


Figure 3: Strategic transport diagram (Source: Nearmap modified by Mecone)

The Proposal in Short

The North Rocks Village master plan, has sought to deliver genuine housing diversity within a Local Centre context consistent with local and State planning policy. The proposal is not only informed by extensive studies but has been supported through consultation with both local and State government as well as key community stakeholders.

A summary of the key elements that form the master plan are provided below:

Table 1.	Proposal Summary		
Land Use Summary			
Low-rise Apartment Dwelling Potential	690 (46% of GFA).		

Table 1. F	Proposal Summary
Dwellings and Townhouse style product	245 (26.1% of GFA).
Seniors Living	145 Independent Living Units and aged care centre (25% of GFA).
Community facilities	Approx. 4,000m² (2,700m² Community Hub + 1,300m² comprising of local facilities across the site) (2.5% GFA).
Commercial	Approx. 700m ² (0.4% GFA).
Access to major road	North Rocks Road (4 Iane arterial).
Sustainability Initiatives	Sustainable building design and operations, energy management and load distribution, EV charging, optimise water collection, water management and usage regimes, in addition to water sensitive urban design.
Planning Summary	
Zoning	R3 and R4 with additional permitted uses for commercial activities within the Community Hub.
FSR	1.35:1.
Height	 2 – 3 storeys along the eastern and western site interface and 4 – 7 storeys in the centre and rear of the site towards the M2 corridor reservation. 9m, 11m, 16m, 23m and 25m.
Design Excellence Clause	Site-specific design excellence clause to ensure high-quality sustainable civic, architectural, and landscape design outcomes.
Development Control Plan	A site-specific Development Control Plan (DCP) will be prepared post Gateway to ensure the master plan is realised and provide detailed guidance for any future site re-development including housing mix, design criteria, landscaping and sustainability measures.
Key Public Benefits	

[able 1. Proposal Summary

Open Space and Landscaping

- Six new parks, both active and passive open space;
- A new full-sized 1.8 ha oval precinct with pavilion for public use and potential co-use with nearby schools;
- New publicly accessible Village Square (1,600m²) adjacent the oval;
- Approximately 30% (3.8ha) of the site will comprise open space;
- 40% tree canopy coverage and 44% deep soil;
- Approximately 58% of the site will comprise 'green' space, excluding roads and building areas; and
- Embellishment of adjoining Council reserve.



View of proposed oval looking north from North Rocks Road towards the Community Hub

Transport

- Local bus shuttle service between the site, North Rocks Centre and the Barclay Road M2 Express Bus Interchange for a minimum 10 years;
- Support increased frequency of bus services to Parramatta and Epping, improving access and travel times in peak periods;
- Road and intersection improvements along North Rocks Road, including a new signalised intersection to improve vehicular and pedestrian safety;
- Complete the shared path between Jennie Place and the Barclay Street commuter car park along the northern side of Barclay Road; and
- Provide car share services within the development to reduce reliance on the use and ownership of private vehicles.

Diverse and Affordable Housing

 A diverse mix of housing types including approximately 25% (GFA) seniors living with aged care, detached dwellings, missing middle typology (townhouses and terraces) and lowrise apartments;

Table 1. Proposal Summary

- Approximately 5% affordable housing that could accommodate key workers such as emergency service personnel, nurses, and teachers (subject to viability review as prescribed in the HDP provisions of Council's LSPS and VPA negotiations with Council); and
- Housing dedicated for use by RIDBC, including families and staff.

Community and Civic Facilities

 A 1,600m² publicly accessible Village Square, located adjacent the oval, will become a focal point for the local North Rocks community. It could accommodate a range of civic activities, such as local markets, small fetes, etc;



View of proposed Village Square and Community Hub

- The 2,700m² Community Hub will surround the Village Square and comprise a learning hub or neighbourhood library, multipurpose community space and meeting rooms for use by local residents and community organisations;
- Multiple community spaces around the site to provide for the development of cultural, community and arts programs, including co-working areas and multi-purpose facilities;
- Limited retail and/or commercial offering (approximating 700m²) to service local resident need and support the activation of the Village Square, such as a café;
- Child-care centre located in or near the Community Hub; and
- RIDBC will also establish a 'Hear the Children' medical centre
 in the Community Hub, providing family-centred
 individualised early intervention for children who have a
 significant hearing impairment.

The master plan has been informed by;

- The site's local and strategic context including its proximity to retail amenity and public transport;
- A detailed local character assessment, that examined surrounding land-use, built form, the landscape setting, connectivity and the movement network;

- An assessment of the site's environmental characteristics including (but not limited to) topography, drainage, existing campus streetscapes, significant trees and vegetation;
- Government policy settings that support Local Centre renewal and densification (commensurate with its context) including housing diversity, open space and civic infrastructure provision; and
- Engagement with Council, Government agencies and key local community stakeholders.

In addressing the above, the master plan proposes a sustainable residential village with a genuine diversity of housing typologies, in a setting comprising of publicly accessible parkland, walkable streets, extensive tree canopy and community infrastructure.

Importantly, taller building elements are confined to the centre of the site, with the tallest elements located at the rear (closer to the M2 corridor). At this location, the land falls away and the proposed built form is largely screened by topography and/or vegetation.

The proposed master plan is shown in the **Figure 4** below and is discussed in Section 2.3



Figure 4: North Rocks Village master plan (Source: Oculus)

The renewal and future re-development of the site under the proposed master plan would require staging over approximately 15 years. An indicative staging approach and plan is provided with the planning proposal report, which identifies the number of precincts and sequence in which they would be renewed.

Site Specific and Strategic Merit

The master plan that has informed the planning proposal, is considered to achieve a balance between a density commensurate with the site's Local Centre context and respecting the established character of North Rocks.

As the proposal is at the "pre-gateway stage", and in accordance with A guide to preparing planning proposals, the key requirements, at this stage, are for the planning proposal to demonstrate site specific and strategic merit.

This has been demonstrated via the commissioning of a number of detailed supporting investigations, which have examined environmental site conditions, local character, the planning policy framework, social and economic considerations in addition to the site's renewal potential and associated impacts. They are appended to this report.

Site Specific Merit

The proposal is considered to achieve site specific merit in that it is compatible with local character, achieves a genuine place-based design outcome, benchmark environmentally sustainability, and is responsive to its environmental characteristics. The site-specific merits of the proposal are:

- Major site in Local Centre There are few sites of this size in single ownership
 within a Local Centre that are undeveloped. The scale of the site and
 proposal will support an integrated design, public benefit and transport
 outcome, not possible to achieve with smaller in-fill sites. Furthermore, it will
 provide a civic focal point currently lacking in the North Rocks Local Centre.
- No environmental constraints There are no environmental constraints that
 would limit or act as a barrier to the site's development. All environmental
 constraints have been identified and accommodated by the planning
 proposal. These include a bushfire asset protection zone and noise mitigation
 from the M2 motorway.
- Significant public benefits Provision of public benefits are well beyond that typically provided for a rezoning or development of this scale. These include (but are not limited to) the provision of a full-size oval and pavilion, the creation of a new village plaza, multi-purpose community centre, neighbourhood library, provision of up to 5% affordable housing, a new shuttle bus service to North Rocks M2 Bus stop, traffic safety and other access upgrades, and multiple community spaces throughout the site. These are outlined further under "Public Benefits" in the table above. The majority of these benefits also accord with local and state policy objectives as outlined in the strategic merit section below.
- Comparative Local Centre It is noted the existing North Rocks District Shopping Centre precinct has an FSR of 1:1, whilst the subject site does not have a prescribed FSR. By way of comparison, there are a number of other established Local Centres within the district that rely on bus access and have a similar or higher FSR providing for a greater scale of development. These include:

Table 2. Local Cer	Local Centre Comparison		
	Maximum FSR	Maximum Height	
Baulkham Hills	3:1	50m	
Merrylands West	2.8:1	23m	
Pemulway	2:1	23m	

Guildford (John Cootes Retail Site)	2.:1	28m
Thompsons Corner	No FSR limit to shop to housing	16.5m

Further to the above, there are master planned sites within the District that are not rail based and provide greater scales of development to that of many designated Local Centres, such as:

- Melrose Park: Maximum FSR of 2:1 and building height of 28m.
- Putney Hill (Ryde): Maximum FSR of 3.5:1 and building height of 21.5m
- Generous landscape and public domain offering Approximately 60% of the site is proposed as 'green' space, while approximately 38% of the site is proposed as public domain (oval precinct and streets). This is significantly above benchmarks of 30-40% typical of large master planned developments and will support government aims to increase the metropolitan tree canopy with tree coverage approaching 40% of the site.
- Utilising local infrastructure capacity The site, and North Rocks in general, has capacity within its social and recreational infrastructure to support the development. This includes several nearby public and private schools, which can accommodate the projected growth in population. The site is directly opposite a primary school and within 400m of Muirfield High School, which are undergoing upgrades to increase existing enrolment capacity. Where there are shortfalls in social or recreational infrastructure such as active open space or community facilities, these are proposed to be provided by the proposal. For example, this includes a multi-purpose community space, neighbourhood library, new parks and oval. There also exists the potential for co-use of the oval precinct by nearby public schools.
- Compatible with local character The proposal is of a low to mid-rise scale 1-7 levels that supports government objectives to renew Local Centres and provide genuine housing diversity including larger apartment (unit) types as well as 'missing middle' forms. The proposal will maintain 2-3 storeys at the site edges and interface with established low-density housing, whilst confining apartment typologies to the centre and rear of the site;

Furthermore, the scale of buildings in the proposal has been supported through extensive view analysis undertaken from key locations in proximity to the site. This view analysis indicates the visual impact overall will be acceptable and compatible with the prevailing local character. Future site-specific controls will also ensure a high-quality architectural design outcome for all buildings, including extensive articulation, upper-level setbacks, landscaping and the use of robust materiality.

Creating a safe pedestrian environment – The site will be developed around a walkable catchment within the Local Centre with streets designed to prioritise pedestrians.

Strategic Merit

The development of the RIDBC site as facilitated by this planning proposal, will support and deliver a wide range of local and State government policy objectives. Furthermore, there are no strategic planning policies that would preclude or reduce the sites rezoning potential. Specifically in terms of key priorities of the Greater Sydney Region and District Plan:

 Priority C3 – Providing services and social infrastructure to meet peoples changing needs – The current planning controls for the site restrict the creation of healthy, creative and socially connected communities. The site is well positioned to deliver an outcome that significantly improves the liveability and amenity of North Rocks.

The proposal will deliver a genuine diversity of housing types to cater for different life stages, new open space both active and passive, in addition to a multi-purpose community centre (2,000m²), learning hub or library (700m²) centred around a new civic plaza space.

Priority C5 – Providing housing supply choice and affordability with access to
jobs services and public transport – The proposal will deliver a genuine
Housing Diversity Precinct (HDP) as expressed in Council's LSPS. This includes
a combination of detached dwellings, townhouses and low-rise apartments
in addition to seniors housing both independent living and aged care. This will
be supported by existing frequent bus services to major employment centres
including Norwest Business Park, Parramatta CBD, Westmead and Macquarie
Park and will be further enhanced by an integrated traffic and transport
solution.

The proposal will provide approximately 5% affordable housing in line with strategic planning targets, which can accommodate key workers including nurses, teaches and emergency service personnel. A portion of housing will also be dedicated for future use by the RIDBC community.

Priority C6 – Creating and renewing great places and local centres – The
proposal specifically responds to, and delivers, the principles for Local Centre
renewal mandated by the District Plan, including a place-based approach
to planning and design.

It proposes a centrally located publicly accessible oval precinct, including a sportsground, pavilion in addition to a civic space. The Village Square and Community Hub will provide local community functions including a multipurpose centre and neighbourhood library.

The proposal also facilitates complimentary uses to help activate the Village Square such as the Community Hub functions in addition to a café and RIDBC medical centre.

Priority C9 – Delivering integrated land use and transport planning and a 30-minute city – The site is directly opposite key bus stops and a district shopping centre precinct. It is also within a 10-20-minute walk of an M2 Corridor Express Bus Interchange. It is within 30 minutes of three major employment centres by public transport. The proposal will also enhance the surrounding traffic environment, bus connections, and promote alternate active transport options.

The proposal supports the creation of walkable centres by introducing treelined streets, green pathway links and cycle paths that will better facilitate access to the existing public transport network and local amenity including the adjacent retail precinct.

Priority C16 – Increasing urban tree canopy cover and delivering Green Grid connections – The proposal will retain significant mature tree groupings, typically within new park settings. It will also establish new tree plantings in planned open space, along the road network, within common areas and remaining deep soil areas. The overall tree coverage (canopy) is proposed to increase from 23% to 40%.

- Priority C17 Delivering high quality open space The master plan proposes over 38,000m² of both active and passive open space. This accounts for approximately 30% of the site area and will make a significant contribution to high quality civic open space and sporting facilities within the LGA. The site is also within 2km of 11 district sized areas of open space (greater than 2 ha).
- Priority C20 Adapting to the impacts of urban and natural hazards and climate change – The proposal will be designed to adapt to a changing climate by incorporating best practice in sustainable building design and operations, energy management and load sharing/distribution, being prepared for and facilitating EV charging, and implementing sustainable infrastructure systems.

City of Parramatta Local Strategic Planning Statement (City Plan 2036):

The planning proposal is consistent with the local planning priorities and directions of Council's LSPS, as summarised below:

- Planning Priority 3 Advocate for public transport connectivity to Parramatta
 CBD from the surrounding district The proposal provides additional housing
 opportunities in an area that is already highly accessible to Parramatta CBD.
 The proposal is serviced by existing 546 and 549 bus service routes along North
 Rocks Road and opposite the site, which provides connection to Parramatta
 CBD within 25 minutes. The integrated traffic and transport solution will support
 increased frequency of bus services to Parramatta CBD, improving access
 and travel times in peak periods.
- Planning Priority 5 Support and enhance the low-scale character and identify of suburban Parramatta outside of the GPOP area and Epping Strategic Centre Policy Direction P18 contemplates renewal in local centres including for apartment forms but seeks to 'limit the height of mixed use and residential apartment development in Local Centres in suburban Parramatta to low rise building forms.'
 - The proposal is entirely consistent with this policy in that low-rise residential apartments ranging from 4 to 7 storeys are proposed and confined to the central and rear parts of the site only. This will ensure the low-scale character and identity of North Rocks is respected.
- Planning Priority 6 Provide for community infrastructure and recreation opportunities – The site is well positioned to deliver community infrastructure and recreation opportunities in a central accessible location, that will significantly improve the liveability and amenity of North Rocks Local Centre.

As previously mentioned, the proposal has the capacity to provide critical civic infrastructure including a full-size oval, associated open space, a Village Square and Community Hub, which is to comprise a multi-purpose space and library.

The proposed public oval also presents the opportunity for co-use with nearby schools, including North Rocks Primary School which is located directly opposite the site and oval precinct.

 Planning Priority 7 – Provide for a diversity of housing types and sizes to meet community needs into the future – <u>Policy Direction P25</u> requires 'a mix of housing within HDP sites' consistent with the HDP Criteria.

This criteria specifically applies to large sites (greater than 1 ha) within a 10 minute walk of a Strategic or Local Centre and 800m walk of retail convenience. A diverse range of housing types can occur within such renewal sites including 'missing middle' typologies, seniors housing and also

residential flat buildings where they are compatible with the surrounding neighbourhood. The RIDBC site is 12.67 ha in area, forms part of the 'nucleus' of the North Rocks Local Centre, and is located directly adjacent a school, established bus routes and large retail precinct.

The proposal specifically fulfills the HDP Criteria as expressed in the LSPS. It will provide much needed housing opportunity and choice including executive/family housing catered towards an owner occupier market.

The proposed master plan (which has informed the planning framework) is predominantly low-rise, either 2-3 storeys or open space, including the oval. Only 23% of the site area comprises buildings over 3 storeys. The village concept includes a diverse range of housing styles from detached dwellings, townhouses and apartments, as well as seniors housing and aged care. Affordable housing options are also included in the scheme.

Furthermore, there is a significant under supply of medium density and lowrise apartment products, particularly in the owner occupier market and in the northern part of the LGA.

As such, the proposed housing will be in contrast to the majority of new housing stock being delivered within the Greater Parramatta to Olympic Peninsula (GPOP) corridor, which will be in the form of investor grade high rise apartments.

- Planning Priority 10 Improve active walking and cycling infrastructure and access to public and shared transport The proposal includes a number of strategies to create a highly permeable environment that encourages active and public modes of transport. This is aimed at providing a shift from private car usage to alternative options including walking, cycling and public transport. Strategies include upgrading and new walkways and cycle paths, EV charging stations and a new shuttle bus service to Barclay Road M2 bus stop.
- Planning Priority 14 Protect and enhance our trees and green infrastructure
 to improve liveability and ecological health The proposal will retain a
 number of existing mature tree groupings on-site and increase the mature
 tree canopy coverage from 23% to 40%. The proposal provides a diverse
 range of open space including a full-sized sports field (oval), local parks,
 passive 'bushland' open space, and community gardens. This will support the
 creation, expansion and prioritisation of the green infrastructure, enhance its
 ecological attributes and improve liveability.
- Planning Priority 15 Reduce emissions and manage energy, water and waste
 efficiently to create better buildings and precincts and solve city planning
 challenges The proposal will ensure redevelopment of the site responds to
 a zero carbon environment. This includes best practice in sustainable building
 design and operations, water quality, energy management and load
 sharing/distribution, being prepared for and facilitating EV charging, and
 implementing sustainable infrastructure systems.

More generally the planning proposal aligns with other key urban planning priorities of the NSW Government including the draft Design and Place SEPP and Premiers Priorities:

• **Design and Place** – The proposal supports and reinforces the State governments objectives to improve the quality of the built environment and public domain outcomes via a design-led, place-based approach. In this regard the master plan aligns with and delivers each of the five (5) overriding

principles of the recently exhibited draft Design and Place SEPP and related draft provisions.

Greening our city – The Premiers Priorities, Region Plan and District Plan
promote objectives to increase urban tree canopy cover. In particular, the
Premiers target is to increase the tree canopy and green cover across
Greater Sydney by planting one million trees in 2022.

The proposal increases the mature canopy coverage of the site from 23% to 40%, supporting mature vegetation, protecting remnant bushland overall increasing tree coverage across public and private land. This responds to urban heating and provides a resilience to climatic shifts.

• **Greener public spaces** – The Premiers objective is to increase the proportion of homes in urban areas that are within 10 minutes walk of quality green, open space and public space by 10% by 2023.

The proposal will deliver 38,000m² of diverse open space throughout the village including a 1.8ha oval precinct, which accounts for approximately 30% of the site area. Accordingly, all dwellings will be well within a 10 minute walk of quality open space.

Environmental, Social and Economic Impacts

There are no environmental constraints that would limit or act as a barrier to the site's development. All environmental features have been identified, accommodated by the planning proposal and where possible enhanced.

Ecology

No part of the study area is affected by threatened ecological communities.

Given the highly disturbed nature of the site and extent of existing development footprints over the vast majority of the subject site, the likelihood for threatened flora to exist is considered very low. It is noted that approximately 95% of the study area is cleared of native vegetation. The habitats on site are not considered particularly unique. The master plan does propose to retain a number of important tree groupings within open space and protects remnant native species along the northern boundary (adjacent a Crown bushland reserve).

Geotechnical

There are no geotechnical constraints that would preclude site re-development. The preliminary assessment concludes levels of risk to life and property during and following any development would be at 'acceptable levels', assuming that design and construction are carried out in accordance with the standard recommendations outlined in the report.

Aboriginal Archaeology

The Aboriginal archaeological assessment concluded that the study area has moderate/high surface disturbances, whilst some less disturbed areas (i.e. toward the rear of the site adjacent bushland) may possibly contain intact Aboriginal objects and or deposits of conservation value. The assessment provides a number of recommendations to manage the Aboriginal archaeological potential of the site particularly at the DA design stage.

Floodina

The flood assessment notes the site is located on a ridge line and is not in close proximity to a local tributary. The site does not receive stormwater run-off from off site. As such, the assessment concludes that the site is not flood prone from mainstream flooding.

Bushfire

The bushland interface along the northern edge of the site has necessitated an assessment of bushfire risk. Any future development will have to ensure compliance with the *Planning for Bushfire Protection 2019* (PBP) principles. This has informed the spatial arrangement of buildings and open space within this part of the site. Bushfire impacts can be adequately dealt with at the DA stage.

Integrated Transport Solution

There are opportunities to enhance existing access arrangements and public transport accessibility through an integrated traffic-transport solution, as summarised in the **Figure 5** below. These include enhanced cycle and pedestrian pathway connections, improved local intersection and transport infrastructure improvements, and connections to nearby transport nodes including the Barclay Road M2 Express Bus Interchange.

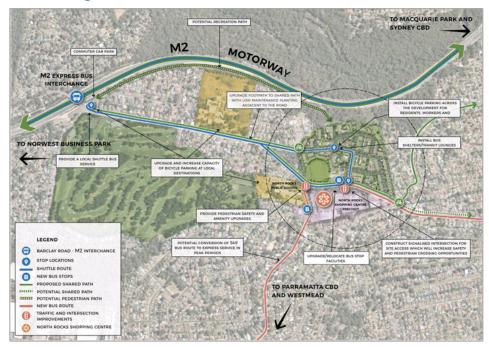


Figure 5: Transport solutions diagram (Source: GTA)

Urban Design Analysis

A comprehensive urban design assessment has been prepared to support the proposed master plan. Based on the analysis undertaken, it is considered that:

- The proposal provides a compatible and sensitive interface with adjoining uses and built form (scale);
- The proposed built form outcome and dwelling typologies are commensurate with the designated role of North Rocks as a Local Centre;
- The view analysis concludes the proposal should have no adverse visual impact and is compatible with the prevailing local character particularly when viewed from surrounding residential vantage points;

- The master plan proposes expansive parkland and extensive new tree plantings, significantly increasing the treed canopy of the site ensuring compatibility with surrounding treed areas particularly to the north.
- The master plan will further ensure compatibility with local character via highquality architectural design, articulation and materiality, in addition to expansive landscaped areas and streetscapes to re-enforce the garden nature of the proposal.

Stakeholder Consultation

The proponent and Mecone have undertaken extensive stakeholder consultation during the development of the planning proposal. This has included:

- Extensive consultation with the City of Parramatta regarding the concept master plan and associated planning provisions over a 24-month period;
- Meetings with State government planning agencies including the GSC and DPIE to brief them on the development of the proposal;
- Consultation with TfNSW on traffic and transport impacts of the proposal; and
- Numerous meetings with a number of key local stakeholders including local community organisations, sporting groups and local schools.

The consultation has resulted in a master plan that seeks to address the strategic planning and design priorities of local and State government. Furthermore, the proposal ensures compatibility with local character, delivers genuine housing diversity and addresses shortfalls in local infrastructure such as active open space and civic amenity.

Explanation of Planning Provisions

This planning proposal been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and A guide to preparing planning proposals.

In order to achieve the outcomes of the master plan, the planning proposal seeks the following amendments to *Parramatta* (former The Hills) Local Environmental Plan 2012 (LEP):

- Rezone the site from R2 Low Density Residential to part R3 Medium Density Residential and part R4 High Density Residential;
- Provide for a maximum floor space ratio of 1.35:1;
- Provide maximum height of building controls ranging from 9m to 25m;
- Introduce Additional Local Provisions for design excellence; and
- Introduce Additional Permitted Use clause under Schedule 1 to facilitate a restaurant or café and medical centre in the R4 High Density Residential zone.









Figure 6: Proposed LEP amendments (Source: Nearmap modified by Mecone)

A site-specific Development Control Plan (DCP) will be prepared following Gateway Determination. This is cognisant of the existing provision (clause 6.18) in the Parramatta LEP 2011, which requires the preparation of a DCP for identified key sites. It is proposed that the DCP be prepared post Gateway, to enable concurrent public exhibition of the LEP amendment and the site-specific DCP.

Steps Forward

The planning proposal will allow for a development that will become a catalyst for positive change in North Rocks. It will result in the delivery of much needed community infrastructure to allow North Rocks to evolve into a true Local Centre.

A site-specific DCP will be prepared following Gateway Determination to ensure the project delivers a high level of architectural design excellence. It will encapsulate the future development control framework for the site including:

- Housing mix;
- Spatial arrangement of open space, roads and building typologies;
- Building setbacks and articulation;
- Materials and finishes;
- Public domain treatments;
- Landscape and planting;
- Sustainability initiatives, and
- Staging.

The site-specific DCP will be used as a design framework to ensure a high level of architectural design and quality is upheld through the course of the project.

A concept DA will then be lodged to seek approval for the master plan, followed by subsequent detailed DAs. The site-specific DCP will be used as a design framework to ensure a high level of architectural design and quality is upheld through the course of the project.

The proponent intends on entering into a VPA with Council in support of the planning proposal. An Interim Letter of Offer is submitted by the proponent for initial consideration prior to drafting of the formal VPA documentation.

1 Introduction

This report has been prepared by Mecone NSW Pty Ltd (Mecone) on behalf of EG Funds Management Pty Limited (the proponent/EG) in support of a planning proposal to City of Parramatta Council (Council) for land known as 361-365 North Rocks Road, North Rocks (the site).

The site is legally described as Lot 3001 in Deposited Plan 1115866 and occupies a total area of 12.67ha. The site is currently used for a school and the head office of the Royal Institute for Deaf and Blind Children (RIDBC) and contains a series of roads, buildings and structures of various ages.

The planning proposal involves the creation of a Housing Diversity Precinct (HDP) consistent with Parramatta City Council's Local Strategic Planning Statement (City Plan/LSPS) and serves as a statement of intent for the future quality and character of North Rocks. The site is now surplus to the needs of the RIDBC who are planning to relocate their operations to a modern bespoke facility or Centre of Excellence at Macquarie University. This facility was approved by the Minister for Planning and Public Spaces on 30 April 2021.

The proposal will facilitate the creation of a HDP in tandem with significant public benefits including new community facilities, civic places and active open space. The proposal has the potential to deliver approximately 935 dwellings across the site in a mix of detached housing, townhouses and low-rise apartments.

Relative to earlier submissions that were the subject of discussion with Government since 2015, this proposal represents a significant reduction in the overall density (height, bulk and scale) and dwelling yield. However key public benefits including the oval remain.

The proposal includes a further component of housing for seniors living (25%) and affordable housing (5% minimum), thereby improving housing choice and diversity including the ability to age in place. It seeks to complement the adjacent shopping centre and establish a sustainable urban village that emphasises place-making and community.

In order to achieve this intent, the planning proposal seeks to:

- Rezone the site from R2 Low Density Residential to part R4 High Density Residential and part R3 Medium Density Residential;
- Provide for a maximum floor space ratio of 1.35:1;
- Provide maximum height of building controls ranging from 9m at interfaces along the eastern and western boundaries to 23m at North Rocks Road to and 25m at the northern boundary adjoining the M2;
- Introduce additional local provisions for design excellence; and
- Introduce an additional permitted use clause under Schedule 1 to facilitate a restaurant or café and medical centre in the R4 High Density Residential zone.

The planning proposal has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act); and
- NSW Department of Planning Industry and Environment's (DPIE's) A guide to preparing planning proposals (February 2019).

Specifically, the planning proposal includes the following information:

· A description of the site in its local and regional context;

- A statement of the objectives or intended outcomes of the proposed instrument;
- An explanation of the provisions that are to be included in the proposed instrument; and
- The justification for those provisions and the process for their implementation including:
 - Whether the proposed instrument will comply with relevant directions under Section 9.1 of the EP&A Act, 1979;
 - Environmental, social, economic and other site-specific considerations;
 - How the proposal will give effect to Council's local strategic planning statement;
 - Relationship to the wider statutory and strategic planning framework;
 - o Any relevant State and Commonwealth interests; and
 - Details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

1.1 Proponent and Project Team

The table below identifies the proponent and project team.

Table 3.	Project Team	
Appendix	Applicant	EG
1	Planning	Mecone
2	Architecture	Fender Katsalidis
3	Urban Design	Roberts Day (Hatch)
4	Landscape Architecture	Oculus
5	Integrated Traffic and Transport	GTA Consultants (Stantec)
6	Traffic and Transport (Peer review)	Jacobs Transportation
7	Community Infrastructure Study	Urbis
8	Social Infrastructure Options Analysis	Elton Consulting
9	Community Consultation	Strategic Housing Solutions
10	Economic Impact Assessment	Urbis
11	Housing Diversity Analysis	Atlas Urban Economics
12	Sustainability Strategy	Flux

Table 3.	Project Team	
13	Geotechnical	JK Geotechnics
14	Bushfire	Travers
15	Ecology	Travers
16	Archaeology	AMAC Group
17	Infrastructure Services	Northrop
18	Flood	Royal Haskoning DHV
19	Acoustic	Marshall Day
20	Contamination Statement	Trace Environmental

1.2 Site Description

The site is located at 361-365 North Rocks Road, North Rocks, in the Parramatta Local Government Area (LGA).

An aerial image depicting the site and its immediate context is provided in **Figure 7** below.



Figure 7: Site (Source: Nearmap modified by Mecone)

The table below provides a description of the site and its immediate surrounding context.

Table 4. Site Description			
Legal Description	Lot 3001 DP 1115866		
Site Area	Approx. 12.67ha		
Frontage	North Rocks Road (southern boundary) – 464m		
	Duncan Place (western boundary) – 224m		
Current zoning	R2 Low Density Residential		
Topography	The site has a fall of approximately 17m from the southern boundary to the northern boundary (M2 Motorway corridor).		
Existing Buildings/ Structures	The site is currently occupied by the Royal Institute for Deaf and Blind Children (RIDBC) and contains a series of roads, buildings, and structures of various ages.		
Immediate Surrounding	Land to the north comprises the M2 Motorway corridor, as well as Blue Gum Creek and associated vegetation.		
Development	Land to the south, opposite North Rocks Road, comprises the North Rocks District Shopping Centre precinct.		
	It contains a diversity of retail services including two discount department stores, two large supermarkets, gymnasiums, indoor swim centre, medical services, post office, service station, liquor stores, automotive services and a range of other specialty stores including cafes and restaurants.		
	At grade and basement parking also forms part of the retail complex. The centre has recently been the subject of a multi-million expansion and renovation including a new supermarket, food court area and additional parking.		
	Land to the east of the site comprises mostly low density detached dwellings.		
	Land to the west is developed with low density detached dwellings and Barclay Road Park, containing the 1st North Rocks Scout and a Girl Guides hall.		
Public Transport	Several bus stops are located directly adjacent the site on North Rocks Road. These stops accommodate the 546, 549, 553, 625 and 630 bus services. These connect the site to Parramatta Central Business District, Westmead, Beecroft, Blacktown, Carlingford, Epping, Pennant Hills and Seven Hills.		
	The site benefits from proximity to frequent and reliable direct bus services to major employment centres including Parramatta and Epping.		

Table 4. Site [Site Description		
	The site is also located approximately 1.1km south-east of the Barclay Road M2 Express Bus Interchange, providing rapid services to other major employment hubs in Norwest, Macquarie Park, North Sydney and Sydney CBD.		
	The site's accessibility benefits from major state transport infrastructure including NorthConnex and Parramatta Light Rail (Stage 1).		
Access	Vehicular and pedestrian access is provided from two existing entry points on North Rocks Road, with one accessway provided off Duncan Place. An internal driveway provides access to the internal buildings, carparks and other uses contained within the site.		
Heritage	No heritage item is located on the site, nor is the site located within a heritage conservation area.		

The following figures depict the site, its interface and the surrounding locality.



Figure 8: View looking east along North Rocks Road, depicting site to left of frame (Source: Google)



Figure 9: View of main entrance to site from North Rocks Road looking north (Source: Mecone)



Figure 10: View of existing roads on the eastern boundary, typical of the roads developed throughout the site (Source: Mecone)



Figure 11: View of existing easement located within the north eastern portion of the site (Source: Mecone)



Figure 12: View of existing vegetation located to north (rear) of site (Source: Mecone)



Figure 13: Example of existing structures developed across the site (Source: Mecone)



Figure 14: View of the northern carpark looking south, one of several car parking areas located across the site (Source: Mecone)



Figure 15: Existing school open space located in the north-west of the site (Source: Mecone)



Figure 16: Western entrance to the site from Duncan Place (Source: Mecone)



Figure 17: Existing western boundary, looking north toward North Rocks Road and depicting RE1 land and Scout / Girls Guide Hall (Source: Mecone)



Figure 18: View looking west from intersection of Duncan and Baden Powell Place toward Barclay Road (Source: Mecone)



Figure 19: View of existing RIDBC field (Source: Mecone)



Figure 20: View of North Rocks Shopping Centre, looking across North Rocks Road from southern boundary of the site (Source: Mecone)



Figure 21: View of one of the newer buildings on site 'Ross Field House', located towards the southern boundary and primary entrance (Source: Mecone)

1.3 Surrounding Context

The site is in close proximity to a range of public transport connections, services, open space and amenity. It is directly adjacent the North Rocks Shopping Centre precinct to the south, the M2 Motorway corridor to the north and four schools are located within 1.5km of the site.

Furthermore, the site is located approximately 1.1km east of the Barclay Road Rapid Bus Station and 1.2km west of Oakes Road Rapid Bus Station.

The site is located 5km north-east of Parramatta CBD and 7.5km west of Macquarie Park. **Figure 22** below identifies the location of the site in proximity to existing public transport nodes, North Rocks District Shopping Centre, schools and public open space.

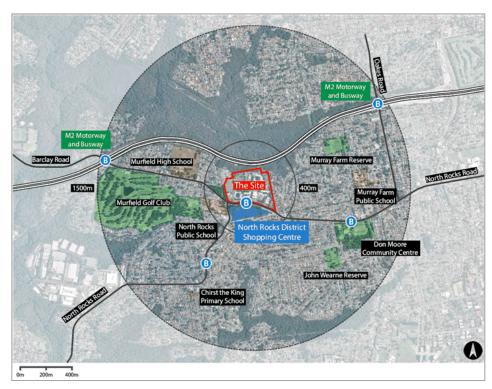


Figure 22: Local context map (Source: Nearmap modified by Mecone)

1.4 Regional Context

1.4.1 Greater Sydney Region Plan

The Greater Sydney Region Plan (Region Plan) is the latest metropolitan blueprint for Greater Sydney. Under the Plan, North Rocks is situated within the Central River City, which is envisaged to grow substantially, capitalising on unprecedented public transport investment and city shaping infrastructure.

The Region Plan requires Councils to prepare housing strategies to supply housing for the next 5 years (minimum targets). In addition, the Central City District Plan (District Plan) provides over-arching objectives to provide local infrastructure to support transport and develop a fine grain urban form and land use mix that is essential for improving the regions liveability.

The Region Plan identifies housing targets for the Central City District as follows:

- A 0-5 year (2016-21) housing supply target of 53,500 dwellings; and
- A 20 year strategic housing target (2016-36) of 207,500 dwellings.

Planning for housing supply beyond 2026 is more strategic to allow for a range of changing circumstances and industry responses to market changes.

Critical to the Region Plan is the need to deliver housing in line with infrastructure and identify opportunities for urban renewal. The Region Plan states:

Councils are to investigate opportunities for supply and a diversity of housing particularly around centres to create more walkable neighbourhoods.

1.4.2 Central City District Plan

Under the District Plan, North Rocks is strategically positioned near major centres of Epping, Castle Hill, Norwest and Greater Parramatta. The overarching vision is for residents of the Central City to have 'quicker and easier access to a wider range of jobs, housing types and activities as part of the transformation of their District as well as improving the District's lifestyle and environmental assets.'

It is predicted to grow substantially, capitalising on its location close to the geographic centre of Greater Sydney.

In terms of liveability, it states:

Metropolitan Centre

Strategic Centre

Local Centre

Central City District will be the fastest growing District over the next 20 years with demand for an additional 207,500 dwellings. This will be provided through urban renewal, land release and infill development. The focus of growth will be on well-connected walkable places that build on local strengths and deliver quality public places.

Rouse Hill

Marsden Park

Schonleids The Fonds

Quakers Hill

Ouakers Hill

Norwest

Castle Hill

West Pennant Hills

Norwest

Sever Hills

West Pennant Hills

Norwest

Castle Hill

West Pennant Hills

Norwest

Castle Hill

West Pennant Hills

North Rocks

Epping

Carling ord

Eastword

Fongabbie

Fendle Hill

Pennulwuy

West wonts Pills

Greystanes

Merrylands West

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Figure 23 below identifies North Rocks as a Local Centre under the District Plan.

Figure 23: Central City District Plan extract (Source: Greater Sydney Commission)

Protected Natural Area

Metropolitan Rural Area

400m Walking Catchment

Train Station

The District Plan, as illustrated in the figure above, places emphasis on the ability to create future housing capacity around Local Centres, serving as important local infill development.

The Plan identifies North Rocks and the area within a 400m walking catchment as part of the Local Centre. Assuming the North Rocks shopping precinct represents the centre of the 400m catchment, then the entirety of the RIDBC site is within 400m from the shopping centre. The site's location provides an excellent opportunity to develop suitable infill housing typologies in close proximity to retail amenity, local transport, walking and cycling trails.

Local Centre Comparison

There exist a number of Local Centres within the Central City district many of which are reliant on bus access. These centres provide a range of housing opportunities including residential apartment and medium density forms. These are summarised below:

Table 5.	Local Centre Comparison			
	Baulkham Hills	Wetherill Park	Top Ryde (Ryde)	Woodville Road, Guildford (John Cootes Store)
Zone	B2, R1 R3 and R4	B4, R3 and RE1	B4 and R4	B4
Maximum FSR	3:1	3:1	2-5:1 (Top Ryde Shopping Centre)	2:1
Maximum Height	30-50m	18-26m	21.5m and nominated RLs	31m
Proximity to train station	Approx. 3.1km (Castle Hill Metro)	Approx. 5.2km (Canley Vale Station)	Approx. 1.43km (Meadowbank Station)	Approx. 1.25 (Merrylands Station)
Access to major road	Windsor Road and Old Northern Road	Restwell Road	Lane Cove Road and Blaxland Road	Woodville Road
Anchor retail	Stockland Baulkham Hills	Stockland Wetherill Park	Top Ryde Shopping Centre	N/A

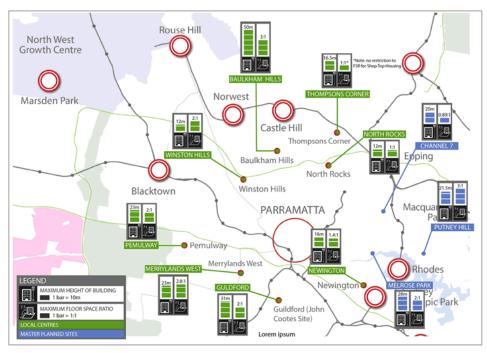


Figure 24: Local Centres Diagram (Source: Mecone)

As shown in the table and **Figure 24**, a number of comparative Local Centres and master planned sites across Sydney provide varied zone, height, and floor space ratio controls to facilitate a mix of housing options and sensible levels of density near local amenity.

The existing control framework in North Rocks does not provide the necessary density or land use outcomes consistent with role and function of successful Local Centres. This includes limited capability to provide much needed housing choice in the northern part of the LGA and associated recreation and community infrastructure.

Furthermore, we note the current zoning and density framework in North Rocks Local Centre has not materially changed for a number of decades. It is not the result of any specific or recent structure plan review by The Hills Shire Council (being the former Council prior to the recent amalgamation).

1.5 Local Context

1.5.1 Local Strategic Planning Statement (City Plan 2036)

Council's LSPS provides overarching strategic direction for the LGA over the next 20 years. Proposals seeking to amend planning controls are assessed against the LSPS.

The LSPS is supported by a Structure Plan, which underpins the main strategies and key moves aimed at ensuring the actions and objectives of the LSPS are met by 2036.

An critical component of the LSPS is the introduction Housing Diversity Precincts (HDP's), which seek to provide diversity of housing and new urban infill opportunities outside identified Growth Precincts. HDP's may comprise a diversity of housing types from townhouses, affordable and seniors housing to apartment buildings.

Section 6.2 of this report outlines the planning proposals consistency with the relevant actions and priorities outlined in the LSPS.

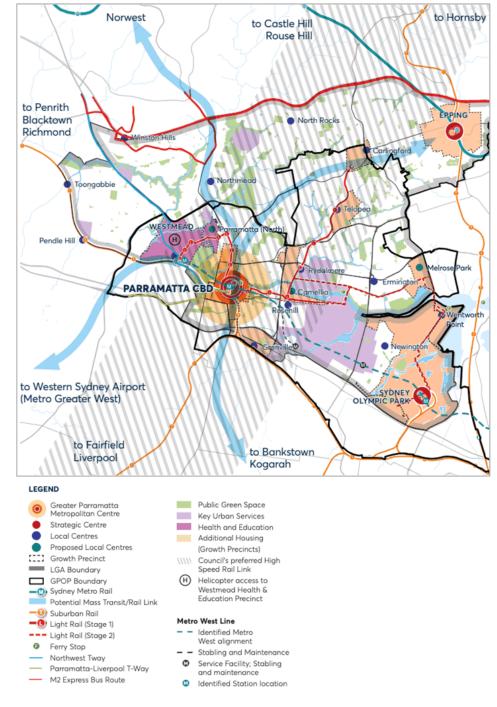


Figure 25 outlines the overall Structure Plan for Parramatta LGA, including Growth Precincts and the GPOP boundary.

Figure 25: Structure plan (Source: Parramatta LSPS)

The LSPS states that beyond 2021, Council will achieve its share of the overall District housing target, and potentially exceed it by over 3,900 dwellings to 2036. 83% of this is

expected to come from Greater Parramatta to Olympic Peninsula (GPOP) and growth precincts, while the remaining 17% will be delivered through low density and associated infill growth.

The majority of housing in Paramatta LGA will be in the GPOP corridor, the majority of this will be in the form of investor lead high rise apartments (refer to **Figure 26**). There is a significant under supply of medium density and low-rise apartment housing development, particularly in the owner occupier market.

The figure below identifies the location of the site in context of the housing targets of GPOP precincts.

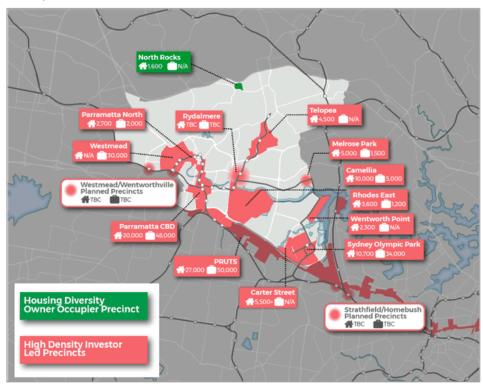


Figure 26: GPOP precincts (Source: Mecone)

To address this imbalance, there is a need to ensure that new proposals deliver a diverse range of housing types consistent with Council's HDP Criteria and facilitate new market opportunities for different housing typologies including the 'missing middle', large private garden townhouses (3 and 4 bedrooms) and low-rise apartments.

There is currently no housing diversity in North Rocks Local Centre, with less than 20% of housing stock comprising medium and high density typologies. It is predominantly comprises detached housing forms with virtually no medium density nor seniors housing within a 800km radius of the retail precinct.

North Rocks Village has the potential to be an exemplar project that provides much needed housing choice, close to transport and retail amenity.

The planning proposal successfully meets all components of the HDP Criteria and is supported by a detailed capability test, which is discussed in Section 6.3.2 of this report. It will serve a unique and important role in providing executive level/family

grade as well as seniors housing in contrast to the typologies envisaged in the majority of the GPOP area.

1.6 Parramatta (former The Hills) Local Environmental Plan 2012

The merger of Parramatta City with portions of The Hills Shire, Auburn City, Holroyd City and Hornsby Shire occurred on 12 May 2016. As a consequence, the site was transferred from The Hills Shire Council to the City of Parramatta.

At the time of the transfer, the site was subject to the provisions of *The Hills Local Environmental Plan 2012* (THLEP 2012). The *Hills Local Environmental Plan 2019* (THLEP 2019) has since replaced THLEP 2012 in relation to land which remains within The Hills Shire.

The current LEP 2012 now relates to land under the City of Parramatta and has since been renamed *Parramatta* (former The Hills) Local Environmental Plan 2012 (LEP 2012).

Table 5 provides an overview of the key local planning controls contained in LEP 2012 in relation to the site.

Table 6. Parramatta (former The Hills) Local Environmental Plan 2012		
Clause/standard	Provisions	
Zoning	R2 Low Density Residential	
Minimum Lot Size	700m ²	
Height of Building	9 metres	
Floor Space Ratio	N/A	
Heritage Conservation	The site is not a heritage item, does not adjoin a heritage item and is not located within a Heritage Conservation Area (HCA). There are no heritage items located within the vicinity.	
Bushfire hazard reduction	The site is identified with a small component of Category 1 Vegetation, located along the northern boundary. An additional area is identified as Vegetation Buffer, located within the rear third of the site.	

Refer to Figure 27, which depicts the current LEP mapping that applies to the land.

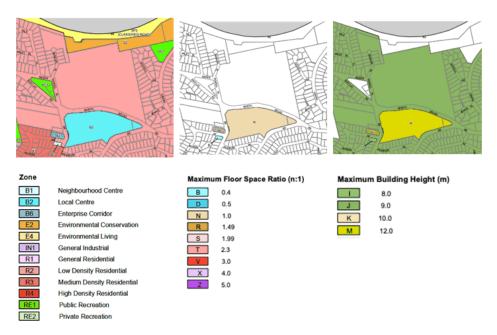


Figure 27: Existing LEP maps (Source: Parramatta (former The Hills LEP) 2012)

1.7 Draft Parramatta Local Environmental Plan (LEP) 2020

Council have recently exhibited a planning proposal to prepare a draft LEP for the City of Parramatta LGA. The focus of the planning proposal is to consolidate existing LEP controls across Auburn, Holroyd, Hornsby that now form part of City of Parramatta LGA.

It does not propose major changes to zoning or increases to density controls. That is, it has not involved the conduct of any background investigations or precinct planning work for specific centres within the former Hills Local Government Area.

As a result, many of the key development controls that applied to the site under HLEP 2012 remain largely unchanged. The key controls under the draft LEP are as follows:

- Zoning R2 (no change);
- Height of Buildings 9m (no change);
- Floor Space Ratio 0.5:1 (amended from no FSR control);
- Minimum Lot Size 700m² (unchanged); and
- Biodiversity A small area of the site along the northern boundary is identified as 'biodiversity land'.

The planning proposal has had regard to the ecological values of the remnant vegetation in this location, and most of this area is to be retained in-situ, and this will become a passive 'bushland' park forming an appropriate transition and interface to the bushland reserve to the north.

Figure 28 identifies the area marked as proposed biodiversity lands on the site.



Figure 28: Biodiversity map extract (Source: Draft PLEP 2020)

2 North Rocks Village

2.1 Vision

The vision for North Rocks Village, as developed by the proponent, project team and through discussions with local and State stakeholders is to:

Create a sustainable residential village that provides genuine housing diversity within a landscaped garden setting, respectful of local character. North Rocks Village will provide a diverse mix of public open spaces including a full-size oval and village green, in addition to a Community Hub and neighbourhood library to foster social interaction. It represents a unique place-making opportunity to create a genuine sense of community for all North Rocks residents through inspired public spaces and local amenity. – EG

Figure 29 depicts an artist's impression of the proposed Village Square and Community Hub, which will be a focal point for the community.



Figure 29: Artist's impression of proposed Village Square and Community Hub

2.2 Proposal Summary

To inform the planning proposal and support the vision, a design team comprising Roberts Day (Hatch) urban designers, Fender Katsalidis Architects (FKA) and Oculus Landscape Architects, along with other interdisciplinary consultants have prepared a master plan for the site.

The Master plan seeks to create a model urban village that is complementary to the surrounding neighbourhood and revitalises North Rocks Local Centre.

The Master plan has been refined over several years and has been shaped through an iterative process involving engagement with Council, State agencies and key local stakeholders.

It has also been informed by adjacent building typologies, land-use, topography, significant trees and existing streetscapes to create a 'green' urban village with a range of public spaces, walkable streets and a diversity of housing types that are respectful of the surrounding built form.

A summary of the key elements that form the Master plan are provided below:

- A sports oval (110m diameter with a 10 20m buffer) and ancillary pavilion;
- A Village Square being a publicly accessible space located adjacent the oval precinct;
- A Community Hub including a multi-purpose space and library to accommodate a diverse range of civic and cultural activities in addition to learning;
- Central park space opposite the Village Square to the north-east, containing remnant mature trees, a community building and potentially a pool;
- 38,000m² or 30% of the site will comprise publicly accessible active and passive open space including community gardens, parks, 'green' pathway connections and the 1.8ha oval precinct;
- Approximately 40% of the site will comprise treed canopy and deep soil area;
- A carefully sited and designed arrangement of different housing typologies including detached homes, townhouses/terraces, low-rise apartment buildings and seniors housing including independent living units and a residential aged care facility;
- Building heights ranging from 2 3 storeys within the eastern and western parts
 of the site with 4 7 storeys confined to the centre and rear of the site towards
 the M2 corridor reservation; and
- Minor retail and/or commercial offering to service local resident needs and support the activation of the Village Square, such as a café, small general store, child care and RIDBC medical centre.

In terms of dwelling yield, the master plan has the potential to deliver the following diverse housing typologies:

- 935 dwellings comprising apartments, townhouse products including terraces and detached houses; and
- Seniors housing comprising approximately 145 independent living units and an aged care centre.

The figure below depicts the envisaged master plan for the site and encapsulates the key elements identified above.



Figure 30: Master plan (Source: Oculus)

The proposal represents a rare opportunity to create an exemplar urban village with best practice outcomes for urban greenery, housing diversity and social sustainability.

A summary of the Design Framework that underpins the master plan is provided below.

2.3 Design Framework

2.3.1 Structure Plan

The design analysis and principles outlined in the accompanying urban design report by Roberts Day (Hatch) in **Appendix 3** has informed the preparation of a structure plan, that has been used to guide the development of the master plan. The structure plan consolidates the key principles to establish the capability of the site in terms of land use, built form (height), landscape and the movement network. Refer to **Figure 31** below.

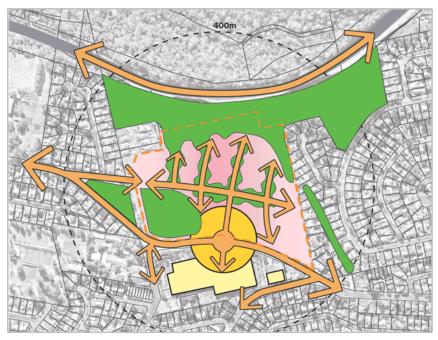


Figure 31: Structure plan (Source: Roberts Day/Hatch)

2.3.2 Land Use

The village will predominantly comprise residential uses, made up of a diversity of housing typologies including apartments from 1 to 4 bedroom larger units, townhouse and terrace style products, detached dwellings, and seniors housing including independent living and an aged care centre.

While the adjacent retail precinct forms an important part of the North Rocks local centre, there exists an opportunity to extend and strengthen the civic and social components of the centre within the subject RIDBC site.



Figure 32: Land use plan (Source: Mecone)

These non-residential uses will include community and commercial floorspace located at the ground plane and lower levels of the building surrounding the proposed Village Square forming a Community Hub. This building and civic space is to be located adjacent the oval and will include:

- A multi-purpose community space and meeting rooms;
- · A neighbourhood library; and
- Limited retail uses such as café, small general store, medical centre and childcare.

Approximately 30% of the site will also comprise both active and passive recreation space.

2.3.3 Landscape and Open Space

The master plan retains five existing significant mature tree groves and woodland areas. These have informed the siting and design of new open space, whereby the trees will be incorporated into new parkland settings.

These groupings will be complemented by new large canopy tree plantings throughout the site, including within street reserves, common areas as well as new parks.

Twelve publicly accessible open spaces are proposed including both active and passive open space. They will include a full-size oval, civic plaza space, playgrounds, bushland edge parkland, local parks, off-road 'green' pathway linkages, and community gardens.

Existing 'green' spaces adjoining the site including the bushland reserve to the north and a Council reserve to the west, have the potential to be extended into the site and become more useable recreation areas. Pathway networks (on and off road) will connect all internalised open spaces. Refer to **Figure 33** below.

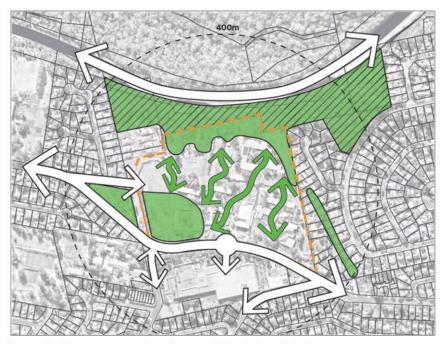


Figure 33: Open space strategy (Source: Roberts Day/Hatch)

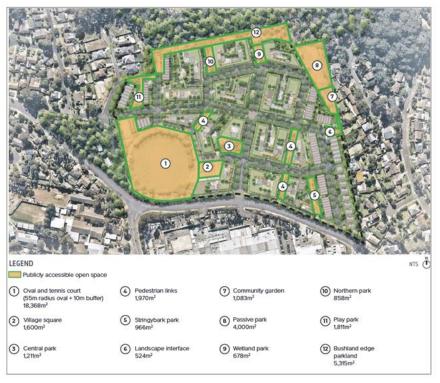


Figure 34: Open space plan (Source: Roberts Day/Hatch)

2.3.4 Movement and Access

The master plan proposes a series of distinct streets that are centred around walkability, legibility, comfort and safety.

The existing east-west street is retained and integrated into a broader movement network including a new entry avenue, which is strategically positioned opposite North Rocks District Shopping Centre supported by a series of local streets, pedestrian links and shared paths. The street widths have been designed to ensure consistency Council's *Public Domain Guidelines* (2017).

The master plan will deliver the missing link in the cycle network, with a shared path proposed along North Rocks Road. Refer to **Figure 35** below.

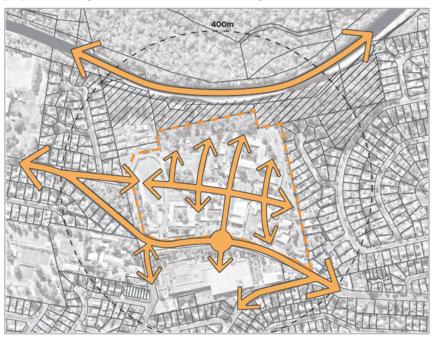


Figure 35: Movement and access strategy (Source: Roberts Day/Hatch)



Figure 36: Movement and access plan (Source: Roberts Day/Hatch)

2.3.5 Building Heights

The master plan proposes buildings with heights ranging from 2 – 7 storeys.

The project team has carefully considered the impact of various heights across site to ensure the proposal demonstrates contextual fit and neighbourhood compatibility. This includes a detailed assessment of visual impacts, overshadowing, and key Apartment Design Guide (ADG) compliance.

Detached housing and townhouses (2-3 storeys in height) have been located within the eastern and western parts of the site to ensure a compatible interface with adjacent low-density housing.

Taller buildings (ranging from 4-6 storeys) are confined to the central 'spine' of the site, with the tallest buildings (4-7 storeys) located at the rear where the site slopes steeply toward the M2 corridor reservation. Refer to **Figure 38**.

The site has a fall of approximately 17m from the North Rocks Road frontage to the rear of the site, which assists in further mitigating the visual impact of the building forms.

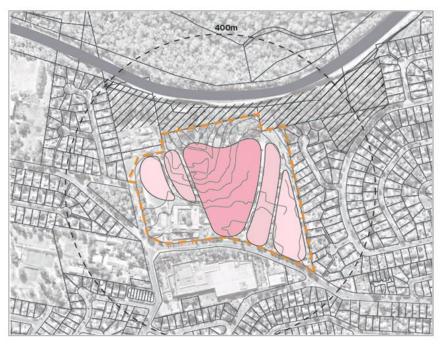


Figure 37: Height strategy (Source: Roberts Day/Hatch)



Figure 38: Height Plan (Source: Roberts Day/Hatch and Mecone)

A visual impact assessment has also been undertaken, which demonstrates taller building elements are mostly obscured or concealed from view (particularly from surrounding vantage points to the east and west of the site) by a combination of landform, established tree canopy and existing residential buildings.

This is discussed further in Section 6.3 of this report.

2.3.6 Staging and Tenure

The renewal and future re-development of the site under the proposed Master Plan would require staging over approximately 15 years.

An indicative staging plan is provided below, which identifies a number of precincts (A-D) and the sequence in which the site would logically be renewed. It should be noted that within each precinct, development could be progressively staged.

The future staging has been carefully considered having regard to the following key objectives:

- Early delivery of key community infrastructure including the oval precinct, open space, Village Square and Community Hub;
- Careful minimisation of any construction impacts upon adjoining residents and adjacent North Rocks shopping centre precinct; and
- A diverse mix of housing typologies including townhouse and low-rise apartments (of different bedroom types) are supplied early in the site's renewal.

Management of residential traffic flow and clear separation of construction activities from residents.

At this stage, the intention is for the vast majority of all roads under the Master Plan to become public roads, dedicated to Council and to remain under their care and control. Certain key open space, such as the oval precinct would also likely ultimately become publicly accessible for use by the wider North Rocks community. This would the subject of future negotiation with Council.

A number of the townhouse and detached housing allotments have the potential to be subdivided under a Torrens title arrangement.

Other typologies including townhouse, apartment buildings and any commercial component would likely become strata titled allotments, but bound by an 'umbrella' agreement that would ensure the on-going management and maintenance of a number of common open spaces, communal buildings and deliver a range of community initiatives. In this way, land not dedicated to Council could be made available to the wider community through a series of easements benefitting council and paid for by levies collected from the owners. The owners would have an obligation to maintain, insure and replace if necessary, any common property under the umbrella deed in perpetuity.



Figure 39: Staging Plan (Source: EG)

3 Planning Proposal Overview

Section 3.33(2)&(3) of the *Environmental Planning & Assessment Act 1979* requires a planning proposal to include six key components.

These are outlined by the NSW Department of Planning and Environment's A guide to preparing planning proposals (February 2019), and are addressed in the proceeding sections as follows:

- Section 4 addresses Part 1—a statement of the objectives and intended outcomes;
- Section 5 addresses Part 2—an explanation of the provisions to be included in the proposed instrument;
- Section 6 addresses Part 3—justification of the objectives, outcomes and the process for implementation;
- Section 7 addresses Part 4—maps to identify the modifications required to the proposed instrument and the area to which it applies;
- Section 8 addresses Part 5—details of the community consultation to be undertaken;
- Section 9 addresses Part 6—draft timeline for the planning proposal; and
- Section 10 Conclusion summarises the planning proposals site and strategic merit.

4 Objectives and Intended Outcomes

The planning proposal seeks to facilitate an exemplar residential development within a Local Centre context that aligns with, supports, and promotes key strategic planning priorities of State and local government.

The primary objective is to provide for a diversity of housing typologies, community and recreation infrastructure in addition to a limited commercial offering.

It proposes a site density befitting its local centre status, strategic context and accessibility, whilst being respectful of the neighbouring local character particularly to the east and west of the site.

The proposed inclusion of community benefits such as a full-sized oval, Community Hub and Village Square will engender social interaction and a genuine sense of place for North Rocks residents.

The proposal also seeks to ensure design excellence is realised at the design and development stage, particularly in terms of environmental sustainability, built form outcomes and the landscape design response.

The objectives and intended outcomes of the planning proposal are categorised as follows:

Housing Diversity

- To provide a diverse range of housing types to meet the needs of current and future residents of North Rocks including larger sized apartments, townhouses and detached housing;
- To enable residents to age in place via a number of seniors housing options including independent living and assisted care;
- To provide affordable housing opportunities for key workers; and
- To offer medium and higher density forms of living not currently available in North Rocks.

Open Space and Community Infrastructure

- To facilitate an environmentally sustainable and resilient housing precinct that
 includes approximately 38,000m² (or 30% of the site) as publicly accessible
 open space in the form of a full-sized oval, pavilion, civic square, local parks
 and bushland edges;
- The proposal has the capacity to deliver critical community infrastructure including a multi-purpose space, library and meeting rooms;
- To provide new landscaped open space areas which will expand Sydney's strategic network of open spaces in accordance with the objectives of the Sydney Green Grid; and
- To enhance the public domain along the North Rocks Road frontage and embellish the adjacent Council reserve.

Local Character

- To ensure the scale of housing at the interface with established residential areas to the east and west of the site is of a low-rise nature, and therefore compatible with existing neighbourhood character;
- To ensure future development exhibits design excellence, ensuring high quality public domain and built form outcomes integrate with the surrounding context:

- To facilitate a heavily treed village environment consistent with the local landscape character, whereby existing significant mature tree groupings are to be retained within open space and supplemented by extensive new tree plantings; and
- To provide spaces and areas for regular community events and functions within and near the Village Square, celebrating local culture, place and identity.

Sustainability

- To create a highly permeable 'walkable' environment throughout the village in addition to improved connections to nearby activity nodes and to encourage modal shift from private care to active and public transport;
- To increase the tree canopy from 23% to 40% across the site;
- To implement an integrated strategy of water demand reduction, reuse and recycling, and passive water treatments; and
- To ensure high standard of sustainable building and design operations, energy management and to make provision for EV charging and sustainable infrastructure systems.

Transport and Accessibility

- To provide a wholistic transport plan including improved public transport options for current and future residents whilst maintaining adequate intersection performance for private vehicles;
- Prioritise active and public transport as well as demand management measures to support more sustainable travel behaviour;
- To improve public transport and traffic infrastructure along North Rocks and Barclay Roads, including enhanced pedestrian safety between the site adjacent shopping centre; and
- To facilitate a highly permeable and legible internal street network for pedestrians and cyclists that directly connects with the surrounding area, whilst also improving the surrounding pathway network.

Design Capability

- To provide high quality sustainable residential accommodation, incorporating a range of housing typologies consistent with the requirements of a HDP;
- To facilitate high quality architectural design that is responsive to the topography as well as adjacent land-use, built form, and the bushland interface;
- To ensure low-rise detached housing and townhouse typologies interface with the adjoining established low density residential areas to the east and west; and
- To ensure residential apartment buildings are of a high standard of architectural design in terms of siting, orientation, layout, liveability, articulation and materiality.

Local Centre Renewal

 To facilitate the renewal and densification of an expansive strategic holding within the 'nucleus' of North Rocks Local Centre achieving genuine housing diversity and thereby satisfying related Government policy;

- To complement the existing North Rocks District Shopping Centre by introducing civic and outdoor spaces, which will enhance the centre's local character and general appeal;
- To facilitate the redevelopment of the site as a high-quality master planned development that is comparable in scale and use to other Local Centres in the Central District; and
- To increase density and housing choice adjacent to an existing shopping centre and bus nodes, contributing to the long-term vitality of the wider centre.

Socio-Economic

- To assist in achieving future State and Local Governments housing targets and address the lack of housing diversity within the locality by providing additional residential accommodation for key workers;
- To provide much needed housing supply to submarkets including owner occupiers, seniors, young families and key workers that have not been catered for in this locality in the past;
- To deliver approximately 25% of housing for seniors living purposes;
- To provide approximately 5% affordable housing that could accommodate key workers such as nurses, teachers, emergency service personnel in addition to a portion reserved for the RIDBC; and
- To make provision for a limited retail and commercial offering to assist in activating the Village Square and that does not compete with the existing North Rocks District Shopping Centre.

5 Explanation of Provisions

The planning proposal seeks to achieve the intended outcomes outlined in Section 3 of this report through the following amendments to Parramatta (former The Hills) Local Environmental Plan 2012:

- Rezone the site from R2 Low Density Residential to part R4 High Density Residential and part R3 Medium Density Residential;
- Provide for a maximum floor space ratio of 1.35:1;
- Provide maximum height of building controls ranging from 9m to 25m;
- Introduce Additional Local Provisions for design excellence; and
- Introduce Additional Permitted Use clause under Schedule 1 to facilitate a restaurant or café and medical centre in the R4 High Density Residential zone.

The relevant mapping changes are shown below and at Section 7 of this report.

Additional Local Provisions

An 'Additional Local Provisions' clause is proposed to Part 7 of *Parramatta (former The Hills) LEP 2012* to ensure design excellence is realised in any future renewal of the site including for residential flat building and multi-dwelling housing.

The following wording is suggested:

Clause 7.15 – Development on land at 361-365 North Rocks Road, North Rocks

- The objective of this clause is to ensure that development exhibits design excellence that contributes to the natural, cultural, visual and built character values of North Rocks.
- (2) This clause applies to development involving residential flat buildings and multi-dwelling housing on land identified as "The Royal Institute for Deaf and Blind Children" at Lot 3001 DP 1115866.
- (3) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—
 - (i) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
 - (ii) whether the form and external appearance of the development will improve the quality and amenity of the public domain,
 - (iii) whether a high standard of landscape design including extensive tree plantings will improve the quality of the and amenity of the development and public domain;
 - (iv) whether the development detrimentally impacts on any view corridors,
 - (v) the requirements of the relevant Development Control Plan,
 - (vi) how the development addresses the following matters
 - a) the suitability of the land for development,
 - b) existing and proposed uses and use mix,

- c) a reduction in scale of the built form at the eastern and western site interface to be compatible with that surrounding or adjacent the site
- a) impacts on the North Rocks Road streetscape,
- e) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
- f) the relationship of the development with any proposed community infrastructure including ovals, civic open space and community facilities
- g) bulk, massing and modulation of buildings,
- h) street frontage heights,
- i) high standards of landscaping and contribution to tree canopy coverage within the site and along key boundaries
- j) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
- k) the achievement of the principles of ecologically sustainable development,
- pedestrian, cycle, vehicular and service access, circulation and requirements,
- m) the impact on, and any proposed improvements to, the public domain.

Additional Permitted Uses

An 'Additional Permitted Use' clause is proposed to Schedule 1 of *Parramatta* (former The Hills) LEP 2012 to permit both café or restaurant and medical centre in the R4 zone.

The following wording is suggested:

Use of certain land at 361-365 North Rocks Road, North Rocks

- This clause applies to land at 361-365 North Rocks Road, North Rocks, being Lot 3001 DP 1115866.
- (2) Development for the purposes of a restaurant or café and medical centre are permitted with development consent, but only if the combined gross floor area of any restaurant or cafe, and medical centre on the land does not exceed 700 square metres

We note these provisions would transfer to the draft Parramatta LEP 2020, when the instrument is made.









Figure 40: Proposed LEP amendments (Source: Nearmap modified by Mecone)

The provisions have been considered in the following ways:

- Zone The proposed zoning map accords with the careful distribution of housing typologies expressed in the master plan. It confines low-rise apartment typologies to the central spine of the site, while medium and lowdensity housing is confined to the transition areas along the eastern and western boundaries.
- Height of Buildings The proposed height of buildings map accords with the
 envisaged built form outcomes expressed in the master plan. It reinforces low
 scale building heights along the eastern and western boundaries, while the
 central spine and the rear of the site are capable of providing taller building
 forms in response to the slope of the land.
- Floor Space Ratio The proposed FSR map accords with the envisaged built form outcomes expressed in the master plan. The single FSR will allow for a broad degree of design flexibility, which will benefit innovative design outcomes at the DA stage. The height and zone bands will provide certainty with the overall built form approach.
- Design Excellence The proponent is committed to delivering the highest standard of architectural and landscape design through the course of the project. This will also be encapsulated in a site-specific DCP that will provide a detailed development control framework.

This is cognisant of the existing provision (clause 6.18) in Parramatta LEP 2011, which requires the preparation of a DCP for identified key sites.

Site-Specific Development Control Plan

It is intended for the site-specific DCP to be prepared as part of the Planning Proposal process. It would be prepared following Gateway determination and before any public exhibition, which would enable the concurrent exhibition of both the LEP amendments and the site-specific DCP.

The DCP will give effect to the North Rocks Village master plan as described in the accompanying Urban Design report in **Appendix 3**. It will provide site-specific objectives and controls that will guide any future site re-development and would address (but not be limited to) the following:

- Spatial arrangement of open space, roads and building typologies;
- Street layout and configuration;
- Street character;
- Site access and permeability;

- Building form, setbacks and articulation, particularly for any apartment typologies;
- o Consistency with Council's HDP criteria;
- Passive and active recreational open space areas;
- Pedestrian and cycle connections (active transport);
- Relationship to North Rocks Road frontage, retail precinct and bus nodes opposite;
- Proposed community 'hub', local library and other public uses;
- o Site landscape design including tree (canopy) plantings;
- o Environmental sustainability design and smart places initiatives;
- Public domain treatments;
- Affordable housing;
- Design excellence; and
- Staging.

There may be a requirement for developments of a certain size or threshold to go through a design excellence panel process or competitive design process. This will be the subject of further discussion with Council and refined through the Gateway process.

6 Justification

6.1 Section A – Need for the proposal

Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The planning proposal has been prepared as a result of the following:

- A change in circumstance whereby the RIDBC is relocating to a new campus;
- Council's LSPS, which specifically enables proposals for Housing Diversity Precincts in accessible locations that deliver genuine housing diversity and that satisfy the associated criteria.
- Related policy directives of the State Government and Greater Sydney Commission.
- Proponent led planning and design investigations

A change in circumstance

The 12.67 ha site is now surplus to the needs of the RIDBC as it shifts its operations to a modern bespoke facility at Macquarie Park.

The planned relocation of the RIDBC is no longer needed for educational and office uses for the RIDBC. This change in circumstance will render the site surplus to the needs of the RIDBC, whilst also supporting the future of the organisation

With the expansive campus now surplus to the needs of the RIDBC and located in the nucleus of the North Rocks Local Centre, it is well positioned to deliver an outcome that significantly improves the liveability of the centre, in particular via greater housing choice and civic amenity.

The site and the renewal opportunity it offers is of strategic significance within a district and metropolitan context, being one of the largest holdings in single ownership within the Central City District, and immediately adjacent a large retail shopping precinct and bus transport nodes.

Housing Diversity Precincts

Council's LSPS acknowledges the need to provide new housing typologies outside GPOP and nominated growth areas in new HDPs.

Specifically Planning Priority 7 of the LSPS seeks to 'provide for a diversity of housing types and sizes to meeting community needs into the future'. It states:

Council Policy Directions:

 P25 Require a mix of housing within Housing Diversity Precinct sites consistent with Housing Diversity Precinct Criteria (below).

Actions

 A44 Consider proposals for new Housing Diversity Precincts that deliver housing diversity in appropriate locations that satisfy the Housing Diversity Precinct Criteria (below).

To be eligible as a HDP, a number of specific criteria are required to be satisfied being the provision of diverse housing typologies within or close to a Local or Strategic centre, existing open space or recreation facilities, regular transport services (i.e., bus services) and retail convenience. They are also required to have urban design merit including compatibility with the surrounding neighbourhood.

As demonstrated in Section 6.2.7 of this report, the planning proposal is considered to satisfy and/or deliver all of the stated criteria in order to qualify as a HDP.

In short, the proposal provides a genuine diversity of dwelling typologies including detached housing, townhouses and terraces, large private garden underbuilding townhouses, low-rise apartments as well as seniors living, aged care and affordable housing.

The resultant proposal:

- Meets community needs and demands at different stages of life, catering to diverse household types ensuring alignment with Council's HDP objectives,
- Includes 25% of the overall residential floor area as seniors living and a minimum 5% as affordable housing including for key workers, and
- Offers a unique and important role in providing executive level/family grade housing in contrast to the majority of typologies envisaged in GPOP and other growth precincts

Planning Investigations

The proposal has also been the subject of detailed planning analysis and site testing to inform an appropriate land-use and density outcome.

This also included an extensive urban design investigation (refer **Appendix 3**) and socio-economic impact analysis (refer Appendices 7, 8 and 9), which informed the master plan, resultant dwelling mix and community infrastructure outcomes.

Metropolitan and District Planning Policy

The proposal is also a result of several key priorities and actions contained within both the Greater Sydney Commission's Region Plan and District Plan, specifically with regards to the following:

- The locating of more diverse compact housing forms in accessible locations such as local centres close to transport, infrastructure, retail amenity and/or iobs,
- Local centre renewal and placed-based approach to urban development,
- A compact city, whereby three major employment centres are accessible in a 30 minute commute,
- Enhancement of the natural environment including creation of new open space and recreational facilities, and
- · Provision of needed community infrastructure and civic amenity.

Alignment with these policy documents is set out in Section 6.2.1.

2. Is the planning proposal the best means of achieving the objectives and outcomes, or is there a better way?

This planning proposal is the most appropriate method of achieving the intended urban renewal outcomes for the site and the benefits it could deliver to the broader community.

Without such a proposal, the opportunity to renew an expansive strategic site, address demand for greater housing choice, achieve local centre renewal including the delivery of public recreation and civic amenity in the centre of North Rocks could be lost.

A planning proposal together with a voluntary planning agreement (VPA) is the most effective means of allowing for an integrated master planned approach that will

deliver significant public benefit, ensure compatibility with local character and achieve design excellence.

The various options to deliver the objectives of the proposal are considered below:

- Proponent led planning proposal;
- · Council led planning proposal; and
- Rezoning through an integrated LEP amendment.

The planning proposal is the most effective way of providing certainty for the landowner and community about the site's future. It provides certainty to Council and the community in relation to developing a master plan that is capable of facilitating a number of community benefits that would not typically be delivered via a Council led rezoning process.

It is anticipated that these items will be further considered following the initial letter of offer and preparation of a VPA with Council.

A proponent led planning proposal is the best means of achieving the intended outcomes of the proposal. This will be delivered through a considered master planned approach that allows for the concurrent provision of community infrastructure (public benefit), delivery of needed housing typologies and a related framework to ensure the built form is responsive to its context.

6.2 Section B – Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)

This section demonstrates the planning proposals consistency against the Region Plan, District Plan and Council's LSPS.

In short, the proposal is considered to be consistent with and give effect to the key priorities and actions contained within:

- The NSW Premiers Priorities;
- Greater Sydney Region Plan; and
- Central City District Plan.

Whilst this is a planning proposal rather than a request for a rezoning review, the planning proposal has been the subject of a merit assessment, which demonstrates the proposal has both strategic and site-specific merit.

Refer to the site specific and strategic merit test under Appendix 1.

6.2.1 Consistency with Strategies

NSW Premiers Priorities

The NSW Government Premier Priorities sets ambitious targets to enhance the quality of life of residents in NSW. This is reflected through 15 key policy priorities centred around environmental, social and economic objectives. The planning proposal responds directly to the following priorities:

Table 7. NSW Premiers Prioritie	NSW Premiers Priorities	
Priority	Consistency	

Greening our city Consistent Increase the tree canopy and The proposal increases the mature tree green cover across Greater canopy coverage of the site from 23% to 40%, Sydney by planting one million supporting increased vegetation and tree trees by 2022. coverage across public and private land. Furthermore, approximately 60% of the site will comprise 'green' space or landscaped areas. Approximately 44% of the site will comprise deep soil area (excluding the oval) to accommodate both existing and new tree plantings. Refer to Section 6.3.3. Greener public spaces Consistent Increase the proportion of homes The proposal will deliver 38,000m² of publicly in urban areas within 10 minutes' accessible open space including the full-size walk of quality green, open and oval, local parks and bushland edges. This accounts for approx. 30% of the site area and public space by 10 per cent by 2023. will contribute towards high quality open space. The vast majority of these spaces encompass both existing mature trees and would also become the subject of additional shrub and tree plantings. Refer to Section 6.3.3.

Greater Sydney Region Plan

The planning proposal is consistent with relevant key objectives in the Region Plan as demonstrated in **Table 7**.

Table 8. A Metropolis of Three Cities	
Objective	Consistency
1 Infrastructure supports the three cities	Consistent. The proposal is located within close proximity to existing and proposed open space, a primary and high school, and is directly adjacent local transport and a large shopping centre precinct. The proposal will also deliver new publicly accessible open space including a new sports field and a Village Square (civic space) in

Tab	Table 8. A Metropolis of Three Cities	
Ob	jective	Consistency
		addition to community infrastructure being a multi-purpose space and neighbourhood library.
		The site is also in close proximity to an M2 Motorway Express Bus Service Interchange, NorthConnex and Parramatta Light Rail (Stage 1).
		Existing bus services provide 30-minute travel to nearby major strategic/employment centres including Parramatta, Epping, Norwest and Macquarie Park.
		Refer to Section 6.3.4.
2	Infrastructure aligns with	Consistent.
	forecast growth – growth infrastructure compact	The proposal has considered a number of infrastructure solutions to support the proposal including integrated traffic and transport solutions, community infrastructure and open space.
		Refer to Section 6.3.12.
3	Infrastructure adapts to	Consistent.
	meet future needs	The proposal provides new open space and transport infrastructure to meet the needs of the future population. On demand bus services are proposed from the site to nearby key bus interchanges during peak periods.
		Refer to Section 6.3.4.
4	Infrastructure use is	Consistent.
	optimised	The proposal provides opportunity to increase active and passive infrastructure by situating new homes in close proximity to bus services, open space, retail amenity and other local services.
		Refer to Section 6.3.3 and Section 6.3.4
5	Benefits of growth realised by collaboration of governments, community and business	Consistent. The proposal has been subject to ongoing discussion and collaboration with Council over a period of approximately 24 months, in relation to realising the vision for the site and providing an outcome that is consistent with the directions of local and district planning policy.

Table 8. A Metropolis of Three Cities		
Ob	jective	Consistency
		Refer to Section 6.2.
-	Services and infrastructure meet communities' changing needs	Consistent. The proposal will provide a number of significant public benefits for existing and future North Rocks residents.
		These include:
		 New housing opportunities to cater for couples, young families, downsizers, seniors and key workers;
		 Public open space including an oval and civic space;
		 New centrally located community infrastructure; and
		 Transport improvements including improved bus, road, cycleway and pedestrian infrastructure in addition to intersection improvements.
		Refer to Section 6.3.2, Section 6.3.3, Section 6.3.4, Section 6.3.11 and Section 6.3.12.
7	Communities are healthy, resilient and socially connected	Consistent. The proposal will include approx. 30% of the site as publicly accessible open space in the form of a Village Square, full-sized oval, local parks and bushland edges, which will encourage socially connected communities. Approximately 40% of the site will comprise public domain including open space and green streets. The proposal will provide new local streets within the site alongside new pedestrian links. This will break up the large campus format of the site into a fine grain streetscape with improved pedestrian experience and permeability. In addition to a new multi-purpose space and library it will include a new Village Square, which has the potential to become a new civic 'heart',
		and meeting place to foster community interaction for North Rocks residents. Refer to Chapter 2, Section 6.3.3 and Section 6.3.11.

Tab	Table 8. A Metropolis of Three Cities	
Ob	jective	Consistency
8	Greater Sydney's	Consistent.
	communities are culturally rich with diverse neighbourhoods	The proposal will provide approximately 5% of housing as affordable key worker housing, ensuring the proposal caters to a range of household incomes.
		Refer to Chapter 2, Section 6.3.3 and Section 6.3.11
9	Greater Sydney	Consistent.
	celebrates the arts and supports creative industries and innovation	The proposal will provide an opportunity for public art and sculpture works throughout the precinct.
		Refer to Chapter 2, Section 6.3.3 and Section 6.3.11
10	Greater housing supply	Consistent.
		The proposal seeks to provide approximately 935 dwellings in a mix of detached housing, townhouses, garden townhouse apartments and low-rise apartments. This will be achieved through the creation of a HDP.
		The mix will include approximately 25% of the overall residential GFA for seniors living. This will contribute to the housing targets as mandated by the GSC.
		Refer to Chapter 2, Section 6.2.7 and Section 6.3.12.
11	Housing is more diverse	Consistent.
	and affordable	The proposal will deliver more compact diverse and affordable housing typologies in an accessible location, catering for different stages of life including for young couples, families and also downsizers and retirees.
		It proposes a mix of housing types including one, two, three and four bedroom dwellings, contributing to housing mix and affordability.
		The proposed typologies detailed within the master plan include detached housing, townhouses, seniors living and low-rise apartments.

Tab	ole 8. A Metropolis of Th	ree Cities
Obj	jective	Consistency
		25% of all housing will be in the form of seniors housing, including independent living units and aged care. Refer to Section 6.2.7 and Section 6.3.12.
12	Great places that bring people together	Consistent. The size of the site affords opportunity to create a suitably scaled development, and a sense of community via an improved public realm including a new Village Square, parks and sports oval. Refer to Section 2.1.
13	Environmental heritage is	Consistent.
	identified, conserved and enhanced	The site is not identified as containing heritage items nor is it located within a Heritage Conservation Area (HCA).
		Nonetheless, the proposal has been designed and developed from a first principles approach, ensuring the master plan utilises existing natural assets and reflects the historical use of the site. This includes the retention of existing Rotary markets.
		Refer to Section 6.3.7.
14	A Metropolis of Three	Consistent.
	Cities – integrated land use and transport creates walkable and 30-minute cities	The site is located within and forms a significant part of the nucleus of the North Rocks Local Centre. It is directly adjacent a large retail precinct and existing bus services. In combination with complementary on-site retail uses, community infrastructure and open space it will ensure a walkable outcome.
		The analysis from GTA demonstrates the site is within a 30-minute commute of key employment centres including Parramatta CBD, Norwest and Macquarie Park when accessed by public transport.
		Refer to Section 6.2.2, Section 6.2.3, Section 6.2.4, Section 6.2.5, Section 6.2.6 and 6.3.4.

Table 8. A Metropolis of Three Cities		
Obj	jective	Consistency
15 The Eastern, GPOP and		Consistent.
	connected and more competitive	The proposal will strengthen pedestrian and cycle connectivity around North Rocks providing improved access to local activity nodes and surrounding destinations such as the bus interchange and shopping centre.
		Local road and transport access will also be upgraded.
		The proposal improves the areas liveability and desirability as a place for future residents, while supporting nearby CBDs such as Parramatta. Refer to Section 6.3.2.
17	Regional connectivity is	Consistent.
	enhanced	The proposal will improve the regional connectivity between North Rocks and the M2 Busway. The proposal also outlines opportunities to provide limited/express services in peak periods to Parramatta, as well as operating at an increased frequency.
		Refer to Section 6.2.6 and Section 6.3.4.
19	Greater Parramatta is stronger and better connected	Consistent. The site is already accessible, being within a 30 minute bus commute to three surrounding major employment centres. In addition to a local shuttle service to the M2 interchange and improved pedestrian connections, the proposal outlines potential for increased bus service frequency to Parramatta, Carlingford Station and Epping Station (in consultation with TfNSW). The proposal will also complete the shared path between Jennie Place and the Barclay Street commuter car park on the northern side of
		Barclay Road, enhancing active transport and integrating the site into the broader cycle network. Refer to Section 6.2.8 and Section 6.3.4.
22	Investment and business activity in centres	Consistent.

Tab	Table 8. A Metropolis of Three Cities	
Obj	iective	Consistency
		The proposal will facilitate increased business activity in North Rocks by providing a critical mass of new residents. This in turn will facilitate the demand for additional services and stimulate additional business in the centre. Seniors living housing will also facilitate opportunity for additional employment.
		In particular, the proposal will provide more persons within walking distance of North Rocks District Shopping Centre, supporting retail trade and business activity.
		Refer to Section 6.3.12.
24	Economic sectors are	Consistent.
	targeted for success	The proposal will provide employment opportunities on the site through limited convenience retail, community services and also an aged care facility
		Refer to Section 6.3.12.
25	The coasts and waterways are protected and healthier	Consistent. The proposal protects the Bluegum Creek Catchment and will be protected with a Water Sensitive Urban Design (WSUD) and open space outcome. Refer to Section 6.3.1.
27	Biodiversity is protected,	Consistent.
	urban bushland and remnant vegetation is enhanced	The proposal has been designed to integrate with surrounding bushland and vegetation currently on the site. The proposal will provide large areas of deep soil on site (44%), allowing for existing and future vegetation to be enhanced.
		Remnant bushland (native tree species) will be preserved, including along the northern boundary thereby respecting the existing environmental qualities of the site.
		Refer to Section 6.3.1.
28	Scenic and cultural landscapes are protected	Consistent.

Tab	Table 8. A Metropolis of Three Cities	
Ob	jective	Consistency
		The proposal responds to the natural assets bound by the site including the bushland corridor located to the immediate north by establishing new north-south pedestrian connections, and a transitional passive recreation area.
		Further a core objective of the landscape design approach is to retain a heavily treed environment, whereby the canopy is increased from 23% to approximately 40%, and buildings sit at or below the mature tree canopy. This will ensure compatibility with the surrounding landscape character. Refer to Chapter 2 and Section 6.3.2.
29	Environmental, social and economic values in rural areas are protected and enhanced	N/A. The site is not located in a rural area. Refer to Section 6.3.3.
30	Urban tree canopy cover is increased	Consistent. The proposal provides large areas of deep soil (44%), allowing for growth of large and mature trees across the site. The site's tree canopy will increase from 23% to 40% under the proposal. The landscape concept depicts a mix of deciduous and evergreens around the proposed road network. Refer to Section 6.3.3.
31	Public open space is accessible, protected and enhanced	Consistent. The proposal will provide approximately 30% of the site as publicly accessible open space. The site's renewal will significantly improve connectivity within the adjoining vegetation corridor, located between the site and the M2 Motorway corridor, the adjacent council reserve to the west and other nearby parklands. Refer to Section 6.3.3.
32	The Green Grid links parks, open spaces, bushland	Consistent. The proposal is consistent with contributing to Sydney's Green Grid by providing potential

Tab	ole 8. A Metropolis of Th	ree Cities
Obj	iective	Consistency
	and walking and cycling paths	walking paths in tandem with new north-south green connections to the remnant vegetation located adjacent to the site. Refer to Section 6.3.3.
33	A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Consistent. The proposal will allow the site to respond to, and operate in, a zero-carbon environment. This includes best practice in sustainable building design and operations, energy management and load sharing/distribution and being prepared for EV charging and sustainable infrastructure systems. Refer to Section 6.3.3.
34	Energy and water flows are captured, used and re-used	Consistent. The proposal will provide uses that will enable WSUD and ensure water is appropriately used across the site. In particular, the proposal will introduce an integrated strategy for water demand reduction, reuse and recycling and passive water treatments within the landscaping works of the project. It will seek to exceed the BASIX minimum targets. Refer to Section 6.3.3.
35	More waste is re-used and recycled to support the development of a circular economy	Consistent. The proposal will facilitate a mix of land uses that can utilise recycled water for landscaping and WSUD. Refer to Section 6.3.3.
36	People and places adapt to climate change and future shocks and stresses	Consistent. The proposal will seek to reduce urban heating through extensive new plantings and treed areas, in addition to other related sustainability initiatives. Refer to Section 6.3.2 and Section 6.3.3.
37	Exposure to natural and urban hazards is reduced	Consistent.

Tab	Table 8. A Metropolis of Three Cities	
Ob	jective	Consistency
		Environmental investigations accompanying the proposal reveal there are no major constraints or limits to the site's future redevelopment. Refer to Section 6.
38	Heatwaves and extreme heat are managed	Consistent. As noted above, extensive canopy plantings are proposed to reduce the urban heat effect. The master plan proposes additional landscaping with significant tree canopy along the street network and passive areas. Refer to Section 6.3.3.
40	Plans refined by monitoring and reporting	Consistent. This objective relates to the development of performance indicators that measure the 10 Directions for Greater Sydney, as well as monitoring and reporting of housing and employment data. The proposal will not hinder this objective from being achieved.

Central City District Plan

 $\textbf{Table 8} \ \text{provides a summary of the planning proposal's consistency with the relevant District Plan priorities.}$

Table	Table 9. Central City District Plan	
Plani	ning Priority	Consistency
Cl	Planning for a city supported by infrastructure	Consistent. The site has frontage to an arterial road, is immediately adjacent a large retail precinct, school and bus transport. It is also within a walkable distance of a high school and an M2 express bus service, and other established recreational facilities. The proposal also seeks to provide new recreational and community infrastructure on-site in the form of a new public oval, community facilities, Village Square and other active/passive recreation space. Refer to Chapter 2.

Table 9. Central City District Plan				
Planning Priority		Consistency		
C3	Providing services and social infrastructure to meet peoples changing needs	Consistent. The proposal provides adequate open space as well as community and road infrastructure to meet the needs of the future population. Refer to Chapter 2 and Section 6.3.11.		
C4	Fostering healthy, creative, culturally rich and socially connected communities	Consistent. The current planning controls relating to the site restrict the creation of a healthy, creative and rich socially connected community. The proposal will facilitate a progressive development that can provide a dynamic mix of residential living, public spaces and limited convenience retail. Refer to Chapter 2.		
C5	Providing housing supply, choice and affordability, with access to jobs and services	Consistent. The proposal will deliver more compact, diverse and affordable housing typologies in an accessible location catering for different stages of life including for young couples, families and also downsizers and retirees. The housing typology proposed will feature a range of one, two, three and four-bedroom dwellings in a garden setting including detached housing,		
		townhouses, family-sized garden underbuilding townhouses and low-rise apartments. This includes approximately 25% of housing for seniors living and a minimum 5% as affordable.		
		The site is well positioned to provide high quality housing in suitable infill locations to support access to amenity, jobs and services.		
		North Rocks currently has a lack of diversity in its housing supply that is exacerbated by an absence of affordable housing opportunities. Urbis found that the housing market in the North Rocks area is dominated by low density housing, with 85% of dwellings in the suburb being detached homes.		
		The proposal seeks to address this by providing a true mix of housing products aimed at meeting a range of demographics including an owner		

Table 9. Central City District Plan				
Planning Priority		Consistency		
		occupier market, downsizers, families, seniors and key workers.		
		Refer to Section 6.2.8.		
C6	Creating and renewing great places and local centres, and respecting the District's heritage.	Consistent. The proposal will deliver much needed civic amenity in a highly accessible location within North Rocks. This is proposed to include an oval for sporting activity, new parks, and a Village Square accessible to the general public. A multi-purpose community centre and neighbourhood library will also be centered around this new civic space in addition to a cafe. This precinct encompassing the oval, Village Square and Community Hub have the potential to become the new 'civic' heart of North Rocks. Whilst there is no listed heritage on-site, past uses and occupation including by the RIDBC will be respected and interpreted in the design of the public domain. A 'Hear the Children' medical service managed by the RIDBC will also be retained on-site and in the Community Hub.		
C9	Delivering integrated land use and transport planning and a 30-minute city	Consistent. The site is immediately adjacent existing bus services along North Rocks Road, providing connection with Epping and Parramatta CBD. Further the M2 express bus interchange is within a 10-20 minute walk to the west, which can also be accessed via bus along Barclay Road. The proposal will ensure future residents have frequent and convenient access to public transport, including existing bus services along North Rocks Road and the proposed shuttle service to the M2 Express Bus Interchange. The site is strategically located and has been designed to facilitate public transport access to a range of major employment centres including Parramatta, Norwest, Macquarie Park and Epping – all of which are accessible within 30-minutes.		

Table 9. Central City District Plan				
Planning Priority		Consistency		
		A number of public transport solutions are proposed as part of a broader integrated traffic and transport outcome to deliver a 30-minute city Refer to Section 6.4.3.		
C15	Protecting and enhancing bushland and biodiversity	Consistent. The historical use of the site for educational uses has restricted the opportunity for publicly accessible active and passive recreation opportunities. The proposal ensures the bushland edge along the northern boundary of the site will also be protected and enhanced. Refer to Section 6.3.3.		
C16	Increasing urban tree canopy cover and delivering Green Grid connections	Consistent. The proposal will retain existing mature trees on the site, where possible, and establish new tree lined streets in the local road network. The proposal will increase the tree coverage across the site from 23% to 40%. Refer to Section 6.3.3.		
C17	Delivering high quality open space	Consistent. The proposal will deliver 38,000m² of publicly accessible open space in the form of a Village Square, full-size oval, local parks and bushland edges. This accounts for approx. 30% of the site area and will contribute towards high quality open space. Refer to Section 6.3.3.		
C19	Reducing carbon emissions and managing energy, water and waste efficiently	Consistent. The proposal will feature robust sustainability outcomes strategies to reduce carbon emissions. This includes best practice in sustainable building design and operations, energy management and load sharing/distribution, being prepared for and facilitating EV charging and implementing sustainable infrastructure systems.		

Table 9. Central City District Plan		
Planning Priority		Consistency
		The proposal intends to deploy water sensitive urban design throughout the public domain, and implement strategies to manage water demand, reduction, reuse and recycling. Refer to Section 6.3.5.
C20	Adapting to the impacts of urban and natural hazards and climate change	Consistent. The proposal seeks to reduce urban heating via extensive tree and understory plantings throughout the site. It will also retain significant existing trees tree groupings within proposed open space areas. The proposal plans for 40% canopy coverage across the site.
		There are no environmental hazards or constraints that will limit the future re-development of the site as described by the master plan.
		Refer to Section 6.3.5.

6.2.2 Future Transport Strategy 2056

The Future Transport Strategy is an update to the 2012 Long Term Transport Masterplan for NSW. It is a 40-year strategy supported by plans for regional NSW and Greater Sydney that seeks to align transport with land use.

The Strategy provides the following investigations relevant to the site:

0-10 Year Investigation

- Improved bus services between north of Parramatta and south of Parramatta;
- Safe cycleway network within 10km of Parramatta; and
- Bus priority program for centres.

10-20 Year Investigation

- Major cycleway connections between centres on the Principal Bicycle Network;
- Parramatta Light Rail Extensions; and
- Parramatta to Epping Mass Transit/Train Link.

The planning proposal will be able to leverage off potential transport and road infrastructure.

6.2.3 Parramatta Light Rail

The Parramatta Light Rail (PLR) Stage 1 will connect Westmead to Carlingford via Parramatta CBD and Camellia with a two-way track spanning 12 stops. It is expected to commence passenger operation in 2023.

Stage 1 will provide a light rail stop at Carlingford and Westmead.

As a part of the Travel Management Plan it is proposed to investigate improved bus connections between the site to nearby transport connections including the Carlingford Terminus of the Stage 1 Parramatta Light Rail.

Figure 41 depicts the location of the subject site in relation to the alignment of the PLR Stage 1.

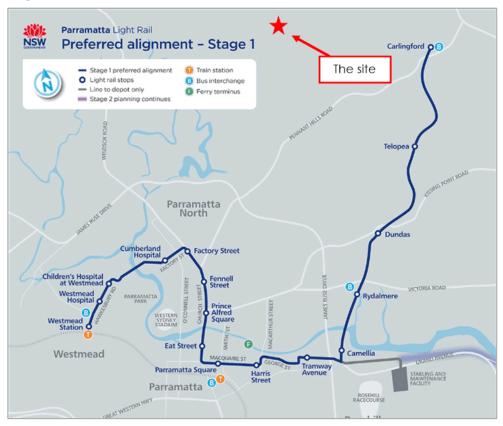


Figure 41: PLR Stage 1 alignment (Source: Transport for NSW)

6.2.4 NorthConnex

The site will benefit from major investment in road infrastructure including NorthConnex, which is a 9km tunnel that connects the M1 Motorway to the M2 Motorway. Refer to **Figure 42**.

The site is located approximately 1.9km from the junction of Pennant Hills Road and the M2 Motorway, where the tunnel has been constructed and connects to the M1 Motorway, improving access to these locations. The project will also improve traffic conditions and opportunities for public transport along Pennant Hills Road.

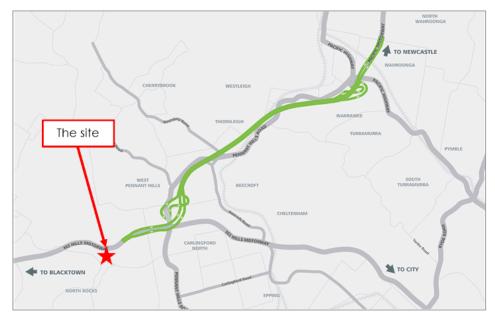


Figure 42: NorthConnex alignment (Source: NorthConnex)

6.2.5 Greater Sydney Principal Bicycle Network

Another initiative that the site will benefit from is the completion of the Greater Sydney principal bicycle network, which will assist with the long-term plan to complete Greater Sydney's Green Grid.

As shown in **Figure 43**, the site appears to be located close to a future cycle path connecting Greater Parramatta with Castle Hill.

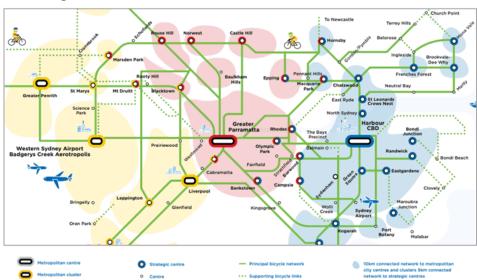


Figure 43: Greater Sydney bicycle network (Source: Greater Sydney Commission)

6.2.6 Potential for Improved Local Bus Services

The planning proposal seeks to investigate improvements to local bus services (including a shuttle service) as part of the Interim Letter of Offer to Council.

This will seek to support future access to nearby transport nodes and interchanges including Barclay Road M2 Express Bus Service, Carlingford Light rail Station, Parramatta CBD and Westmead Health and Education precinct. These interchanges are also being explored for upgrades and improved End of Trip (EOT) facilities to enhance and encourage public transport use through the project delivery.

The shuttle service will operate in the peak periods for a minimum 10 up to 15 years or until such a time that alternative or supplementary transport infrastructure is available. The proponent will also further consider potential on-demand services outside of peak periods should demand and need arise.

Further engagements with TfNSW will occur initialising this offer.

4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

6.2.7 Parramatta Local Strategic Planning Statement

Under Parramatta's LSPS, North Rocks is reaffirmed as a Local Centre. It acknowledges that Local Centres have been changing from a retail focus to a service focus, providing for basic needs and a place for local communities to gather and socialise.

North Rocks EPPING Winston Hills Carlingford Toongabbi Northmead Telopeo Pendle Hill Rydalmere PARRAMATTA CBD Ermington Rosehill Wentworth Point Granville Newington SYDNEY OLYMPIC PARK

Figure 44 outlines Parramatta's centre hierarchy.

Figure 44: Centres hierarchy (Source: Parramatta LSPS)

The LSPS defines Local Centres as:

个_{N 2km}

A Local Centre is a focal point of neighbourhoods and are an important part of a 30-minute city. While local centres are diverse and vary in size, they provide essential access to day to day goods and services close to where people live.

The LSPS acknowledges the need to improve resilience of private and public realm by promoting and regulating for better design, to deliver low carbon and efficient built environments that minimise resource use and are suited to a changing climate.

Furthermore, the LSPS notes established tree canopy (public and private) is to be valued and protected for its role in cooling communities and supporting local biodiversity. It notes remnant bushland and waterways are to be protected and enhanced, recognised for their vital role in making the LGA a great place. This is strongly aligned to the District objectives including:

- Communities are healthy, resilient and socially connected;
- Greater Sydney's communities are culturally rich with diverse neighbourhoods;
- Biodiversity is protected, urban bushland and remnant vegetation is enhanced;
- Urban tree canopy cover is increased;
- The Green Grid links parks, open spaces, bushland, and walking and cycling paths;
- Public open space is accessible, protected and enhanced;
- A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change;
- Energy and water flows are captured, used and re-used;
- People and places adapt to climate change and future shocks and stresses;
 and
- Heatwaves and extreme heat are managed.

As shown in **Figure 45**, North Rocks is identified as "1", being low when it comes to heat vulnerability.

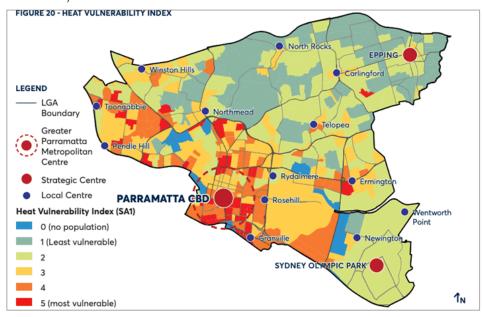


Figure 45: Heat vulnerability index map (Source: Parramatta LSPS)

With regards housing, Planning Priority 7 of the LSPS states the need for a diversity of housing types and sizes to meet community needs into the future. This is supported by Direction 25, which require a mix of housing within HDP sites consistent with the HDP Criteria.

Action 44 of the LSPS states:

Consider proposals for new Housing Diversity Precincts that deliver housing diversity in appropriate locations that satisfy the Housing Diversity Precinct Criteria (below).

The proposal will achieve this Planning Priority by:

- Fulfilling the HDP Criteria as expressed in the LSPS by providing much needed housing choice and affordability not currently available in North Rocks nor the northern part of the LGA.
- Locating more compact, diverse housing forms in an accessible location, within the nucleus of a Local Centre and adjacent public (bus) transport, community infrastructure, open space and a large retail centre.
- Delivering a genuine diversity of housing typologies including low-rise apartments, townhouses, detached dwellings and also a significant seniors housing component (25%) including independent living units and aged care.
- Affordable housing will also form part of the proposal comprising approximately 5% of all dwellings and could accommodate key workers such as local teachers, nurses and emergency service personnel.
- Dedicated housing for use by the RIDBC including families, staff and those visiting the future facility and Sydney Cochlear Implant Centre at Macquarie Park.
- Including larger unit dwelling types and quality housing forms catered towards an owner occupier market.

It is also noted that Direction P18 of the LSPS contemplates renewal in Local Centres including for apartment forms. It states:

P18 Limit the height of mixed use and residential apartment development in Local Centres in suburban Parramatta to low rise building forms.

The proposal is entirely consistent with this policy in that low-rise residential apartments ranging from 4 - 7 storeys are proposed and confined to the central and rear parts of the site only. This will ensure the low-scale character and identity of North Rocks is respected.

Table 9 below provides a summary of the planning proposal's consistency with relevant LSPS actions.

Table 10. City of Parramatta Local Strategic Planning Statement				
Policy Directions		Consistency		
P1	Support job growth in key employment centres to reinforce Greater Parramatta's role as the Central City.	Consistent. The proposal will provide additional residential population in a Local Centre setting, which is within close proximity (30 minute commute) to three major		

Table	Table 10. City of Parramatta Local Strategic Planning Statement		
Polic	y Directions	Consistency	
		employment centres including Macquarie Park, Norwest and Parramatta in addition to the North Rocks employment precinct. Refer to Section 6.3.12.	
P4	Promote diverse and active (non-residential) uses at the street level of buildings in the B4 Mixed Use business zones within Growth Precincts and Local Centres to create lively neighbourhoods with interest and vitality	Consistent. N/A – the site is not located within a B4 mixed use zone.	
P7	Encourage the design of	Consistent.	
	development in Growth Precincts, Strategic Centres and Local Centres that maximises accessibility to, and safety of, existing and planned public transport services, including heavy rail, light rail, bus and ferry which includes technological innovation and improved liveability, sustainability and place management outcomes.	The proposal supports the transformation of North Rocks Local Centre by introducing new open spaces, tree-lined streets, green links and cycle paths that will better facilitate access to the public transport network. Transport infrastructure will also be improved including local bus nodes and a shuttle service to the M2 Express Bus Service Interchange for 10-15 years.	
		Refer to Section 6.3.3.	
P18	P18 Limit the height of mixed use and residential apartment development in Local Centres in suburban Parramatta to low rise building forms.	Consistent. The proposal will provide low-rise residential apartment development ranging from 4 storeys to a maximum seven storeys.	
		These apartment building typologies are confined to the centre and rear of the site to minimise bulk and visual appearance from the surrounding neighbourhood and streets.	
		The proposal further satisfies the criteria for a HDP, ensuring a majority of the site features low-rise buildings including townhouses and detached housing.	

Table 10. City of Parramatta Local Strategic Planning Statement		
Polic	y Directions	Consistency
		Refer to Chapter 2 and Section 6.2.7.
P23	Consider the use of Voluntary Planning Agreements for development within Growth Precincts, Housing Diversity Precincts and for other Planning Proposals.	Consistent. An Interim Letter of Offer is submitted with the proposal. This ensures a tailored package of public benefits are delivered in line with the creation of a HDP via a voluntary planning agreement This would include key infrastructure such as the oval and community facilities.
P24	Provide for a range of housing types and sizes that cater to the Parramatta community to ensure housing diversity consistent with the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE).	Consistent. The proposal satisfies Council's HDP Criteria (P25) and provides diverse typologies catered to the local housing market and needs of the existing and future community. Refer to Section 6.2.7.
P25	Require a mix of housing within Housing Diversity Precinct sites consistent with Housing Diversity Precinct Criteria (below).	Consistent. The proposal complies with the requirements set out in the HDP Criteria. Refer to Section 6.2.7.
P29	Consider Voluntary Planning Agreements as a potential mechanism to facilitate provision of an Affordable Rental Housing Contribution where Planning Proposals seek increased residential capacity.	Consistent. An Interim Letter of Offer is submitted with the proposal, which outlines capacity to deliver affordable housing particularly for key workers. This will be subject to a viability review as required by Council's HDP Criteria prior to any VPA negotiations with Council.
P30	Provide for appropriate scale public artwork and cultural facilities in Local and Strategic Centres, as well as Parramatta City Centre Art and Culture Walk, to promote cultural expression and a distinctive sense of the place.	Consistent. The proposal is supported by a landscape masterplan, which articulates a vision for a number of character precincts within the site. This includes the provision of community facilities, public domain treatments and

Table 10. City of Parramatta Local Strategic Planning Statement		
Polic	y Directions	Consistency
		design interventions to support place making.
		Refer to Section 6.3.3.
P31	Support the design and planning of	Consistent.
	Growth Precincts and Housing Diversity Precincts that commemorates the history of the site or locality to provide a link	The site is not a heritage item and is not located within a Heritage Conservation Area (HCA).
site or locality to provide a link between past and future generations.	Nonetheless, the proposal has been designed and developed from a first principles approach, ensuring the master plan utilises existing natural assets, respects and celebrates the historical use of the site.	
		This includes for example extensive interpretation throughout the public domain, sensory design and technologies, and retention of the existing Rotary markets and existing campus streets where possible.
P33	Create a high quality and safe	Consistent.
	walking and cycling network across the LGA to cater for and encourage short trips (up to 2km) to local centres, jobs, public and shared transport services, schools, local open space, Green Grid and other trip generators.	The proposal will deliver improved pedestrian and cycleway connectivity (on/off road connections) between the site and local destinations such as North Rocks District Shopping Centre, bus stops (M2), schools, open space and bushland areas.
		Refer to Section 6.3.4.
P36	Promote and prioritise expansion of	Consistent.
	recreational opportunities and spaces with a focus on the Green Grid, Parramatta Ways Walking Strategy, and the Parramatta River.	The proposal provides a range of open spaces including a full-sized sports field (oval), local open space, passive open space, community gardens and associated amenities. These support the creation, expansion and prioritisation of the Green Grid. Refer to Section 6.3.3.

Table 10. City of Parramatta Local Strategic Planning Statement		
Policy Directions		Consistency
P53	P53 Protect and increase tree canopy cover and vegetation across public and private land.	Consistent.
		The proposal seeks to increase the mature tree canopy coverage of the site from 23% to 40%, supporting increased vegetation and tree coverage across public and private land.
P54	Enhance street tree canopy to	Consistent.
	support walkability.	The proposal will deliver significant street tree canopies in the form of green streets. Public domain and streets will be defined by mature existing and proposed trees to support comfort and walkability. Refer to Section 6.3.3.
P55	Protect and enhance urban	Consistent.
F33	bushland and biodiversity	The proposal will retain existing significant native tree groupings within planned parks and other passive open space. Approximately 30% of the site will be nominated as open space. Extensive new and complimentary plantings are also proposed.
		Refer to Section 6.3.3.
P56	Provide for a diversity of green spaces to support different community needs such as for recreation, relaxation and enjoyment.	Consistent.
		The proposal will provide a series of tailored and diversified open space areas including a full-size sports oval, Village Square, wetland park, bushland interface, passive parkland and a community garden.
		These spaces will serve multiple recreation and relaxation needs for the existing and future community.
		Refer to Section 6.3.3 and Section 6.3.11.
P58	Carefully manage development in areas of high environmental or	Consistent.

Table	e 10. City of Parramatta Local Str	ategic Planning Statement
Polic	y Directions	Consistency
	cultural significance to ensure that these are not compromised.	The proposal provides a suitable interface and treatment to the bushland reserve and environmental diversity along the northern boundary towards the M2 Motorway.
		Existing trees are retained along this edge as part of a native landscape and passive open space area, providing shaded pedestrian connections, open space and visual amenity as well as contributing to the biodiversity of the site. Refer to Section 6.3.
P59	Make Parramatta a low carbon	Consistent.
	city.	The proposal is supported by an ESD report, which outlines strategies to ensure redevelopment of the site responds to a zero carbon environment. This includes best practice in sustainable building design and operations, energy management and load sharing/distribution, being prepared for and facilitating EV charging, and implementing sustainable infrastructure systems. Refer to Section 6.3.1.
P62	Accelerate low carbon transport and emerging trends in mobility.	Consistent.
		The proposal provides a number of strategies to create a highly permeable environment that encourages active and public modes of transport. This is aimed at providing a shift from private car usage to alternative options including walking, cycling and public transport. Strategies include upgrading and new
		walkways and cycle paths, EV charging stations and a new shuttle bus service to Barclay Road M2 bus stop.
		Refer to Section 6.3.1.

P25 Housing Diversity Precinct Criteria

To encourage a more diverse range of housing, the LSPS introduces provisions for new HDPs.

These precincts are required to provide a mix of housing types, such as detached housing, townhouses, villas, seniors housing, low-rise apartments and affordable housing.

The planning proposal successfully meets all components of the HDP Criteria, which are addressed in **Appendix 3** and discussed below:

Table 11. Housing Diversity Precinct Criteria Criteria Consistency

To be considered as a Housing Diversity Precinct, a site or area must satisfy the following criteria:

 Have urban design merit via an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods.

Consistent.

The proposal has urban design merit as summarised in the Capability Test prepared by Roberts Day/FKA at

Appendix 3.

The comprehensive assessment has informed the master plan and resulted in a highly responsive built form approach whereby low-rise apartment typologies (4-7 storeys) are confined to the centre and rear of the site, with expansive areas for low and medium density housing along the eastern and western parts of the site adjacent established low-density neighbouhoods.

The resultant built form approach ensures compatibility with neighbouring residential development.

(2) Be at least 1 hectare and located either: a. entirely within a 10 minute walk of a Strategic or Local Centre, or

Consistent.

The site is 12.67ha in area and is entirely within a 5-10-minute walk of North Rocks District Shopping Centre, as the site forms part of the North Rocks Local Centre. The site is one of the largest holdings in common ownership within a local centre in the Parramatta LGA and Central City District.

Table	Table 11. Housing Diversity Precinct Criteria			
Criteria		Consistency		
	b. within the GPOP area, having 30 minute door-to-door access to employment in Parramatta CBD, Westmead or Sydney Olympic Park.	N/A . The site is not within the GPOP area, rather a designated Local Centre.		
(3)	Include or be located within walking distance (800m) of retail convenience.	Consistent. The site is directly adjacent the North Rocks District Shopping Centre precinct (less than 100m), which provides a diverse range of local and district level retail and community services.		
(4)	For sites 1-2 ha in size - contain or be entirely within a 5 minute walk of a park, sportsground or play space as detailed in the Community Infrastructure Strategy	N/A. Site is larger than 2ha.		
(5)	For sites greater than 2 ha in size require the on-site provision of quality parks, sportsgrounds or play spaces as detailed in the Community Infrastructure Strategy	Consistent. The proposal includes a full-size sports oval of sufficient size to accommodate most sporting codes, in addition to 12 other open space areas comprising 30% of the site area. The oval precinct encompassing parkland, a pavilion and tennis court is 1.8ha in area.		
(6)	Be predominantly low-rise, two to three storeys.	Consistent. The proposal is predominantly low-rise, with only 23% of the site area containing buildings above three storeys.		
(7)	Propose one or more of the following housing types:	The proposal includes a genuine diversity of housing typologies including a		
attached or detached dwelling townhouses/terraces, s	combination of detached housing, townhouses/terraces, seniors housing, independent living units and aged care.			
	terrace housing	 Potential dwelling numbers are as follows: 		
	semi-detached housing			

Table 11. Housing Diversity Precinct Criteria			
Criteria		Consistency	
	villas	 245 x detached dwellings and townhouse style product; 	
	townhouses	 690 x low-rise residential apartments; and 	
	manor homes	 145 x seniors living (ILUs). 	
	co-housing (maximum 3 storeys)		
seniors housing (maximum 3 storeys)			
	new age boarding houses (maximum 3 storeys)		
(8)	Residential flat buildings may be	Consistent.	
	permitted in Housing Diversity Precincts, but only where:	The proposal includes low-rise residential apartment development as a result of the following:	
	a. The built form is compatible with the surrounding neighbourhood and meets the urban test as per clause (1); and	The proposal has been carefully designed to integrate and respond to the existing neighbourhood and local character, as demonstrated in the detailed Capability Test prepared by Roberts Day/FK.	
		In particular, the proposal provides a careful transition of low-density and low-rise development along the east and western boundaries, while locating denser mid-rise buildings in the middle of the site where they are largely concealed by existing vegetation and the topography.	
		This is confirmed in the visual assessment prepared by Roberts Day/FK. In almost all views, the proposed built form is not visible from outside the site.	
		The most visible building elements will be along North Rocks Road at the centre of the North Rocks Local Centre. It is envisaged this will provide a focal point to the local centre, provide a high quality built form and landscaped outcome complimentary to the existing North Rocks District Shopping Centre precinct.	

Table 11. Housing Diversity Precinct Criteria		
Crite	eria	Consistency
	b. Other housing types are also provided in the precinct, as specified in clause (7); and	The proposal provides a number of housing options including 245 townhouse style product, 145 seniors housing and 10 detached dwellings (see clause 7).
	c. They contain at least 5-10% permanent affordable rental housing (subject to viability); however, where viable, Council's aspiration is for a higher provision.	The proposal seeks to provide approximately 5% affordable housing for key workers including nurses, teachers, emergency service personnel and a portion allocated for the RIDBC. This will potentially include a number of dwellings nominated to a Community Housing Provider whilst others would be offered at a discounted rental but where
		the developer retains ownership, such as Build to Rent. This will be subject to a viability review as required by Council's HDP Criteria prior to
(9)	Have strategic merit in relation to: access (including to a regular public transport service); constraints; topography; environment; and amenity.	Consistent. The proposal demonstrates strategic merit for a HDP for the following reasons: The proposal will ensure future residents have frequent and convenient access to public transport including established bus services along North Rocks Road with stops directly adjacent the site, and the proposed shuttle service to the M2 Express Bus Interchange; The site is within a 10-20 minute walk from the M2 Express Bus Interchange, or 2 minute drive; The site is strategically located and will facilitate public transport access to a range of major employment centres including Parramatta, Macquarie Park and Norwest. These centres are within a

Table 11.	Housing Diversity Precinct Criteria	
Criteria		Consistency
		solutions are proposed as part of a broader integrated traffic and transport outcome;
		 The site does not have any environmental constraints that would preclude the rezoning or renewal of the site for residential purposes. The site's environmental features lends itself to a master planned approach with a well- considered layout and built form response;
		 The site's topography allows for a range of built form opportunities, including medium density and low- rise apartments, that are able to integrate with the local context and demonstrate contextual fit without adverse impact;
		 The proposed density and built form response is a result of an extensive planning, urban design and socio-economic analysis, and is considered highly appropriate and commensurate with its Local Centre context and accessible location;
		 Provides a level of density that is comparable to or less than that of many other local centres in metropolitan Sydney and the Central City District, in addition to more isolated large renewal sites that are reliant on bus access only; and
		 The proposal provides for a range of amenity outcomes that will assist with the positive transformation of the Local Centre including a full- size oval, affordable housing, Community Hub and a Village Square.

6.2.8 Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long-term Community Strategic Plan (Plan) for the City of Parramatta. The Plan considers that Parramatta CBD, Westmead, Camellia and Rydalmere will undergo significant change in the next 25 years and considers these areas to be key commercial precincts.

The Plan notes that when plans are implemented for improving the city with better parklands, light rail, river pathways, and better motorway connections (M4, M2 and WestConnex), more housing and more jobs will be created in a sustainable way that minimises impacts on existing and future residents.

Key strategies identified in the Plan of relevance to the proposal include:

- · Invest in services and facilities for our growing community;
- Support people to live active and healthy lives;
- Design our city so that it is usable by people of all ages and abilities; and
- Provide green spaces for recreation, relaxation and enjoyment.

The planning proposal is considered consistent with the strategies and key objectives of the plan by:

- Delivering significant on-site community infrastructure, including a multipurpose community facility, neighbourhood library/learning hub, meeting rooms and a publicly accessible civic space; and
- Providing a diversity of housing products including seniors housing, as well as a range of dwelling types that cater for singles, couples, families and the elderly and disabled.

Furthermore, the proposal will improve local connections by providing a series of through site links, a cycleway link and a potential recreational trail along the M2 Motorway.

The proposal will deliver a high-quality master planned development that achieves all the strategic directions stated in Parramatta 2038.

6.2.9 Summary of Strategic Merit

The site's renewal as outlined by this proposal is considered to have strategic merit for the following reasons:

- Reinforces North Rocks designation as a Local Centre through the provision of additional and diverse housing options adjacent to an existing District Shopping Centre precinct, contributing towards walkable and vibrant neighbourhoods:
- Provides a level of density that is comparable to (or less than) that of other local centres in metropolitan Sydney;
- Delivers key attributes associated with a successful and viable Local Centre
 including significant community infrastructure and recreational facilities
 such as a multi-purpose community facility, neighbourhood library, meeting
 rooms, an oval, parkland and a publicly accessible civic square;
- Provides housing that caters to diverse community needs at different stages of life;
- Meets the relevant objectives, directions and actions of the LSPS and successfully meets the requirements of a Housing Diversity Precinct;

- The proposal is supported by a rigorous Urban Design Capability Test (Capability Test) demonstrating compatibility with the surrounding context;
- Significantly enhances the existing environment that defines the Local Centre, including access to open space at a local, district and regional scale.
 This includes a full-size oval, local parks and associated recreation facilities that can accommodate local sporting users;
- Increases the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space;
- Enhances the urban tree canopy across the site, supporting increased vegetation and tree coverage across publicly accessible land;
- Facilitates integrated traffic and transport solutions to improve the surrounding traffic environment, promote active transport, enhance access to express bus stops and travel to major employment centres;
- Provides a Community Hub with a learning and cultural focus within the Local Centre in close proximity to existing schools;
- Can be accommodated within existing school infrastructure, which is currently under-utilised in North Rocks; and
- Contributes towards high quality urban renewal at scale that is consistent with the objectives for urban consolidation.

The proposal is considered to satisfy the strategic merit test and promotes key strategic planning priorities of Council and State Government.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes, as outlined in **Table 11**, the planning proposal is consistent with relevant State Environmental Planning Policies (SEPPs).

Table 12. State Environmental Planning Policies		
SEPP	Consistency	Comments
SEPP No. 19 – Bushland in Urban Areas	Consistent.	The proposal will retain existing trees on site where possible to establish adequate vegetation buffers to adjoining development and the vegetation to the north.
SEPP No 21 – Caravan Parks	Not Applicable.	
SEPP No. 33 – Hazardous and Offensive Development	Consistent.	The proposal is to adopt the standard instrument definition of hazardous and offensive development, which are not permitted on the site.
SEPP No. 36 – Manufactured Home Estates	Not Applicable.	

Table 12. State Environmental Planning Policies		
SEPP	Consistency	Comments
SEPP No. 47 – Moore Park Showground	Not Applicable.	
SEPP No. 50 – Canal Estate Development	Not Applicable.	
SEPP No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable.	
SEPP No. 55 – Remediation of Land	Consistent.	The site will be appropriately remediated to ensure it is suitable for residential development.
SEPP No. 64 – Advertising and Signage	Consistent.	The proposal does not contradict or hinder the application of the SEPP.
SEPP No. 65 – Design Quality of Residential Apartment Development	Consistent.	The master plan is capable accommodating residential buildings that are consistent with SEPP 65 principles and the ADG. An overview of the planning proposals ability to comply with key ADG criteria is provided in the Urban Design Report submitted at Appendix 3.
SEPP No. 70 – Affordable Housing (Revised Schemes)	Not Applicable.	
SEPP (Aboriginal Land) 2019	Not Applicable.	
SEPP (Affordable Rental Housing) 2009	Consistent.	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent.	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Coastal Management) 2018	Not Applicable.	

Table 12. State Environmental Planning Policies		
SEPP	Consistency	Comments
SEPP (Education Establishments and Child Care Facilities) 2017	Consistent.	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Exempt and Complying Development Codes 2008	Consistent.	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Gosford City Centre).	Not Applicable.	
SEPP (Concurrences and Consents) 2018	Consistent.	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent.	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Infrastructure) 2007	Consistent.	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Koala Habitat Protection) 2019	Consistent.	The proposal does not contradict or hinder the application of the SEPP.
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not Applicable.	
SEPP (Kurnell Peninsula) 1989	Not Applicable.	
SEPP (Mining, Petroleum Production and Extractive Industries)	Not Applicable.	
SEPP (Penrith Lakes Scheme) 1989	Not Applicable.	
SEPP (Primary Production and Rural Development) 2019	Not Applicable.	
SEPP (State and Regional Development) 2011	Not Applicable.	

Table 12. State Environmental Planning Policies			
SEPP	Consistency	Comments	
SEPP (State Significant Precincts) 2005	Not Applicable.		
SEPP (Sydney Drinking Water Catchment) 2011	Not Applicable.		
SEPP (Sydney Region Growth Centres) 2006	Not Applicable.		
SEPP (Three Ports) 2013	Not Applicable.		
SEPP (Urban Renewal) 2010	Not Applicable.		
SEPP (Vegetation in Non- Rural Areas) 2017	Consistent.	The submitted ecological report identifies 0.57ha of remnant vegetation on the northern boundary of the site.	
		The Biodiversity Offset Area (BOS) area threshold for vegetation clearing is 0.25 ha, therefore any clearing of native vegetation equal to or greater than 0.25 ha will require a biodiversity offset to be obtained.	
		The report considers that one of the following strategies be implemented for future development:	
		Partial removal of remnant native vegetation and obtain biodiversity offsets under BOS.	
		Retain a 20m vegetation buffer along the northern buffer, which would reduce the area of clearing to 0.24 ha and therefore no offsets will be required.	
		It is anticipated that these measures will be further considered during design development and assessment of bushfire risk.	
		Refer to the Ecological Assessment submitted at Appendix 15 .	

Table 12. State Enviro	nmental Planning F	olicies
SEPP	Consistency	Comments
SEPP (Western Sydney Aerotropolis) 2020	Not Applicable.	
SEPP (Western Sydney Employment Area) 2009	Not Applicable.	
SEPP (Western Sydney Parklands) 2009	Not Applicable.	
Greater Metropolitan REP No. 2 – Georges River Catchment	Not Applicable.	
SREP No. 8 – Central Coast Plateau Areas	Not Applicable.	
SREP No. 9 – Extractive Industry (No 2 – 1995)	Not Applicable.	
SREP No. 16 – Walsh Bay	Not Applicable.	
SREP No. 20 – Hawkesbury – Nepean River (No 2 – 1997)	Not Applicable.	
SREP No. 24 – Homebush Bay Area	Not Applicable.	
SREP No. 26 – City West	Not Applicable.	
SREP No. 30 – St Marys	Not Applicable.	
SREP No. 33 – Cooks Cove	Not Applicable.	
SREP (Sydney Harbour Catchment) 2005	Not Applicable.	
Design and Place SEPP	Consistent.	The master plan is consistent with the five design quality principles articulated in the draft SEPP.

6. Is the planning proposal consistent with applicable Ministerial Directions (S. 9.1 directions)?

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As outlined in **Table 12**, the planning proposal is generally consistent with all applicable Section 9.1 Directions. Where the proposal is inconsistent with a direction, justification is provided.

Table 13. Section 9.1 Ministerial Directions					
Clause	Direction	Consistent	Comments		
3. Housin	3. Housing, Infrastructure and Urban Development				
3.1	Residential Zones	Consistent.	The proposal seeks to provide a diverse range of housing opportunities to meet future population projections for the LGA. The site forms an integral part of the North Rocks Local Centre and includes proximity to open space and local services.		
3.4	Integrating Land Use and Transport	Consistent.	The proposal will enhance access to jobs, housing and services through the provision of new walking paths and shuttle bus service. The increased density will strengthen the viability of existing public transport services in the area.		
4. Hazaro	d and Risk				
4.3	Flood Prone Land	Consistent.	The proposal is supported by a flood report at Appendix 18 , which confirms the site is not prone to mainstream flooding. The site is situated along a ridgeline.		
4.4	Planning for Bushfire Protection	Consistent.	The site is identified as containing a small area of category 1 vegetation adjoining the northern boundary of the site and an area of vegetation buffer. However, it is considered 'low risk' given the narrow width of vegetation between the site and the M2. The proposal is accompanied by a Bushfire Assessment Report, which provides a bushfire protection assessment and establishes an		

Table 13.	Section 9.1 M	linisterial Directions	
Clause	Direction	Consistent	Comments
			Asset Protection Zone and a number of planning strategies to guide future development.
			Refer to further discussion in Section 6.3 below.
Local Pla	ın Making		
6.1	Approval and Referral Requirements	Consistent.	The proposal does not include consultation, referral or concurrence provisions, nor clarifies any development as designated development.
6.2	Reserving Land for Public Purposes	Consistent.	The proposal does not contain any land that has been reserved for a public purpose and no requests have been made to reserve such land.
6.3	Site Specific Provisions	Consistent	The proposal will need to include café/restaurant and medical centre uses on the site as additional permissible uses given these uses are not permissible in the R4 Zone under Parramatta (former The Hills) LEP 2012.
			The proposal is consistent with this direction as it will allow a land use on the site without imposing any development standards or requirements in addition to those already contained in the principle environmental planning instrument being amended.
			Additional Local Provisions clause is proposed to ensure residential flat buildings and multi-dwelling housing demonstrate and exhibit design excellence.

Metropolitan Planning

Table 13.	able 13. Section 9.1 Ministerial Directions			
Clause	Direction	Consistent	Comments	
7.1	Implementation of A Plan for Growing Sydney	Consistent.	N/A.	

6.3 Section C – Environmental, Social and Economic Impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

6.3.1 Ecological

The proposal is accompanied by an Ecological Assessment Report prepared by Travers Bushfire and Ecology at **Appendix 14**, which examines existing ecological values of the site and the impact of new site development.

Vegetation

Native vegetation occurs as part of small remnant area close to the northern boundary and occupies 0.57ha. The remaining vegetation on site occurs as planted trees, garden beds and managed lawn.

The vegetation has been mapped as Smooth Barked Apple – Red Blackwood-Blackbutt tall open forest on shale sandstone transition soils in eastern Sydney (PCT 1845), which is largely equivalent to Coastal Shale Sandstone Forest.

Travers considers that the vegetation within the study site is not commensurate with any endangered ecological community (EEC) listed under the *Biodiversity* Conservation Act 2016 (BC Act) or *Environmental Protection and Biodiversity* Conservation Act 1999 (EPBC Act).

Figure 46 depicts flora survey results and the Smooth Barked Apple, located along the northern boundary of the site.



Figure 46: Flora survey results and ecological constraints (Source: Travers Bushfire Ecology)

Threatened fauna species

Threatened flora species

A Biodiversity Offset Scheme (BOS) may be required to undertake clearing on the site. The BOS threshold for vegetation clearing is 0.25ha, therefore any clearing equal to or above this threshold will require a biodiversity offset to be obtained.

No threatened flora species were observed within the study site during the field survey undertaken.

The fauna survey was limited to an assessment of habitat attributes undertaken during the flora survey. A detailed survey is expected to be undertaken as part of a future

It is noted that the remnant vegetation on site may provide habitat for fauna. Due to the high levels of previous disturbance and the lack of suitable habitat, Travers conclude that it is unlikely that endangered fauna species will occur within the site.

Conclusion

Travers conclude that:

Flora quadrat (20x20m)

- No part of the study area is affected by threatened ecological communities however there is only remnant vegetation near the northern boundary of the site:
- At the time the report was commissioned, the site is not mapped as containing biodiversity values;
- Given the highly disturbed nature of the site and extent of existing development footprints over the vast majority of the subject site, the likelihood for threatened flora to exist is considered very low, as is the case for any planted threatened specimens. It is noted that approximately 95% of the study area is cleared of native vegetation;
- The habitats on site are not particularly unique that hold a high ecological constraint at the time of inspections. Diurnal and nocturnal fauna survey will be required as part of a future development application on site;
- There are no wetlands or riparian zones within the study area that require assessment and / or protection or setbacks; and
- Given the nature of the site, there is not likely to be any 'red-flag' issues with regard to the EPBC Act.

Recommendations

The report provides a number of recommendations to manage remnant onsite ecology. For example, more detailed tree assessments, and targeted survey for threatened fauna and flora species may be required at the DA stage. It is noted significant native tree groupings are to be retained and incorporated within planned open space.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Matters concerning urban design and the built form, traffic, soil contamination, landscaping, flooding, noise impacts and archaeology have been assessed in consideration of the proposed scheme.

There are no adverse environmental impacts resulting from the proposal, rather as demonstrated below any impacts can and will be appropriately managed.

Discussion and assessment of the environmental and urban context is discussed below.

6.3.2 Built Form and Architecture

Place Performance

The master plan for North Rocks Village has been assessed against best practice place making, using 26 quantifiable performance measures to evaluate performance.

The selected Place Performance Measures assess place experience, quality of life, diversity, equity, urbanity and resilience. They effectively measure and community the proposals overarching vision to create a successful place within the community. Refer to **Figure 47**.



Figure 47: Place performance measurements (Source: Roberts Day/FKA)

Urban Design Capability Test

Roberts Day (Hatch) and FKA have undertaken an extensive Capability Test that investigates the proposals compatibility with the surrounding context. Refer to **Appendix 3**.

The Capability Test assesses the compatibility of the development across a range of categories including; land use, interface, development footprint, scale, transport network, landscape character and materiality.

Roberts Day (Hatch) and FKA have also prepared a comprehensive visual assessment to illustrate the limited exposure of the proposed master plan on the surrounding community.

Based on the analysis undertaken, it is considered that:

- The proposal is consistent with the surrounding context and the role of this location as the Local Centre for North Rocks;
- The built form and landscape has been designed sensitively to the surrounding local character;
- The proposal will have very low or no visual impact from all adjacent residential vantage points;
- The proposal will significantly expand open space on the site and enhance the green nature of the locality; and
- The proposal provides a compatible and sensitive interface with adjoining uses and areas.

The findings visual assessment are discussed below.

Visual Assessment

A critical component of the Capability Test was the impact of the proposed built form on the existing neighbourhood context in both scale, density and views from the surrounding residential area.



Figure 48: Visual assessment locations (Source: Roberts Day (Hatch)/FKA)

In almost all views, buildings proposed are obscured by existing dwellings, large trees and the natural topography of the area.

The placement of residential flat buildings towards the rear and centre of the site was key design consideration in minimising the appearance of taller building elements when viewed from the surrounding area.

The most visible building elements will be along North Rocks Road, where it is envisaged high quality-built form will respond to the existing North Rocks District Shopping Centre. Key views considered are provided in the figures below.

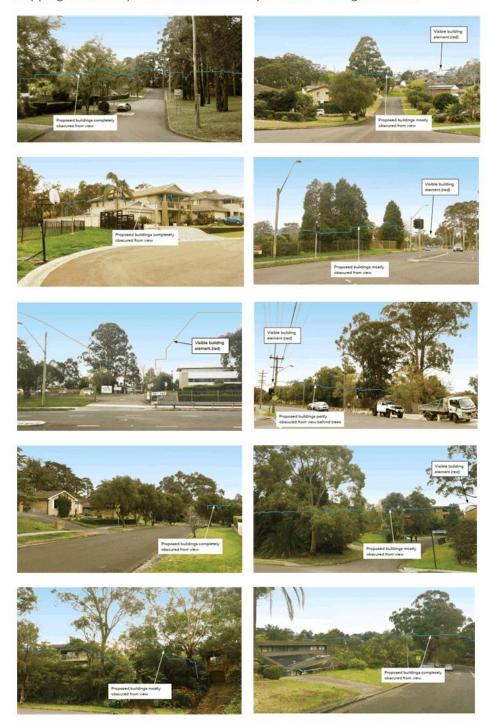


Figure 49: View Assessment Photographs (Source: Roberts Day (Hatch)/FKA)

Apartment Design Guide

A preliminary ADG review has been undertaken to ensure the master plan can achieve compliance with the key design criteria contained in the ADG.

Refer to Appendix B of Appendix 3 for further detail.

Building Separation

All blocks within the master plan have been designed to provide compliant ADG building separation. It is noted that in some locations, a habitable to non-habitable or non-habitable to non-habitable separation treatment will be required.

Solar Access

Preliminary floor plate testing suggests that 70% or greater number of apartments within a single building will receive a minimum 2 hours of solar access between 9am and 3pm mid-winter.

Natural Ventilation

Preliminary floor plate testing suggests that 60% or greater number of apartments within a single building will be naturally cross ventilated.

Communal Open Space

Each building is capable of providing 25% of the site as communal open space in a combination of podium, ground or rooftop space.

Draft Place and Design SEPP

DPIE have recently exhibited the Explanation of Intended Effect (EOIE) for the *Place* and *Design State Environmental Planning Policy* (Place and Design SEPP).

As described by the urban design assessment in **Appendix 3**, the proposal is considered to fulfil the five key principles set out in the Explanation of Intended Effects (EIE) for the draft Design and Place SEPP, which represents government's current expectations for master plans. They include:

- Principle 1: Design places with beauty and character that people feel proud to belong to.
- Principle 2: Design inviting public spaces to support engaged communities.
- Principle 3: Develop productive and connected places to enable thriving communities.
- Principle 4: Design sustainable and greener places for the wellbeing of people and the environment.
- Principle 5: Design resilient and diverse places for enduring communities.

6.3.3 Landscape and Public Domain

Landscape Concept

The landscape concept provides a diverse range of recreational and social opportunities across a pedestrian focused and contextually grounded public domain. Refer to **Appendix 4**.

The oval and Village Square provide the focal point for the site, which are supported by a series of intimate local parks and connections through the site that serve the needs of residents. These include community gardens, a dog park, bushland, local parks, picnic areas and play spaces. Refer to the **Figure 50**.

Scattered across the site are a series of community buildings and facilities to support the existing and future community including tennis courts and community huts.

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Figure 50: Landscape concept (Source: Oculus)

Canopy Cover

The proposed mature tree canopy cover of the site has been increased from 23% to 40% to align with the targets set in the Region Plan and is consistent with the Premier's Priorities.

This is achieved through a site-wide approach to maximising canopy cover and the retention of high value trees on site. Refer to **Figure 51**, which compares existing tree canopy cover on the site with the proposed master plan.



Figure 51: Canopy cover (Source: Oculus)

Landscape Interfaces

The following section outlines how the proposed landscaping plan will respond to the various interfaces of the site to soften the built form, promote urban tree canopy and site ecology and manage the relationship with adjoining development.

North Rocks Road

The existing trees along North Rocks Road currently provide a green edge to this main road and as such, this will be retained where possible and strengthened as a planting edge through additional trees and low-level planting.



Figure 52: Artist's impression of North Rocks Road interface (Source: Pointilism)

Council Reserve

The Council reserve directly adjacent the site provides valuable open space within the local area and presents an opportunity to integrate with the new oval and village green. The landscape plan envisages a direct access path between the oval and the reserve through the row of existing mature trees along the boundary.



Figure 53: Artist's impression of Village Square with oval in the background (Source: Pointilism) Residential

The existing low-density context warrants a sensitive interface treatment where new development will adjoin existing dwellings. To address this, building heights step down to the site boundaries and feature 2-3 storey townhouses and detached housing typologies.

These will include generous landscaped backyard areas that provide a strong planted edge made up of existing and new vegetation to improve existing residential amenity and soften building transition.



Figure 54: Artist's impression of low density streetscape (Source: Pointilism)

Planting Strategy

The planting strategy for North Rocks Village reinforces the existing landscape character of open bushland forest and tree groupings through a predominantly native planting pallete combined with selected feature exotics.

The planting strategy works to a principle of having buildings (up to 7 storeys) sitting at or below the existing and proposed mature tree canopy to reinforce the landscape character throughout the site.

Street trees are predominantly native evergreen trees, with larger species of Smooth Barked Apple and Spotted Gums defining the key north-south and east-west roads, while the lower order streets are populated with Water Gums, paperbarks and Red Mahogany. Tree species within the parks will include a mix of large native trees for scale and shade including Eucalypt and Ficus species.

Native species for the rain garden and wetland areas have been selected as they are ideally suited to the local microclimate, create habitat for birds and micro fauna. The plants include a selection of wetland edge vegetation, such as wildflowers, sedges, rushes, shrubs and small trees.



Figure 55: Tree species plan (Source: Oculus)

6.3.4 Traffic and Transport

A preliminary Traffic and Transport Assessment was prepared by Jacobs and issued to TfNSW in September 2018 to inform pre-lodgement discussions and outline the proposal outcomes. TfNSW provided in-principle support on 19 October 2018, subject to further detail relating to:

- Completion of a comprehensive assessment of the proposal's impacts;
- Justification of trip generation and distribution on the road network;
- Assessment of ultimate development plus ten-year background growth; and
- Identification of transport infrastructure upgrades required to mitigate the proposals impacts.

Following this, the proponent engaged GTA Consultants to prepare a detailed Transport Assessment which sets out the anticipated transport implications of the proposal and a response to the findings and recommendations provided by TfNSW and Council. These are considered below.

Access Arrangements

The proposal includes three vehicular access points, being:

- North Rocks Road/North Rocks District Shopping Centre eastern access/main site access – realignment of current site access with the eastern shopping centre access to form an all turning movements signalised intersection. The signalised intersection would include right turn bays along North Rocks Road for the shopping centre and the site;
- North Rocks Road/secondary site egress a left-out only from the site to North Rocks Road; and
- Baden Powell Place/secondary site entry an entry-only to the site via Baden Powell Place as an extension of the existing road.



Figure 56: Site access points (Source: GTA Consultants)

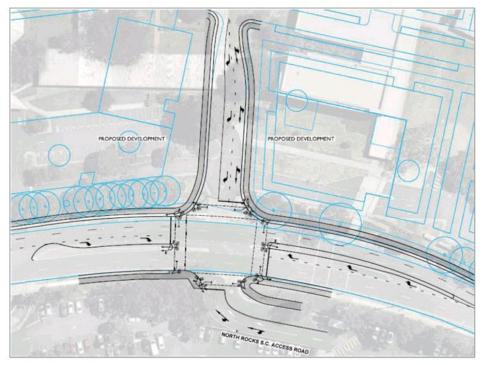


Figure 57: North Rocks Road signalised access point (Source: GTA Consultants)

Signalised Intersection

GTA consider the proposed signalised access on North Rocks Road is effectively a relocation of the existing mid-block pedestrian signals. It is located 185m and 230m from the nearby signalised intersection, which presents opportunities for signal coordination between the three intersections along north Rocks Road to efficiently manage traffic flows.

Furthermore, GTA consider the four-way intersection arrangement with the shopping centre can significantly improve capacity for safe pedestrian movement between the two sites, which is currently limited due to the mid-block pedestrian signals favouring through traffic.

The proposed arrangement significantly improves pedestrian crossing opportunities between the site and North Rocks District Shopping Centre, which is crucial for reducing short vehicle trips between sites and providing convenient public transport access.

Integrated Transport Strategy

The proposal intends to achieve transport solutions by focusing on the movement of people and how the site interacts with both the surrounding established areas, including transport nodes.

As such, GTA have identified a series of integrated transport actions that could be adopted to improve the existing traffic and transport context.

These are provided in Table E1 and Table 6.1 of the Integrated Traffic and Transport Assessment and are summarised below.

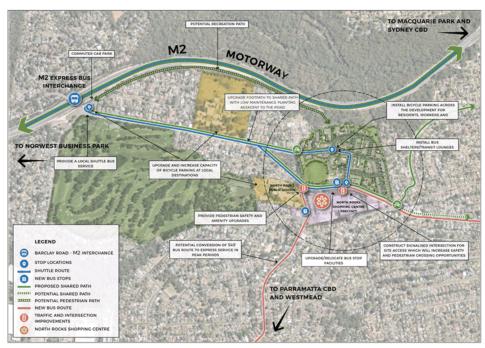


Figure 58: Summary of transport and traffic initiatives (Source: Mecone)

Local Connectivity

 Provide walking and cycling networks throughout the site to key local destinations such as schools and North Rocks District Shopping Centre through the construction of additional shared paths and missing links; and

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Signalise the vehicle access to the site and the eastern shopping centre car
park access. This will provide additional pedestrian crossings of North Rocks
Road, encouraging walking to the shopping centre and improving safety
outcomes.

Public Transport Facilities and Incentives

- Improve bus stop facilities adjacent to the site (as well as nearby) and increase
 pedestrian queuing capacity, where practical, in consultation with TfNSW and
 bus operators;
- Introduce shuttle bus services for the North Rocks area to key destinations and
 public transport interchanges, such as Epping Station, Carlingford Station and
 the Baulkham Hills bus interchange to access frequent bus services towards
 Norwest, in consultation with TfNSW and bus operators;
- Support future access to nearby transport nodes and interchanges including Barclay Road M2 Express Bus Service, Carlingford Light rail Station, Parramatta CBD and Westmead Health and Education precinct. These interchanges are also being explored for upgrades and improved End of Trip (EOT) facilities to enhance and encourage public transport use through the project delivery;
- The proposed bus shuttle service will operate in peak periods for a minimum 10 up to 15 years or until such a time that alternative or supplementary transport infrastructure is available. The proponent will also further consider potential on-demand services outside of peak periods should demand and need arise;
- Construct new shelters/transit lounges with help points, live transport information and on-demand call facilities at the Barclay Street commuter car park and at two locations within the site; and
- Subsidise public transport for new residents and staff through providing credit (to a specified meaningful value) on either new or existing Opal cards.

Walking and Cycling

- Complete the shared path between Jennie Place (east of the site) and the Barclay Street commuter car park along the north side of Barclay Road, with a further recreational path opportunity within open space south of the M2 Motorway, and provide clear pedestrian and cyclist wayfinding;
- Build on existing local initiatives and provide low maintenance planting or fencing in the verge between key pedestrian footpaths and adjacent roads to eliminate the maintenance of grass strips and improve safety;
- Construct additional shared path connections to local destinations in consultation with Council (including to Don Moore Reserve);
- Provide clear pedestrian and cyclist wayfinding along Barclay Road and North Rocks Road;
- Create a bicycle user group (targeting those living or working within five kilometres of the site); and
- Establish community events such as annual 'ride to work' or 'ride to school' day.

Travel Demand Management

- Prepare a Green Travel Plan(s) (GTP) that details specific actions upon residents, staff and visitors to achieve the targeted travel behaviour shift;
- Provide EV charging stations in car parks of future development; and

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 Provide car share services within the development to reduce reliance upon use and ownership of private vehicles.

Bicycle Facilities

- Provide high quality bicycle parking in accessible areas to cyclists that would be secure from theft. In addition, high quality change and shower facilities could be provided for retail/commercial tenant and public use; and
- Upgrade and increase capacity of bicycle parking and lockers at local destinations, such as the Barclay Road commuter car park and local schools to encourage cycling for these short distance trips.

Bus Services

- The transport assessment concludes that existing bus services are adequate
 to meet demand generated by the proposal, however notwithstanding this
 increased bus service frequency towards Carlingford Station (Route 630),
 Epping Station and Parramatta (Route 549) will be pursued in consultation
 with TfNSW and bus operators;
- Potential modification of existing bus route 549 into a limited stops or express service in peak periods, with only eight stops along the entire route, as well as operating at an increased frequency. This could include investigating sections of bus priority where feasible and would provide faster and more reliable travel times to both Parramatta and Epping for North Rocks residents. They would then also be able to interchange with light rail, heavy rail and Metro services; and
- Modify bus route 546 into a limited stops or express service in peak periods, via Statham Avenue and Bettington Road with fewer stops and more direct route between Epping and North Rocks.

Traffic Assessment

The trip generation for the proposal is provided in the table below. Net additional vehicle trips were determined by deducting the existing traffic movement from the site.

Mode	Number of	Generated trips		Net additional trips	
	dwellings/ floor area	AM peak	PM peak	AM peak	PM peak
Person-trips	040 dwellings	773	736	-	-
Vehicle-trips	940 dwellings 147 ILU	381	365	235	305
Bus-trips	81 RAC	162	156	-	-
Train-trips	706 m² GFA retail	39	40	-	-

Figure 59: Future trip generation summary table extract (Source: GTA Consultants)

Based on the above, the proposal could potentially generate 365 to 385 vehicle trips during any weekday peak hour. This represents a net increase of 235 to 305 vehicles in any peak hour in addition to the traffic generated by the existing development.

Summary of Traffic Impact

In terms of traffic impacts arising from the development proposal:

- North Rocks Road generally operates satisfactorily, with some existing delays at key intersections during road network peak periods;
- Forecast background traffic growth may further reduce available capacity at a number of key intersections with North Rocks Road (Windsor Road/Church

Street, Jenkins Road/Oakes Road and Pennant Hills Road) during road network peak periods;

- The proposed signalised intersection along North Rocks Road (opposite the shopping centre) is expected to operate at a satisfactory level of service;
- The traffic generated by the proposal is insignificant when compared to the forecast unconstrained background traffic growth occurring at a metropolitan scale;
- Development traffic disperses quickly beyond the immediate intersections, with minor additional traffic volumes on any turning movement at the arterial road intersections;
- Overall, the traffic generated by the proposal alone will not have adverse impacts on the local road network near the site, nor on the broader arterial road network:
- Key road corridor upgrade works will ultimately be required whether or not the site is redeveloped (i.e. not triggered by the redevelopment), noting there are several road and intersection improvements already in planning or delivery that this proposal (and the broader areas) will benefit from; and
- Notwithstanding the above, potential broader upgrade works and practical local measures are identified in this assessment to further improve the capacity and movement of traffic in the area.

Car Parking Assessment

The following figure provides an overview of parking rates required in The Hills DCP, Parramatta DCP and the Guide to Traffic Generating Developments.

The Hills DCP 2012 applies to the site, however, given the change in local government areas, parking requirements from Parramatta DCP 2011 have also been assessed. State Environmental Planning Policy – Housing for Seniors or People with a Disability, 2004 (SEPP Seniors) has been referenced for parking rates for the aged care facility.

Description	Use	The Hills Shire DCP	Parramatta DCP (outside 400 m of transit)	TfNSW ^[1] (medium density)	
Residential Apartment Building/ Townhouse/ Terraces and Small Lots (parking spaces per dwelling)	1 bedroom	1.0	1.0	1	
	2 bedroom ^[2]	2.0	1.25	1.2	
	3 bedroom	2.0	1.5	1.5	
	Visitors	0.4	0.25	0.2	
Aged Care		Visitors – 1.0 per bed, Staff – 0.5 per staff, Ambulance – 1 space			
Community uses [3]		Empirical Assessment (1.0 per 100 m²)			
Retail (parking space per 100 m²)		5.4	3.3	4.5	
Oval [4]		Council Advice (50 to 80 spaces)			
Required parking		2,612	1,768	1,686	

Figure 60: Required parking summary table extract (Source: GTA Consultants)

Based on the above, the proposal is required to provide approximately 2,612 spaces based on the Hills Shire parking requirements and 1,768 spaces based on City of Parramatta requirements. The City of Parramatta rates are generally in alignment with TfNSW 2002 rates, which is 1,686 required spaces.

GTA consider the parking rates outlined in Parramatta DCP would be more appropriate due to the site's proximity to schools, shops and proposed improved availability of public transport services.

Reduced parking would also respond better to the mode share objectives for the site and encourage the use of sustainable modes of transport.

It is considered that the planning proposal will be able to support the parking requirements of the development, subject to refinement at DA stage.

6.3.5 Ecologically Sustainable Development

The planning proposal is accompanied by a Sustainability Strategy prepared by Flux Consultants, which recognises that to be truly sustainable, a development must consider social, environmental, and economic performance - to deliver a sustainable proposition with life, purpose, and longevity. The planning proposal for the site integrates sustainability at its core, to make the project an exemplar for future sustainable development in the Greater Sydney Metropolitan Area.

The report outlines sustainable initiatives the proposal can deliver. These include:

Social Infrastructure

The sustainability of the development includes consideration of the social fabric of the community, and how both facilities and programs can contribute to the success of that community. Woven through the design of this proposal is the connective tissue of the open space network, providing spaces and places for social wellbeing, supported by built facilities that provide the space in which community activities can occur, including:

- The multi-purpose community space and neighbourhood library (2,700m²);
- The Village Square;
- The full-size oval and pavilion;
- Local parks and passive open space; and
- Four community/resident 'hut' buildings.

The strategy considers the importance of the programs and curation of these spaces and activities.

This is underpinned by the commitment of the proponent, EG, to "Build In Good" ("B.I.G."TM) to their projects. The B.I.G. philosophy establishes a sustainable focus on facilities and the management of spaces and places (for those spaces not publicly owned) to ensure the ongoing benefits associated with social activity and enterprises is captured and embraced.

Active Connections

Active connections enable improved patterns of movement, supporting improved accessibility and allows opportunities for better healthy living options for residents.

Strategies for the site include a highly permeable 'walkable' environment, improved connections to nearby activity nodes (including the shopping centre) and also opportunities to encourage a modal shift from private car to other options, providing connectivity to public transport nodes, looking to final mile solutions, connectivity to employment centres (a "30 minute city") and the ability for recreational movement and activity. These include:

- Improved bus facilities;
- · Improved pedestrian and cycle connections; and
- A new local peak hour bus 'shuttle' service between the site, North Rocks Centre and the Barclay Road M2 Express Bus Interchange, approximately 1km to the west.

Ecological Connections

The master plan creates an ecologically vibrant site that embeds the concepts of the Green and Blue Grids within the site, contributing to the regional networks. The concept protects and restores the remnant bushland and tree groupings within the site.

An increased tree canopy targeting 40% coverage is planned and articulated within the landscape master plan, as are landscaped linkages facilitating movement through the site to the northern bushland edge.

Preparation for a Zero Carbon World

The development of the master plan has been undertaken with recognition that the changes in climate will have a dramatic effect on the built environment.

The strategies in place for any future re-development allow the site to respond to this need to operate in a zero-carbon environment. This includes best practice in sustainable building design and operations, energy management and load sharing/distribution, being prepared for and facilitating EV charging, and implementing sustainable infrastructure systems.

The landscape and nature network provides a response to urban heating, and the combined approach is structured to provide a resilience to climatic shifts. Waste management, both during construction and as part of ongoing operations, is considered to minimise landfill, vehicle movements and emissions.

Deliver a Positive Water Impact

It is essential that new developments take a responsible approach to the dependence on potable water, and address the collection, generation, and usage systems to ultimately have a positive impact on water availability. The North Rocks Village is seeking to optimise the water collection, management, and usage regimes, with a stretch target to be able to export more recycled water than the amount of potable water it imports and therefore deliver a positive impact on water availability.

An integrated strategy of demand reduction, reuse and recycling, and passive water treatments within the landscape work to deliver the goals of the proposal.

The sustainability outcomes are proposed to be supported and documented in part through "Smart City Infrastructure" data monitoring and analysis. It is proposed to deploy sensors that will monitor a range of inputs, continuously, providing data to facility operators, residents and visitors, and importantly Parramatta Council. We propose to monitor:

- Air temperature within built up zones and green spaces;
- Humidity;
- Wind;
- Air quality including monitoring for particles smaller than 10 microns (PM10);
- Water demand, harvesting, storage and production;
- Energy demand, production, storage and peak loads;
- Pedestrian, active transport and vehicle movements; and
- Waste volumes.

It is our intention that logged data will be made available for open analysis. Once the planning proposal is approved, it would be our intention to initiate a workshop with the Council to agree on initial sensor installation priorities and preferred reporting mechanisms for logged data.

The planning proposal for North Rocks Village is committed to delivering robust outcomes, featuring exemplary sustainability with real operational benefits.

The Sustainability Strategy positions the new community to be ready to address these issues and will provide significant benefits.

6.3.6 Geotechnical

The proposal is accompanied by a Geotechnical Investigation Report by JK Geotechnics which assesses the stability of the site and the potential for landslip, and any other geotechnical issues or constraints that may impact any proposed future development of the site.

Assessment

The assessment confirms that the site has not been identified as 'landslip risk land' in the Parramatta (former The Hills) LEP 2012 and that based on the site visit, the site may be regarded as 'stable'.

The assessment notes that the geotechnical scope of work would need to be confirmed once the master plan layout has been confirmed.

Recommendations

The report provides a number of recommendations to deal with potential geotechnical issues. It concludes that levels of risk to life and property during and following the development will be at 'acceptable levels', assuming that design and construction are carried out in accordance with the preliminary recommendations provided in the report.

6.3.7 Aboriginal Archaeological Assessment

The proposal is accompanied by an Aboriginal Archaeological Assessment prepared by AMAC Archaeological at **Appendix 16**, which provides an assessment on the Aboriginal Archaeological potential of the site.

Assessment

The analysis revealed that the study area has been the subject of moderate/high surface disturbances and some less disturbed areas (particularly at the northern site edge) may contain intact Aboriginal objects and or deposits of conservation value. However, they are likely to be considered of low to moderate Aboriginal Archaeological significance.

Recommendations

The report provides a number of recommendations to deal with the Aboriginal Archaeological potential of the site at DA stage, including:

- · Consultation with registered Aboriginal stakeholders should take place; and
- Further assessment is required in the form of a full Aboriginal Cultural Heritage Assessment.

Consultation with Aboriginal stakeholders will be undertaken during the planning process, which will inform the assessment of Aboriginal Cultural Heritage.

6.3.8 Bushfire

A bushfire constraints assessment has been prepared by Travers Bushfire and Ecology at **Appendix 14**.

Travers consider a range of factors that contribute to the proposal's ability to comply with *Planning for Bushfire Protection* (PBP). This included a bushfire attack assessment,

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strategic assessment (hazard context), review of nearby hazardous fuels, and required Asset Protection Zones (APZs).

Assessment

The key finding of the assessment was that bushfire hazard is restricted to the northern boundary only. Bushfire attack could potentially affect the development from the adjoining forest vegetation located within the narrow strip of bushland to the north and north-east of the property, resulting in possible ember and radiant heat attack

Recommendations

Travers conclude that the proposed conceptual development can comply with the planning principles of the PBP, provided any future DA and proposed layout addresses the following:

- Use of an alternative solution to determine minimum APZ and bushfire attack level (BAL) setbacks for the dwellings adjacent to the northern bushland parcel using the short fire run (SFR) methodology;
- This application requires NSW Rural Fire Service (RFS) agreement to use SFR
 methodology in this instance (prior to finalising the masterplan design). This
 narrow riparian corridor is identified as low risk vegetation due to its consistent
 linear width, which is at right angles to the development. The development of
 the concept plan will require buildings to be located outside of the minimum
 APZ;
- Provision of access in accordance with the acceptable solutions outlined in PBP:
- Water, electricity and gas supply in compliance with the acceptable solutions outlined in PBP;
- Future dwellings to be constructed in accordance with the appropriate construction sections of AS3959-2018 and PBP; and
- Creation of a Plan of Management (PoM) to ensure the ongoing maintenance of APZs where they occur within open space areas.

6.3.9 Flooding

A flood report has been prepared by Royal Haskining DHV (RHDHV) at **Appendix 18**, which provides an assessment of flood affection and drainage constraints at the site.

Assessment

The report notes that the site is located on a ridge line, is not traversed by nor is in close proximity to a local creek. The site does not receive stormwater run-off from off site. As such, RHDHV concludes that the site is not flood prone from mainstream flooding.

RHDHV also concludes that the proposed development does not appear to pose any significant implications for the existing flood risk on the site.

Recommendations

The report provides a number of recommendations to deal with potential flooding impacts resulting from the proposal. These recommendations could be adopted as the design progresses.

6.3.10 Acoustic

An acoustic report has been prepared by Marshall Day at **Appendix 19**, which assesses the noise levels likely to be experienced for the residential and aged care components within the master plan.

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The acoustic report considers the relevant noise assessment guidelines outlined in State Environmental Planning Policy (Infrastructure) 2007 and NSW Environmental Protection Agency Noise Policy for Industry (NPfl).

Assessment

The noise contour plots in the acoustic report provide an indication of the proposed dwellings most affected by traffic noise from the M2 Motorway and North Rocks Road.

Recommendations

Marshall Day note the existing 7.2m shield barrier between the M2 and the site shields the northern receivers from the most significant traffic noise impacts. More evident traffic impacts are anticipated to be experienced on the southern side of the site adjacent to North Rock Road. In this location, some of the proposed buildings are likely to require architectural acoustic treatments.

Some future dwellings facing North Rocks Road will exceed the NPfl criteria by a greater amount, which may require acoustically upgraded façade construction. This may include upgrade (single) glazing and external doors (in addition to alternative ventilation).

Residential facades likely to require acoustic treatment, recognising that exact treatments will need to be determined during the DA stage.

Marshall Day note acoustic treatment is not likely to be required for the building facades along the M2 Motorway. This will be confirmed during DA stage. Details of the proposed developments compliance with the Building Code of Australia and relevant Australian Standards will also be provided at DA stage.

9. How has the planning proposal adequately addressed any social and economic effects?

The proposal will deliver a number of positive social and economic outcomes, ensuring future on-site residents and the wider North Rocks population have access to retail amenity, community services and infrastructure, civic amenity in addition to recreation.

6.3.11 Social Impacts

The planning proposal is supported by a Community Needs and Social Impact Assessment prepared by Urbis at **Appendix 7**, which outlines how the proposal is capable of delivering a number of social benefits including for future on-site residents and also the broader locality. No adverse impacts nor social infrastructure demands are anticipated. This should also be read in conjunction with the Social Infrastructure Options prepared by Elton at **Appendix 8**.

Libraries and Community Facilities

Based on the NSW State Library benchmarks, the incoming population of the development does not meet the benchmark for a new library. However, there is an existing shortfall in library services which will be increased by the development population by approximately 190m² of library area.

Further Council's own Community Infrastructure Strategy (2019) identifies a need for and recommends a new 500m² neighbourhood library (learning link space) in North Rocks.

The proposal includes a 2,700m² Community Hub as part of the development, which includes a neighbourhood library and multi-purpose community space. This could help meet demand for library services in North Rocks including the additional demand generated by the incoming population.

Based on the benchmark of 80m²/1,000 people, the area has a slight overprovision of community centre floorspace. However, existing facilities are in poor building condition and require upgrades.

The proposed 2,700m² Community Hub could provide an alternative to the redevelopment of the Don Moore Community Centre as it meets Council's requirements for new community facilities in terms of location, proximity to public transport, co-location with open space and inclusion of multi-purpose space. Alternatively, developer contributions could be made to upgrading the Don Moore Community Centre or the provision of the Community Hub in Carlingford.

Schools and Childcare

There are four government schools within 2km of the site. The 2015 – 2019 open enrolment data indicates public school enrolments have been steadily increasing in local schools. Schools Infrastructure NSW (SINSW) are in the process of upgrading and constructing new schools to help cater for this projected growth. North Rocks Primary School is located directly opposite the site, whilst Muirfield High School is within a 400m walk from the site.

Initial discussions with the Department of Education suggest the school enrolment capacity is expected to increase based on the construction of new classrooms and recent changes to enrolment catchments.

The North Rocks Public School enrolment capacity is expected to increase based on the construction of a new 3-4 storey classroom building and recent changes to enrolment catchments. It is anticipated a number of public and private schools within the immediate proximity of the site and within 5-10km will also absorb the demand generated by this proposal.

Based on Council benchmarks, the incoming population is likely to generate demand for 50 long day care (LDC) places and 32 before/after school care places. Due to the existing shortfall of child-care places in the area, the needs of the incoming population are unlikely to be met within existing centres.

The proposal includes approximately 700m² retail/commercial space. A child-care centre is also envisaged for the Community Hub precinct. Its configuration would be subject to further investigations, market demand and consultation closer to the DA stage.

Open Space and Recreation

The proposal addresses the performance criteria outlined in the NSW Government Architect's Draft Greener Places Design Guide and the principles outlined in Council's Community Infrastructure Strategy. It provides a diversity of connected and high quality open spaces within the site.

Residents are also within 2km of approximately 11 district size (greater than 2ha) areas of open space. The inclusion of the sports field will also contribute to sporting facilities in the LGA. A total of 3.65ha of open space for a population of approximately 1,950 people means a ratio of around 1.87ha/1,000 people. This is more than double the World Health Organisation's recommended standard of 0.9ha/1,000 people.

The inclusion of the sports field will also contribute to meeting the need for sporting facilities in the LGA. The master plan also shows that open space is located within 400m of residents and the site within 2km of approximately 11 district size (greater than 2 ha) areas of open space, as identified in Section 6.5.

Preliminary consultation with local schools and SINSW suggests the oval could be utilised via a shared-used arrangement for structured and unstructured sports to help meet student demand.

Affordable and Key Workers Housing

Council's Affordable Rental Housing Policy (2019) identifies that Parramatta LGA will need an additional 9,500 affordable rental dwellings by 2036 to meet demand. The LGA has also experienced a significant loss of key workers over the last 10 years due to lack of housing supply and affordability.

The proposal will seek to provide circa 5% of affordable housing in line with GSC targets, and which could accommodate key workers including nurses, teaches and emergency service personnel. A portion of housing will also be reserved for use by the RIDBC, their families and staff.

This will comprise a number of dwellings nominated to a Community Housing Provider (CHP) policy and also dwellings offered at a discounted rental but where the developer retains ownership such as Build to Rent (BTR).

This will be subject to a viability review as required by Council's HDP Criteria prior to any VPA with Council.

Summary of Social Impacts

The planning proposal is expected to contribute to the community through diversifying housing choice, allowing residents to age in place and providing economic and employment opportunities. Further it will deliver significant on-site community infrastructure. Urbis conclude the following impacts:

- The proposal will diversify the existing housing choice in the local area, supporting ageing in place and provide affordable housing options for a broader section of the community;
- The proposal will provide increased access to social infrastructure to help meet the needs of the existing and future community;
- The proposal will renew a site with an important legacy to provide residential
 and senior housing. The proposal includes a range of community uses to
 encourage ownership of the site by the incoming and surrounding community;
- The proposal will support social equity through the provision of affordable housing (key worker housing), retention of existing rotary markets and increased public access; and
- Consultation with neighbouring properties and the broader community will
 continue during the next stages of the planning process.

Overall, the planning proposal seeks to create a sustainable urban residential village, which can contribute to meeting the recreational and community infrastructure needs of the incoming population and broader community.

6.3.12 Economic Impacts

Housing Needs Analysis

A Housing Needs Analysis has been prepared by Atlas Urban Economics (Atlas) at **Appendix 11**, which explores the capacity of the site to deliver a HDP to meet the needs of the surrounding demographic.

Demand for Housing

Atlas state that while the Parramatta LGA overall comprises a highly diverse housing market, when viewed at a suburb level, the northern most suburbs are dominated by lower density typologies. There is therefore a demand for diverse forms of housing in the area.

Furthermore, Atlas state the site is well suited to the development of a HDP for the following reasons:

- The existing demographic of North Rocks is characterised by an older population. Encouraging development to accommodate a broad and more diverse residential population could drive positive social and economic benefits;
- The site is located within a potential 20-minute commute range of major employment hubs accommodating 268,000 jobs;
- North Rocks suffers from a lack of housing diversity, with high and medium density typologies accounting for less than 20% of the local housing stock. Affordable housing forms (such as 2-bedroom apartment products) account for just 6.5% of the local market; and
- North Rocks is expected to grow by 1,900 residents by 2036, with much of this
 growth being driven by middle aged and older residents. Therefore, diversity
 of housing supply will be critical to meet this expected growth.

Need for the Proposal

Atlas find there is a mismatch in housing supply and need in North Rocks. There are over 900 smaller households in North Rocks accounting for almost 40% of all households. However, there are just over 150 dwellings comprising 2-bedroom or smaller, equivalent to just 6.5% of the total dwelling stock.

Furthermore, Atlas found that increasing price in the private housing market is limiting buyer participation to households in the upper income quartiles. The rental market was found to be equally challenging. Atlas note:

- Only 28% of households in Parramatta LGA could afford to purchase a home in North Rocks; and
- Only 57.7% of households in Parramatta LGA could afford the medium rent of a house in North Rocks, while 80% of households could afford to rent an apartment, despite an absence of existing apartments in the LGA.

Atlas state that while the Parramatta LGA more broadly exhibits a diverse housing market, there is an absence of housing diversity in the northern part of the LGA, which is characterised by homogenous lower density housing.

Therefore, the affordability of existing household supply in North Rocks, coupled with the lack of more diverse housing stock, makes it difficult for approximately 72% of households within the Parramatta LGA to purchase housing in the area.

Proposal Response

Atlas state the proposal could play a significant role in facilitating a broader range of housing choice in North Rocks. Key reasons include:

- The size of the proposal necessitates a master planned development, improving urban design outcomes;
- The proposal is set to deliver housing forms that would result in the proportion
 of medium and high-density housing stock rising from 15.8% to 37.5% in North
 Rocks;
- The variety of housing typologies will provide an opportunity to deliver more affordable private market housing; and
- The proposal will address the growing number of elderly residents in North. Rocks who wish to remain in the area and 'age in place'.

Construction and Operational Impact

A Land Use Economics Study has been prepared Urbis at **Appendix 10**, which provides an overview of retail considerations and economic and employment benefits as a result of the planning proposal.

Construction Phase

The proposed development is estimated to cost approximately \$785 million, which equates to an average construction cost of \$60.4 million per year based on an anticipated 13-year completion timeframe. A stimulus of \$785 million has the potential to create numerous economic benefits over the construction phase. These are:

- Sustaining up to 269 total jobs per year over the construction phase to Parramatta LGA and the wider state economy. This includes 122 direct jobs and 174 indirect jobs per year; and
- Generating up to \$355 million total GVA contribution over the construction phase to Parramatta LGA and the wider state economy.

Operational Phase

- Up to 180 total jobs per year over the operational phase to the NSW state economy. This includes 138 direct jobs and 42 indirect jobs per year; and
- Up to \$19.7 million total grass value added (GVA) contribution in \$2020, upon completion of the proposed development.

Retail Impacts

The proposal provides a small component (700m²) of retail/commercial gross floor area, which will be targeted at local convenience retail but could include food and beverage and medical uses.

Urbis forecast that retail at the site will have a turnover of \$2.1 million in 2041 compared to a forecast of \$44.7 million in retail spend by on-site residents in other centres. The on-site retail turnover would therefore account for a maximum of 4.7% of site residential spend in 2041 with the remaining retail spend to be distributed to other retail centres.

As such, the proposed retail/commercial component is likely to be adequately supported by additional residents with no adverse economic impact on the current North Rocks District Shopping Centre.

Place-based Consumer Benefits

Urbis outline several benefits associated with the retail component as part of the planning proposal:

- Enhanced retail choice including the overall quality and range of retailing provision within the trade area;
- The proposed 935 dwellings will accommodate approximately 2,000 residents upon completion. Retail at the site will be targeted to service the convenience needs of these residents;
- Access to convenient retail targeting the convenience needs of the immediate community;
- Creating a sense of place with strong connections to the public domain; and
- Improved public amenity and activation contributing to the overall liveability of the development.

Summary of Economic Impacts

Overall, the proposed development will not result in any adverse impacts upon the trading performance of other centres, rather will increase patronage of nearby retail services such as the North Rocks Shopping Centre.

Given the significant net increase in retail expenditure by onsite residents, visitors and workers, it is likely that all retail centres in and immediately around the trade area will experience an uplift in trading levels compared to current conditions, indicating that the proposed onsite retail will have a positive economic impact.

The construction and operational phase will also create significant employment both permanent and part-time, whilst having broader economic benefit for the local and Greater Parramatta district.

The development has the potential to deliver 138 direct ongoing jobs across retail, commercial and aged care uses. Over a 20 year operating period, there is potential to contribute Gross Value Add (GVA) of \$19.7 million per annum.

Its construction will deliver a substantial contribution to increasing housing choice and affordability for the Parramatta LGA and more specifically, North Rocks.

6.4 Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

The proposal is accompanied by Hydraulic and Electrical Infrastructure Service Reports prepared by Northrop Consulting Engineers. The reports determine the existing services and utilities available and provides sufficient information to demonstrate servicing can be provided to support the proposed development. Northrop note that servicing of the site is feasible based on the existing service and utilities present.

Water

The existing water main located within North Rocks Road will have sufficient capacity to service the proposed development. A network of water mains will be extended from this main and provided in the development as per Sydney Water requirements.

Recycled water

The report confirms that there is no recycled water infrastructure near the site.

Sewer

The existing sewer connection main located north-east of the site should have sufficient capacity to service the proposed development. Final confirmation will occur upon receipt of DA Approval.

Natural gas

The development has access to several Jemena gas mains. A final application to Jemena will be required to confirm a connection to this main is committed.

Electricity

Electrical supply upgrades will be undertaken where needed.

Telecommunications

The report notes that typically in developments greater than 100 single-occupancy dwellings, NBN is highly likely to approve and provide service to the site. NBN is available in the area.

Further investigations will be undertaken to determine whether any upgrade of existing facilities is necessary in consultation with Council and service providers.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation has occurred with a number of State authorities including the Department of Planning, Industry and Environment in addition to the Roads and Maritime Services and Transport for NSW. This will continue during the course of the planning proposal, and following Gateway Determination.

7 Mapping

A comparison of existing controls and proposed controls is provided in Table 13.

Table 14. Existi	ng vs. Proposed Controls	
Control	Existing	Proposed
Zone	R2 Low Density Residential	R4 High Density Residential and R3 Medium Density Residential
Height of Buildings	9m	Various heights ranging from 9m to 25m – refer to Figure 63
Floor Space Ratio	N/A	1.35:1

These changes are reflected in amendments to the mapping as shown in the figures below.

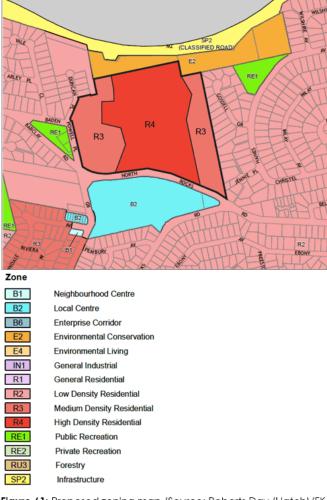


Figure 61: Proposed zoning map (Source: Roberts Day (Hatch)/FKA)

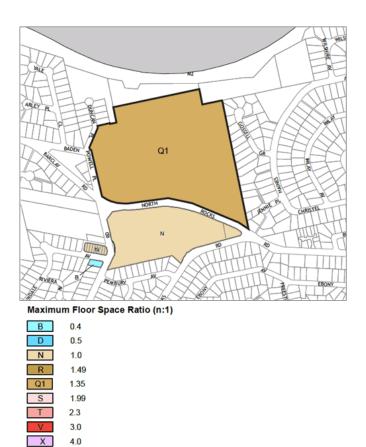


Figure 62: Proposed floor space ratio map (Source: Roberts Day (Hatch)/FKA)



Maximum Building Height (m)

1	8.0
J	9.0
K	10.0
K1	11.0
M	12.0
N	14.0
0	16.0
Q	20.0
R	21.0
R1	21.5
S1	25.0

Figure 63: Proposed height of buildings map (Source: Roberts Day (Hatch)/FKA)

8 Community Consultation

The proponent has undertaken extensive engagement with a number local community stakeholders as part of the planning proposal process.

Engagement with the community comprised the following key components:

- Independent Qualitative Surveys; and
- Proponent-led face-to-face meetings and briefings with key groups, such as sporting associations, schools and local organisations.

The feedback from both forms of consultation were analysed and informed key elements of the planning proposal.

Collectively from all methods of resident engagement, the research identified resident priorities and preferences for any project being undertaken in North Rocks. Key issues include:

- The support and desire for more public transport was identified (25%) as a way
 of improving their community and 72% indicated that more local parks would
 greatly improve the quality of life for people in the community;
- Residents also identified new local parks (33%) and library (37%) as their most preferred new community facilities;
- While the proportion of residents who are renters is relatively small (reflecting
 the high proportion of home ownership in the area), 54% of renters said they
 were either very likely or fairly likely to move over the next 2-3 years. The main
 reason given for this (26%) was affordability; and
- Of all respondents, 83% indicated they felt that housing is becoming unaffordable and 46% agreed they would like to see more diversity of housing including aged care, seniors housing and apartments.

Refer to the Community Engagement Report provided at Appendix 9.

Further community consultation would take place following a Gateway determination made by the Minister for Planning and Public Spaces in accordance with Section 3.34 and Schedule 1 clause 4 of the Act.

It is anticipated that public exhibition would include:

- Notification on Council's website;
- Advertisement in local newspapers that are circulated within the local government area;
- Notification in writing to adjoining landowners and neighbours, and any other relevant stakeholders; and
- A four-week exhibition period.

9 Project Timeline

This project timeline has been provided to assist with monitoring the progress of the planning proposal through the plan making process and assist with resourcing to reduce potential delays.

Table 15. Project Timeline	
Milestone	Date
Anticipated commencement date (date of Gateway determination)	August 2021
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	8 weeks (estimated)
Commencement and completion dates for public exhibition period	TBC (28 days)
Dates for public hearing (if required)	TBC
Timeframe for consideration of submissions	4 weeks (estimated)
Timeframe for the consideration of a proposal post exhibition	4 weeks (estimated)
Consideration of PP by Council (Council meeting)	December 2021
Date of submission to the Department to finalise the LEP	January 2022
Anticipated date the local plan-making authority will make the plan (if authorised)	February 2022
Anticipated date the local plan-making authority will forward to the PCO for publication	March 2022

10 Conclusion

This planning proposal has been prepared by Mecone on behalf of EG to establish a new planning control framework for the RIDBC site at 361-365 at North Rocks Road, North Rocks. It provides a full justification of the proposal and has been prepared in accordance with:

- Section 3.33 of the Environmental Planning and Assessment Act 1979 (the Act);
 and
- The NSW Department of Planning Industry and Environment's (DPIE) A guide to preparing planning proposals.

The site represents a renewal opportunity that is both supportable and justified in terms of its strategic and site-specific merit. It is of an infill scale entirely consistent with urban consolidation and aligns entirely with the Greater Sydney Region Plan, Central City District Plan and Parramatta Council's Local Strategic Planning Statement. It is a rare and strategic opportunity at the local, district and metropolitan scale.

The planning proposal expressly meets and delivers a diversity of housing in the manner and a location anticipated by Council's own *Housing Diversity Precinct* criteria. It otherwise satisfies all relevant policy directives of Council's Local Strategic Planning Statement.

The renewal of Local Centres and objectives prescribed in the District Plan concerning housing diversity, walkability, open space and new civic infrastructure would also be delivered via the planning proposal and associated master plan.

In particular, it fulfils the stated role and purpose of a Local Centres as set down within the District Plan. These include:

- Deliver public realm and an open space focus.
- Deliver transit-oriented development, co-locate facilities and social infrastructure.
- Provide, increase or improve local infrastructure and open space.
- Improve walking, cycling and public transport connections, including through the Greater Sydney Green Grid.
- Increase residential development in, or within a walkable distance of, the centre.
- Provide parking that is adaptable to future uses and takes into account of access to public transport, walking and cycling connections.

The planning proposal has been prepared as a result of a rigorous urban design analysis and aligns with State Government objectives to achieve high-quality place and design outcomes with a level of civic amenity befitting the North Rocks Local Centre. The master plan reflects a balance between a density commensurate with the site's local context whilst respecting the character of the immediate neighbourhood.

The proposal is consistent with the priorities of government and in specifically, the following key priorities in the District Plan:

- Priority C3 Providing services and social infrastructure to meet peoples changing needs
- Priority C5 Providing housing supply choice and affordability with access to jobs services and public transport
- Priority C6 Creating and renewing great places and local centres

- Priority C9 Delivering integrated land use and transport planning and a 30minute city
- Priority C16 Increasing urban tree canopy cover and delivering Green Grid connections
- Priority C17 Delivering high quality open space
- Priority C20 Adapting to the impacts of urban and natural hazards and climate change

The proposal aligns with the planning priorities of the LSPS including:

- Planning Priority 3 Advocate for public transport connectivity to Parramatta CBD from the surrounding district
- Planning Priority 5 Support and enhance the low-scale character and identify of suburban Parramatta outside of the GPOP area and Epping Strategic Centre
- Planning Priority 6 Provide for community infrastructure and recreation opportunities
- Planning Priority 7 Provide for a diversity of housing types and sizes to meet community needs into the future
- Planning Priority 10 Improve active walking and cycling infrastructure and access to public and shared transport
- Planning Priority 14 Protect and enhance our trees and green infrastructure to improve liveability and ecological health
- Planning Priority 15 Reduce emissions and manage energy, water and waste efficiently to create better buildings and precincts and solve city planning challenges

Site Specific Merit

The proposal is considered to achieve site specific merit through the delivery of significant public benefit and provides a master plan that demonstrates design excellence, benchmark environmentally sustainability, is compatible with local character and responsive to environmental constraints. These include:

- Major site in Local Centre The scale of the site will support an integrated design, public benefit and transport outcome, not possible to achieve in smaller infill sites.
- No environmental constraints There are no environmental constraints that would limit or act as a barrier to the site's development.
- Significant public benefits Provision of public benefits are well beyond that typically provided for a development of this scale.
- **Generous landscape and public domain offering** Approximately 60% of the site will comprise 'green' or deep spoil landscaped spaces.
- **Utilising local infrastructure capacity** The site, and North Rocks in general, has capacity within its social and recreational infrastructure to support the development.
- Compatible with local character The proposal will reflect and respect the local character of the area through maintaining 2-3 storeys at the site edges and interface with established low-density housing.

Creating a safe pedestrian environment – The site will be developed around a
walkable catchment within the Local Centre with streets designed to prioritise
pedestrians.

Strategic Merit

The development of the RIDBC site as facilitated by this planning proposal, will support and promote a wide range of local and State government policy objectives. These include:

State Priorities and Actions

- Design and Place The proposal supports and reinforces the State governments objectives to improve the quality of building design and civic spaces.
- **30-minute city** The site is within 30 minutes of key employment centres by public transport. It will result in further improved access to these centres through a series of integrated traffic and transport solutions.
- Green Grid The proposal will deliver over 38,000m² of publicly accessible
 open space in the form of a Village Square, full-size oval, local parks and
 bushland edges. This will contribute towards high quality open space and
 sporting facilities within the LGA.
- **Tree canopy** The proposal increases the mature canopy coverage of the site from 23% to 40%, supporting mature vegetation, protecting remnant bushland and overall increasing tree coverage.
- Affordable housing The proposal will seek to provide a minimum 5% of affordable housing in line with strategic planning targets.
- Community infrastructure The site delivers an outcome that significantly improves the liveability of North Rocks, including a new Village Square (1,600m²) and Community Hub (2,700m²).

Local Priorities and Actions

- Housing diversity The proposal fulfills the HDP Criteria as expressed in the LSPS. It will provide much needed housing opportunity and choice including executive/family housing catered towards an owner occupier market.
- **Sustainability** The proposal provides a number of strategies to create a highly permeable environment that encourages active and public modes of transport. This is aimed at providing a shift from private car usage to alternative options including walking, cycling and public transport.

For the reasons above, the proposal demonstrates site-specific and strategic merit.

Master Plan Analysis

The planning proposal has been prepared as a result of rigorous urban design analysis and aligns with current and future State government objectives to achieve high quality place and design outcomes.

Stakeholder Engagement

EG and Mecone have undertaken extensive stakeholder consultation during the development of the planning proposal. The stakeholder consultation has resulted in a master plan that seeks to address the strategic planning and design objectives of local and State government.

Pathway Forward

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The planning proposal will allow for a development that will become a catalyst for positive change in North Rocks. It will result in the delivery of much needed community infrastructure to allow North Rocks to evolve into a true Local Centre.

A site-specific DCP will be prepared following Gateway Determination to ensure the project delivers a high level of architectural design excellence. It will encapsulate the future development control framework for the site.

A concept DA will then be lodged to seek approval for the master plan, followed by subsequent detailed DAs. The site-specific DCP will be used as a design framework to ensure a high level of architectural design and quality is upheld through the course of the project.

The proponent intends on entering into a VPA with Council in support of the planning proposal.

APPENDICIES

Appendix 1 Planning



Architecture



Appendix 3Urban Design



Landscape Architecture



Integrated Traffic and Transport



Traffic and Transport (Peer Review)



Community Infrastructure Study



Social Infrastructure Options Analysis



Community Consultation



Economic Impact Assessment



Housing Diversity Analysis



Sustainability Strategy



Geotechnical



Appendix 14 Bushfire



Ecology



Appendix 16 Archaeology



Infrastructure Services



Appendix 18 Flood



Appendix 19

Acoustic



Appendix 20

Contamination Statement





CHRONOLOGY

2018- 2019	Several discussions (including a site visit) were held between Council officers and the Applicant to discuss the proposal prior to lodgement of the proposal.
May – June 2021	In May 2021, the Planning Proposal was lodged on the NSW Planning Portal. Receipt of payment was provided in June 2021 and Council officers considered the proposal formally lodged.
July 2021	Following lodgement of the Planning Proposal, it was referred to the relevant sections of Council for comment.
6 August 2021	In a meeting, Council officers advised the Applicant of preliminary issues identified as a result of internal referrals and preliminary assessment.
30 August 2021	Council officers requested the Applicant to provide CAD files to enable Council's Urban Design Team to review the proposal.
29 September 2021	The Applicant indicated that a CAD file package was being prepared to support and demonstrate the achievement of proposed gross floor area calculations, and would be soon issued to Council officers for their review.
28 October 2021	Council officers received the CAD file package for review.
2 December 2021	Council's Urban Design Team completed the review of the proposal and CAD file package and issued advice on outstanding urban design issues. The identified issues related to street and block layout; open space; site coverage; tree retention and deep soil network; built form scale and proportion; building envelope and gross floor area.
2 March 2022	Council officers issued a formal Request for Additional Information Letter. The Applicant was requested to issue a comprehensive response by 23 March 2022 to enable Council officers to continue the assessment of the proposal. However, an extension to 31 May 2022 was requested and this was granted by Council officers.
1 April 2022	The Applicant issued a letter outlining their proposed project timeframes. The letter identified the Applicant's intent to issue an interim response on 20 April 2022 and full comprehensive response by 31 May 2022 to enable a June Local Planning Panel meeting. The interim response was provided but a full comprehensive response was never issued.
1 June 2022	A meeting was held to enable the Applicant's project team to discuss design principles and proposed amendments to the masterplan. The presentation was noted and Council officers indicated that they would be undertaking an urban design analysis of the site to determine appropriate built form outcomes for the site.
8 June 2022	The Applicant facilitated an in-person site visit which would enable Council officers to better understand the site and its context.
28 July 2022	A meeting was held to enable Council officers to present urban design analysis undertaken for the site. This included the

	presentation of site context, guiding design principles and preferred master plan that illustrates appropriate built form outcomes for the site based on Council requirements.
28 July 2022	Following the meeting, Council officers issued a letter to the Applicant requesting any feedback to be provided by 12 August 2022 to enable Council officers to report to the Local Planning Panel in October 2022.
8 and 10 August 2022	The Applicant issued a written request for an extension to the submission deadline of additional information.
12 and 16 August 2022	Council officers issued a formal response to the written request for an extension. It was confirmed that Council officers would report the original proposal to the October Local Planning Panel and any additional information issued by 19 August 2022 would be attached as an Appendix to the panel report to enable its consideration.
19 August 2022	The Applicant issued additional information including a draft revised masterplan update with supporting information.
18 October 2022	The proposal was reported to the Local Planning Panel for advice.

EG

30TH APRIL 2021

Chief Executive Officer Brett Newman City of Parramatta Council PO Box 32 Parramatta NSW 2124

Dear Brett,

Subject: Future Voluntary Planning Agreement: Planning Proposal for the Royal Institute of the Deaf and Blind School Site.

No's 361-365 North Rocks Road, North Rocks.

This letter accompanies a Planning Proposal for the Royal Institute for Deaf and Blind Children (RIDBC) campus, located at 361-365 North Rocks Road, North Rocks (herein referred to as 'the site').

The site is currently occupied by the RIDBC, however it has been secured by EG Funds Management Pty Limited (EG). The Institute will relocate its operations to a new purpose-built facility and allied health cluster within the Macquarie University precinct from 2022 onward.

The RIDBC is Australia's largest non-government provider of education, therapy and cochlear implant services for children with vision and hearing impairment. The move will allow the RIDBC to extend their reach, deliver best practice opportunities for deaf and blind children and secure the financial future of the organisation.

This purpose of this letter is to express a clear intention, in due course, to enter into a Voluntary Planning Agreement (VPA) with Council in conjunction with and to support the Planning Proposal by EG. The details of the offer will be negotiated with Council and ultimately be the subject of a more formal VPA letter of offer. The broad categories of public benefit that are to be offered by EG in conjunction with the Planning Proposal are canvassed below. We of course welcome future discussions with Council in finalising the offer

EG is a privately-owned investment management with extensive experience in delivering sensitive urban renewal projects. Since its inception in 2000, EG has delivered and is delivering numerous transit-orientated residential projects achieving excellence in urban

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planning, architectural design, environmental sustainability and in curating new communities via its 'Built in Good' (BIG) philosophy.

B.I.G is a commitment to aid the establishment and curation of a new community post completion. It represents a genuine social enterprise with a long-term commitment to communities dedicated to connecting residents, reducing loneliness, and improving mental health.

The renewal of the site as outlined in the Planning Proposal has the potential to provide significant public infrastructure for *both* the existing and future community at North Rocks. Both the Master Plan and associated infrastructure has also been informed by engagement with key local community stakeholders.

Below is a summary of the Planning Proposal and the key public benefit items likely to be offered by EG in conjunction with the Planning Proposal, subject to further negotiation with Council.

Planning Proposal

The Planning Proposal seeks to create 'North Rocks Village', a Housing Diversity Precinct (HDP) as expressed in Council's Local Strategic Planning Statement (LSPS). It will deliver a genuine mix of housing opportunities within a garden village setting compatible with local character.

The Proposal seeks to alter the current site zoning from R2 Low Density Residential to part R3 Medium Density Residential and part R4 High Density Residential to facilitate a greater diversity of housing typologies, including low-rise apartments, townhouses/terraces and detached dwellings. The proposal also seeks an increase in the floor space ratio and maximum building heights, commensurate with its central and accessible location within the Local Centre.

The Proposal will also allow residents of the area to 'age in place', where approximately 25% of housing will be for seniors living including independent living units and aged care.

A focus for social interaction will be a new oval and community 'hub' comprising a multipurpose centre and neighbourhood library (learning centre) located adjacent a new village square, for use by *all* North Rocks residents.

The concept represents a unique place making opportunity to create a genuine sense of community via inspired urban spaces and local resident amenity.

Key elements of North Rocks Village as contained in the current master plan comprise:



- Publicly accessible open space including the full-sized sports field able to accommodate various sporting codes (such as soccer and cricket) and to operate as a village green.
- The creation of a village square adjacent the sports field with opportunities for retail amenity comprising a café as well as occasional community markets.
- Multiple community spaces to accommodate cultural, community and educational programs, in addition to co-working areas, child-care and a *Hear the Children* (RIDBC) early Intervention service.
- 6 community parks, walking trails, green and blue connections with public access throughout the village.
- Improved transport connections and initiatives including a local shuttle bus service and cycle connections.

Public Benefit Mechanism:

The Planning Proposal presents a holistic master plan that seeks to respect and improve the quality and character of the local area. As the proponent, EG intends to enter into a VPA with Council to deliver a range of community infrastructure and benefits. These benefits have been carefully crafted to cater to the needs of future residents as provided for in the Planning Proposal. Many of these will extend to the broader community.

This letter serves as a starting point for negotiations. The letter of offer, and ultimately the VPA, will comply with the recent NSW Government Practice Note (February 2021) relating to Planning Agreements, to ensure that all applicable probity requirements are met. The VPA itself will of course also be publicly exhibited as required under the *Environmental Planning and Assessment Act, 1979*.

This letter is intended to inform future discussion and potential negotiation with Council, the wider community and NSW Government. The community infrastructure and other public benefits are outlined below and are made on the basis of the Planning Proposal lodged with Council.

Provision for New Open Space and Civic Amenity:

- Open space including a full-sized sports field (oval precinct) and associated amenities.
- The construction of a publicly accessible village square adjacent the oval and community hub. It has the potential to become a genuine civic space, that could accommodate a range of events such as market displays and local civic gatherings.

EG

- Contribution toward the future embellishment of the adjacent Council reserve off Baden Powell Place in order to create a better connected and expansive parkland setting with the oval precinct.
- It is noted sensory design and assistive technology will also be extensively
 deployed throughout the public domain, open space network and in new buildings
 to improve the accessibility and experience for those with sight and hearing
 impairment.
- There exists the potential for co-use of the oval space by adjacent and nearby public schools.

New Community Infrastructure

- A multi-purpose community facility, co-working space, and meeting rooms accessed from the proposed village square and comprising approximately 2,000m2 of floorspace.
- A neighbourhood learning hub (library) located within or adjacent the multipurpose space comprising approximately 700m2 of floorspace.
- Other community pavilions are proposed to be located throughout the village within parks for use by local residents.
- Historical interpretation of the site's past occupation and use, including by the Royal Institute for Deaf and Blind Children.

Improved Transport Accessibility

- New local shuttle bus service between the subject site and nearby transport connections or activity nodes, such as the Barclay Road M2 Express Bus Interchange for a least 10 years.
- Assist in the potential introduction of an express bus service during peak periods from North Rocks to Parramatta CBD via the Westmead Health and Education Precinct.
- Improved pedestrian connectivity (on/off road pathway connections) between the subject site and local destinations including the North Rocks shopping centre, bus stops, schools, open space, and bushland.
- Improved local transport/traffic infrastructure and pedestrian amenity near the site along North Rocks Road, including bus stops.

Improved Pedestrian and Vehicle Safety

- New signalised intersection providing site access from North Rocks Road, and delivering vehicle and pedestrian safety improvements in accessing the North Rocks Shopping Centre.
- Additional basement parking space for car share vehicles in additional to cycle (end of journey) facilities.

Genuine Housing Diversity and Affordability

 Affordable housing (approximately 5%) with a focus on key workers such as emergency service personnel (police, fire & ambulance) in addition to local teachers and nurses.



- This accommodation will include housing retained by the proponent and offered at a discounted rental.
- It is also noted EG will make available (dedicate) a number of dwellings for use by the RIDBC, including accommodation of related families, staff and occasional visitors to their new Macquarie Park campus.

The extent of public benefits and other infrastructure listed above were informed by a needs analysis of the proposal and local area, in addition to engagement with key community stakeholders in the North Rocks area, and was subject to a feasibility analysis.

These items therefore are likely to be subject to a mechanism within the VPA offer which allows the full range of public benefits/infrastructure to be offered subject to the achievement of the anticipated Master Plan outcome.

EG is prepared to refine these in good faith with Council so as to deliver an optimal outcome.

Next Steps:

This letter is submitted for your consideration as part of the Planning Proposal for 361-365 North Rocks Road.

We welcome the opportunity to meet with Council to discuss this letter in greater detail prior to drafting the formal offer to enter into a VPA.

Should you wish to discuss any aspect of this letter further, please don't hesitate to contact either myself or EG's Divisional Director - Urban and Community Planning (David Workman) on (O2) 9220 7045 or via email dworkman@eg.com.au.

Yours sincerely

EG Funds Management

Dr Michael Easson AM FRICS FAICD

Chairman - EG Funds Management Pty Ltd

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Attachment: Detailed Council Officer Assessment of Proposal against HDP Criteria and Urban Design Capability Test

A. Housing Diversity Precinct Criteria (HDP Criteria)

HOUSING DIVERSITY PRECINCT CRITERIA

To be considered as a Housing Diversity Precinct, a site or area must satisfy the following criteria:

- Have urban design merit via an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods.
- (2) Be at least 1 hectare and located either:
 - a. entirely within a 10 minute walk of, a Strategic or Local Centre, or
 - b. within the GPOP area, having 30 minute door-to-door access to employment in Parramatta CBD, Westmead or Sydney Olympic Park.
- (3) Include or be located within walking distance (800m) of retail convenience.
- (4) For sites 1-2 ha in size contain or be entirely within a 5 minute walk of a park, sportsground or play space as detailed in the Community Infrastructure Strategy
- (5) For sites greater than 2 ha in size require the on-site provision of quality parks, sportsgrounds or play spaces as detailed in the Community Infrastructure Strategy
- (6) Be predominantly low-rise, two to three storeys.

- (7) Propose one or more of the following housing types:
 - · attached or detached dwelling houses
 - · terrace housing
 - · semi-detached housing
 - · villas
 - · townhouses
 - · manor homes
 - · co-housing (maximum 3 storeys)
 - · seniors housing (maximum 3 storeys)
 - new age boarding houses (maximum 3 storeys)
- (8) Residential flat buildings may be permitted in Housing Diversity Precincts, but only where:
 - a. The built form is compatible with the surrounding neighbourhood and meets the urban test as per clause (1); and
 - b. Other housing types are also provided in the precinct, as specified in clause (7); and
 - c. They contain at least 5-10% permanent affordable rental housing (subject to viability); however, where viable, Council's aspiration is for a higher provision.
- (9) Have strategic merit in relation to: access (including to a regular public transport service); constraints; topography; environment; and amenity.

B. Assessment of Proposal against Housing Diversity Precinct Criteria

Housing Diversity Precinct Criteria	Compliance
(1) Urban design - Have urban design merit via an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods.	No. The Applicant's scheme is not considered to exhibit urban design merit as it has not passed the urban design capability test (refer to Table 2).
(2) Size and proximity to Strategic or Local Centre - Be at least	Yes
1ha and located either:	
 Entirely within a 10-minute walk of a Strategic or Local Centre or Within the GPOP area, having 30 minute door-to-door access to employment in Parramatta CBD, Westmead or Sydney Olympic Park 	
(3) Proximity to retail convenience - Include or be located within walking distance (800m) of retail convenience.	Yes
(4) Size and proximity to open space - Proximity For site 1-2ha in size – contain or be entirely within a 5 minute walk of a park, sportsground	Not applicable.
(5) Open space provision - For sites greater than 2ha in size – require the on-site provision of quality parks, sportsgrounds or play spaces as detailed in the Community Infrastructure Strategy (CIS).	No. The proposal seeks to dedicate 2ha of public open space including a full-sized oval and village square; open space facilities which are broadly supported. However, it is noted that the proposal seeks to dedicate 15% of the site as public open space whereas the CIS requires 20% to be dedicated as per identified benchmarks.
(6) Predominance of low rise building forms - Be predominantly low-rise, two to three storeys.	No. The proposed building heights are predominantly greater than 2-3 storeys.
(7) Housing diversity and building heights - Propose one or more of the following housing types:	No. While the proposed housing typologies are broadly supported the
attached or detached dwelling houses;terrace housing;	supported, the proposal does not
- torrace flousing,	p. sposar asos not

semi-detached housing; satisfy this criteria as it exceeds the maximum villas; 3 storey height townhouses; identified for seniors manor homes; housing. co-housing (maximum 3 storeys); seniors housing (maximum 3 storeys); and new age boarding houses (maximum 3 storeys). (8) Criteria for residential flat buildings - Residential flat buildings No. In terms of criteria may be permitted in Housing Diversity Precincts, but only where: 8a, the predominance of bulky residential flat a. The built form is compatible with the surrounding buildings is neighbourhood and meets the urban test as per clause 1; and incompatible with the b. Other housing types are also provided in the precinct as per low scale, suburban clause 1; and setting of the locality. They contain at least 5-10% permanent affordable rental housing (subject to viability); however, where viable, Council's In terms of criteria 8b, aspiration is for a higher provision. the proposal does provide other housing typologies as per clause 1. In terms of criteria 8c, the proposal does not seek to dedicate permanent affordable rental housing to Council; rather the Applicants seek to retain a portion of the affordable housing units for use of staff and visitors. (9) Site constraints and opportunities - Have strategic merit in No. The proposal relation to: access (including to a regular public transport service); seeks an excessive constraints; topography; environment; and amenity density and built form outcome that is not responsive to access constraints including the lack of major public transport services; steep topography; existing significant vegetation and hazard constraints; and public and private amenity in terms of solar access

Table 1: Assessment of Proposal against HDP Criteria

and privacy.

C. Detailed Council Officer Assessment - Urban Design Capability Test

Url	oan design	Existing Context and/or Desired	Assessment of Proposal
	tric/criteria	Future Character	·
1.	Connectivity to	The surrounding street network is	The proposed internal street
	the existing	generally well-connected, with a	system is inwardly focused and
	neighbourhood,	logical block structure and size,	characterised by a high
	permeability of	pedestrian links and some cul-de-	occurrence of cul-de-sacs. Visual
	block structure,	sacs, typical of residential	corridors are often interrupted
	enhancement of	subdivision.	and blocked by built form. The
	view corridors.		lack of access and connectivity
		In consideration of the proposed	throughout the site results in the
		medium density residential and	proposal being deemed
		apartment typologies, the internal	incompatible with the
		street network should form a grid	neighbourhood. A revised
		structure with visual connections to	proposal that provides connected
		open space and sky. A street	two-way street and a grid street
		network should provide travellers	structure (where possible) would
		with a sense of orientation through	increase permeability and
		physical elements that serve as	improve integration with
		reference points. The road structure	surrounding streets and spaces.
		should be further extended outside	surrounding streets and spaces.
		of the site with multiple access	
		points, tying into the surrounding	
		street network. Blocks should be	
		permeable to enable pedestrian	
		circulation.	
2.	Street widths,	The surrounding local roads have a	The proposal exhibits a complex
2.	hierarchy and	suburban character with 16m-wide	winding structure without view
	elements within	road reserves with mature tree	corridors. This is exacerbated by
	the road reserve	planting and wide grass verges. A	the lack of a clear road hierarchy.
	the road reserve	compatible street structure would	Overall, this leads to poor
		simulate and enhance this layout,	legibility and integration with the
		improve vehicular movement, and	surrounding road network.
			surrounding road network.
		increase tree planting through a	
		legible street hierarchy with 20m and 16m road reserves.	
3.	Accessibility and	The surrounding single dwellings	The proposal does not provide a
3.	Accessibility and street address to		clear street address to all
		each have a clear street address.	
	all buildings and		buildings, which will result in
	public domain		wayfinding issues. The proposed
			public open space is not clearly
			bounded by streets, directly
			abutting private residential
			development that limits
			accessibility and creates a sense
	D	The common discrete describes	of privatised space.
4.	Responsiveness	The surrounding single dwellings are	The proposal includes some built
	of built form and	sensitively situated within individual	form envelopes and streets that

	streets to topography through extent of cut and fill	lots, reducing cut and fill by orientating buildings to existing contours. Streets are also aligned to existing contours.	do not sensitively respond to the topography, with building envelopes positioned on steep embankments or in gullies, resulting in significant fill. The proposed envelopes are therefore incompatible with the topography of the site.
5.	Responsiveness to significant vegetation	The surrounding neighbourhood incorporates significant vegetation within road reserves and setbacks.	Some clusters of significant trees have been retained but the proposal should further manipulate and articulate built form and street structure to preserve large native trees. A significant portion of the ecologically sensitive vegetation to the rear of the site is encroached by building envelope footprints. A compatible masterplan structure would be designed with more clusters and mature trees being retained.
6.	Responsiveness to natural features	The surrounding localities are clearly separated from dense vegetation with a buffer. Landform, native vegetation, ecological communities, and water courses should be considered in any design. Natural elements should define and shape the structure of new elements in places.	The proposed building envelopes encroach too far into the ecologically significant vegetation with no buffer provided.
7.	Predominant residential typology and residential mix	The predominant residential typology and character of the surrounding context is low rise residential comprising single detached houses.	The proposed predominant typology predominantly comprises bulky residential flat buildings, making up 69% of the buildings across the site, which is far removed from the neighbourhood suburban setting and deemed incompatible.
8.	Building height	The existing maximum building height in the locality is 2 storeys.	The proposed number of storeys ranges from 2-7 storeys, with the predominant building form being 4-7 storey residential flat buildings. Building heights up to 7 storeys are not compatible with the surrounding low rise residential area. A 6-storey interface to North Rocks Road is not an appropriate height as it is incompatible with the North

		Rocks Shopping Centre building height that is perceived as one storey from the street (currently sitting lower within the landform). The argument of locating density within the suppression of the
		landform is not supported as it will require significant fill and the height would be perceptible from within the site, from new streets and public spaces. The proposed height is deemed to be incompatible with the locality.
9. Building footpring and site coverage		The proposed building envelopes are excessive, with lengths up to 70m and depths to 26m that will contribute to perceived building bulk and scale. This is further exacerbated by other factors such as reduced street widths and setbacks throughout the site.
10. Overshadowing and privacy impacts to development outside and within the site	Existing dwellings within the neighbourhood are modest in scale, allowing adequate sunlight access and privacy to adjoining dwellings. Building height and bulk should align with adjacent development to limit overshadowing impacts.	The 3 storey townhouses located close to the eastern and western property boundaries are not considered compatible as they would have potential adverse impacts on the public and private domain in terms of solar access and privacy, including adjacent residential properties.
11. Solar access to the public doma and private oper space	allowing adequate sunlight access to adjoining private open spaces and the public domain. The street structure and built form bulk should be articulated to ensure sufficient solar access is provided to streets, the public and private open space.	The proposed building heights and street wall could have impact on solar access to these spaces. The narrow and long courtyards, associated to the building height do not guarantee appropriate solar access to the communal open spaces.
12. Front setbacks and landscape character	The locality has a distinct landscape character with an abundance of mature native trees, with large front and rear setbacks of 10m to ensure the preservation of these trees.	The proposed generic application of a 3m setback does not respond to the existing or proposed context. Building setbacks should relate to the

street hierarchy, a	llow for
retention of mature	trees, provide
physical separatio	n of built form
from the street, all	ow for
landscaping to mit	igate the
perceived building	bulk, and be
utilised to help me	et deep soil
requirements.	·

Table 2: Urban design capability test

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER 13.3

SUBJECT Pre-Gateway - Planning Proposal for land at 8 Lincluden Place,

Oatlands

REFERENCE RZ/3/2021 - D08740309

APPLICANT/S Think Planners

OWNERS Zaki Property Pty Ltd As Trustee For Zaki Property Trust

REPORT OF Project Officer

CSP THEME: INNOVATIVE

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL - Nil

PURPOSE

To seek Council's approval to forward the Planning Proposal for the land at 8 Lincluden Place, Oatlands to the Department of Planning and Environment (DPE) with a request to issue a Gateway determination.

RECOMMENDATION

- (a) That Council approve, for the purposes of seeking a Gateway Determination from the Department of Planning and Environment (DPE), the Planning Proposal at Attachment 1 for the land at 8 Lincluden Place, Oatlands, which seeks the following change to the Parramatta (former The Hills) Local Environmental Plan 2012:
 - i. Amend the Land Zoning Map from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential.
- (b) **That** the Planning Proposal be forwarded to the DPE for a Gateway Determination.
- (c) That Council advise the DPE that the CEO will be seeking to exercise its planmaking delegations for this Planning Proposal, as authorised by Council on 26 November 2012.
- (d) That Council delegates authority to the CEO:
 - i. To draft and negotiate the Planning Agreement based on the submitted offer provided at **Attachment 2** and as detailed in this report.
 - ii. In the event that a Gateway Determination is issued by DPE, that the Planning Agreement is placed on public exhibition concurrently with the Planning Proposal.
- (e) 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 or preparation of the Planning Agreement.

(f) Further, that Council note the advice of the Local Planning Panel dated 18 October 2022 which is consistent with the above Council officer recommendation.

PLANNING PROPOSAL TIMELINE



SUMMARY

1. This report seeks Council's approval to forward a Planning Proposal (**Attachment 1**) for land at 8 Lincluden Place, Oatlands, in accordance with the recommendations outlined in this report to the Department of Planning and Environment (DPE) seeking a Gateway Determination.

SITE DESCRIPTION

- 2. The Planning Proposal applies to the land at 8 Lincluden Place, Oatlands (Lot 3 DP 775621) (the site). The site is bound by Gollan Avenue to the north-east, Pennant Hills Road to the north-west and neighbouring properties at 6 and 9 Lincluden Place (refer to **Figure 1**). Current vehicular access to the site is via Gollan Avenue and Lincluden Place. The site has an area of approximately 4,249sqm.
- 3. The site is contains several existing buildings previously used as a Royal Institute for the Deaf and Blind school (Garfield Barwick School). The site is not currently in use as a school and has been vacant since its sale in 2019.
- 4. The adjacent site to the west (Alan Walker College) is attached to the United Theological College. The remaining sites on Lincluden Place, and the neighbouring sites on Gollan Avenue comprise low density dwellings.



Figure 1 – Site at 8 Lincluden Place, Oatlands, subject to the Planning Proposal

DESCRIPTION OF PLANNING PROPOSAL

- 5. On 5 November 2021, Council received a Planning Proposal application relating to land at 8 Lincluden Place, Oatlands, known as Lot 3 DP775621.
- 6. The Planning Proposal (**Attachment 1**) seeks to amend the *Parramatta (former The Hills) Local Environment Plan 2012* as follows:

	Existing	Proposed
Land Use Zoning	SP2 Infrastructure (Educational Establishment)	R2 Low Density Residential
Height of Buildings	9m (2-3 storeys)	No change
Floor Space Ratio	No FSR	No change (to be consistent with surrounding R2 Low Density Residential land that does not have a maximum FSR – existing built form controls will dictate an appropriate envelope in this regard).
Minimum Lot Size for subdivision	700m ²	No change. The site could potentially accommodate up to 5 residential allotments (subject to future application for subdivision).
Number of Dwellings that can be accommodated (Based on	None (prohibited within existing zoning)	Likely 4 x low density residential dwellings based upon the Applicant's indicative scheme (2 x dual occupancies or 2 x dwelling houses with granny flats).

Applicant's		
indicative		
scheme)		

Table 1 – Current and proposed planning controls

- 7. The Planning Proposal only seeks to rezone the site from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential. No other changes to the currently applicable planning controls are proposed.
- 8. The Planning Proposal application included an indicative potential subdivision layout for the site that could be lodged under a future subdivision application to create two (2) new residential allotments facing Gollan Avenue, in addition to reusing the existing building as a future Educational Establishment (refer to **Figure 2**). It is noted that an Educational Establishment (school) use is also permitted with consent in the R2 Low Density Residential zone and therefore the existing building could still be used for that purpose. The Applicant has indicated to Council officers that they are looking at various options to develop the site under the proposed zoning but have not yet decided what option to pursue.

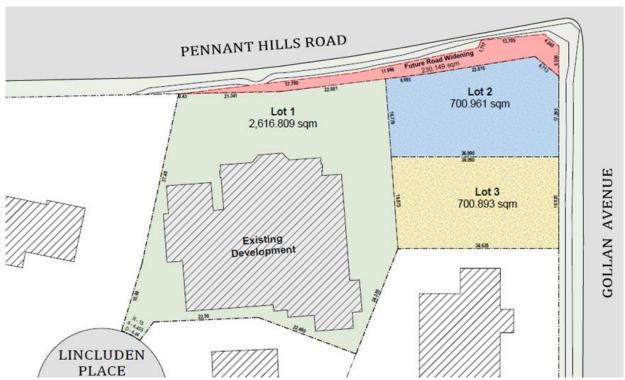


Figure 2 – Indicative subdivision plan for the site at 8 Lincluden Place, Oatlands

9. The proponent provided a Letter of Offer on 29 September 2022 (**Attachment 2**), outlining a willingness to enter into a Planning Agreement with Council to provide any necessary infrastructure to support the potential development outcomes that might result from the Planning Proposal. Additional details are in the Planning Agreement section of this report further below.

PLANNING PROPOSAL ASSESSMENT

10. The Planning Proposal has been prepared in accordance with the Environmental Planning and Assessment Act 1979 (EP&A Act) and the DPE's A Guide to Preparing Planning Proposals and considers the State and local planning strategies. It is consistent with Council's adopted Local Strategic Planning Statement (LSPS), Employment Lands Strategy (ELS) and Local Housing Strategy (LHS). Full details of this strategic planning assessment are contained within Part 3 of the Planning Proposal at **Attachment 1**.

- 11. The proposed R2 Low Density Residential is consistent with the surrounding R2 zoning and will be able to accommodate future residential development that is sympathetic to surrounding development, subject to future development application(s) and detailed assessment. The Planning Proposal will generate demand for infrastructure in this area, which can be addressed by a Planning Agreement (refer to Planning Agreement section of the report below). The loss of land zoned SP2 Infrastructure is not expected to impact upon the provision of schools in the area noting that the site (that is privately owned) has not been used as a school since prior to its sale in 2019, and that there are several existing educational establishments in the area, including the adjoining college to the west. Further, based upon the indicative subdivision plan, the existing buildings could be retained and used as an educational establishment into the future noting that an educational establishment is permitted with consent in the R2 Low Density Residential zone pursuant to the State Environmental Planning Policy (Transport and Infrastructure) 2021.
- 12. The Planning Proposal was subject to internal feedback from different sections within Council as part of the assessment process. Refer to the Planning Proposal at **Attachment 1**, and the Local Planning Panel (LPP) report at **Attachment 3** for comprehensive details of the planning assessment undertaken by Council officers.

PARRAMATTA LOCAL PLANNING PANEL

13. The Planning Proposal (**Attachment 1**) was considered by the LPP at the meeting of 18 October 2022. The LPP unanimously supported the Council officer recommendations in this report when it considered the LPP report at **Attachment 3** and recommends to Council that the Planning Proposal proceed to Gateway determination.

PLAN MAKING DELEGATIONS

- 14. Plan making delegations were announced by the then Minister for Planning and Infrastructure in October 2012 allowing councils to make LEPs of local significance. On 26 November 2012, Council resolved to accept the delegation for plan making functions, and for these functions be delegated to the Chief Executive Officer.
- 15. It is recommended that Council request to DPE to exercise its plan making delegations for this Planning Proposal. This means that after the Planning Proposal has received a Gateway Determination and complied with any conditions (including any requirements for public exhibition), Council officers can deal directly with the Parliamentary Counsel on the legal drafting and finalisation of the amendment to the LEP facilitated by this Planning Proposal.

PLANNING AGREEMENT

- 16. Council officers have identified the need for a Planning Agreement to accompany the Planning Proposal to address infrastructure demand. The Planning Agreement will be structured to allow a base development scenario (based upon the Applicant's indicative subdivision layout comprising up to 2 residential allotments accommodating 4 low density dual occupancy dwellings and utilising the existing school building as a school or similar permitted use under the SP2 Zone) up to the maximum envisaged dwelling yield for the site (5 residential allotments accommodating 10 low density dual occupancy dwellings), effectively building a level of flexibility into the Planning Agreement.
- 17. The proponent provided a Letter of Offer on 29 September 2022 outlining a willingness to enter into a Planning Agreement associated with the Planning Proposal (Attachment 2). Based upon the Applicant's preliminary subdivision layout (the base development scenario) and input from Council officers, the Applicant has agreed to enter discussions with Council to either construct or provide a monetary contribution towards footpath upgrades along Pennant Hills Road, specifically between Gollan Avenue and Glencoe Avenue. The estimated cost for these works is up to \$300,000 for this portion of the footpath. The exact value of the works or monetary contribution payable under the base development scenario, will be resolved prior to public exhibition of the Planning Agreement.
- 18. The Planning Agreement will be structured so that any development scenario beyond the base scenario that introduces additional dwellings (up to the potential maximum of 5 residential allotments accommodating 10 dual occupancy dwellings) will require a monetary contribution of between \$45,000 to \$75,000 per dual occupancy. The exact figure payable is subject to negotiation with the applicant and will be agreed prior to the Planning Agreement being placed on exhibition. The monetary contribution would be utilised in the embellishment of public amenity within the vicinity of the proposed development.
- 19. The Planning Agreement will **not** exempt the Applicant from payment of applicable 7.11 contributions in accordance with the Outside CBD Contributions Plan
- 20. The Planning Agreement will be structured so that it will need to be renegotiated, re-exhibited and reported to Council should a development application be lodged for a development scenario or land use that is not anticipated by the Planning Agreement as outlined above.
- 21. Refer to the LPP report at **Attachment 3** for further details of the Planning Agreement.

FINANCIAL IMPLICATIONS FOR COUNCIL

22. Should Council resolve to proceed with the Planning Proposal, the financial implications for Council include costs associated with the exhibition process, which include advertising and landowner notification by mail out. These costs will be funded from the City Planning and Design budget.

- 23. As has been noted, the applicant has offered to enter into a Planning Agreement to deliver local infrastructure improvements to address demand generated by the Planning Proposal. As the final development scenario will not be known until development application stage, a Planning Agreement will be finalised that allows for variation in the works delivered to reflect the level of demand generated. These works may be delivered by a cash contribution and/or direct delivery. If the Planning Proposal proceeds to Gateway determination and public exhibition, the nature of the development proposed and the potential impacts on the finalisation of the Planning Agreement will be resolved prior to public exhibition and then considered further by Council.
- 24. The costs associated with the preparation, exhibition and finalisation of the draft Planning Agreement involve internal resources and legal costs. The developer will reimburse any legal costs relating to the Planning Agreement, which will then result in nil cost to Council for this item.
- 25. If Council resolves to endorse the recommendations of this report, the financial impacts on the budget are set out in the table below.

	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Revenue				
Internal Revenue				
External Revenue				
Total Revenue				
Funding Source	N/A	N/A	N/A	N/A
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	NIL	NIL	NIL	NIL
Funding Source	N/A	N/A	N/A	N/A
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	N/A	N/A	N/A	N/A

CONCLUSION AND NEXT STEPS

26. The Planning Proposal seeks to rezone the site at 8 Lincluden Place, Oatlands from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential in a manner considered acceptable by Council officers. It is recommended that Council endorse the Planning Proposal provided at **Attachment 1** and it be forwarded to the Department of Planning and Environment seeking a Gateway determination.

Grace Haydon **Project Officer**

Michael Rogers

Land Use Planning Manager

David Birds

Group Manager, Major Projects and Precincts

Jennifer Concato

Executive Director City Planning and Design

Justin Day

Acting Executive Director Property and Place

John Angilley

Chief Financial and Information Officer

Bryan Hynes

Acting Chief Executive Officer

ATTACHMENTS:

1 🗓	Planning Proposal - 8 Lincluden Place, Oatlands	47 Pages
2 🖟	Letter of Offer - 29 September 2022	1 Page
3₫ 🍱	Local Planning Panel Report - 18 October 2022	14 Pages

REFERENCE MATERIAL



PLANNING PROPOSAL

8 LINCLUDEN PLACE, OATLANDS

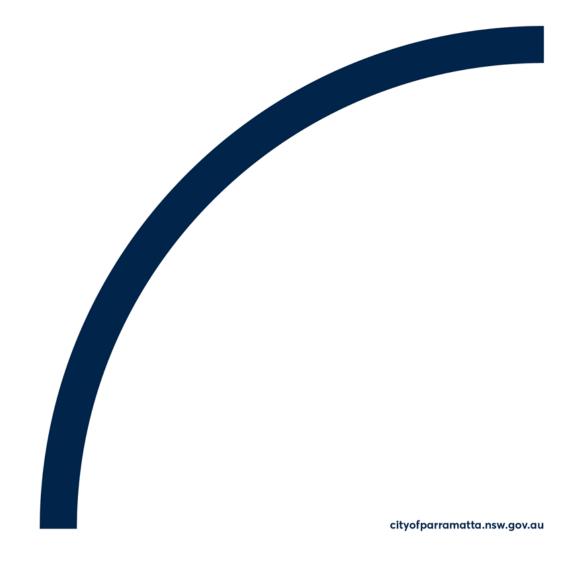


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Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Think Planners	Submitted to Council for assessment – August 2021

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel and Council on the assessment of Planning Proposal - October 2022

INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta (former The Hills) Local Environmental Plan 2012.* It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DPE) guide, 'A Guide to Preparing Local Environment Plans' (December 2021).

Background and context

The Site

On 5 November 2021, Council received a Planning Proposal from Think Planners Pty Ltd on behalf of Zaki Property Pty Ltd ATF Zaki Property Trust relating to the land at 8 Lincluden Place, Oatlands. The site is legally defined as Lot 3 DP 775621 and has a site area of approximately 4,249sqm. The site is currently zoned SP2 Infrastructure (Educational Establishment), as is the adjoining property to the west of the site.

The site is located at the northern end of a cul-de-sac with boundaries on Lincluden Place, Gollan Avenue and Pennant Hills Road. The site is shown in **Figure 1**, below.



Figure 1 - Site at 8 Lincluden Place, Oatlands, subject to the Planning Proposal

The site served as an educational facility, the Garfield Barwick School, until its sale in 2019 by the previous owners, the Royal Institute for Deaf and Blind Children, and currently includes an education building, carparking and outdoor play spaces. The existing building on site provides approximately 1320spm of multipurpose floor space, including kitchens, multipurpose rooms, classrooms, offices and storage.

The land to the east and southeast is zoned R2 Low Density Residential comprising low density housing. The adjoining property to the west is zoned SP2 Infrastructure (Educational Establishment) and is occupied by the Alan Walker College. Further SP2 Infrastructure (Educational Establishment) zones are located on the northern side of Pennant Hills Road, with Burnside Public School and the grounds of the Kings School directly opposite the site. Tara Anglican School for Girls, and Redeemer Baptist School are also within proximity to the site (refer **Figure 2**)

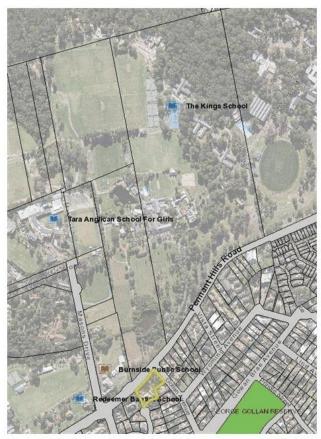


Figure 2 - Educational Establishments within the vicinity of the site at 8 Lincluden Place, Oatlands.



Figure 3 – Street view of the site 8 Lincluden Place, Oatlands from Lincluden Place.



Figure 4 – Street view of the site 8 Lincluden Place, Oatlands from Gollan Avenue.



Figure 5 – Street view of the site 8 Lincluden Place, Oatlands from Pennant Hills Road.

Background

Under Parramatta (former the Hills) Local Environmental Plan 2012 the site:

- is zoned SP2 Infrastructure (Educational Establishment);
- has a minimum lot size of 700sqm;
- · has a maximum building height of 9 metres;
- has no maximum Floor Space Ratio (FSR)
- is located in the Burnside Homes Heritage Conservation Area

The site is located within the Burnside Homes Heritage Conservation Area, however the building currently on site is not identified as a heritage item.

An extract of each the above maps is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the *Parramatta (former The Hills) Local Environmental Plan 2012* to enable the rezoning of the subject site to R2 Low Density to accommodate future low density residential housing.

The intended outcome of the Planning Proposal is to increase the availability of housing, by rezoning the site consistent with the underlying zoning of surrounding properties.

The Planning Proposal seeks to achieve these intended outcomes through amendment to the *Parramatta (former The Hills) Local Environmental Plan 2012* and to rezone the site to R2 Low Density Residential. The Planning Proposed is accompanied by technical studies to support the proposed changes (refer to Appendix 1 and 2).

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend Parramatta (former The Hills) LEP 2012 in relation to the land use zoning.

In order to achieve the desired objectives, the following amendment to the *Parramatta (former The Hills) LEP 2012* is required:

Amend the zone in the **Land Zoning Map** (Sheet LZN_002) from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential. Refer to **Figure 19** in Part 4 of this Planning Proposal.

2.1 Other relevant matters

2.1.1 Voluntary Planning Agreement

It is noted that the proponent provided a Letter of Offer on 29 September 2022, outlining willingness to enter into a Planning Agreement associated with the Planning Proposal. The Letter of Offer provides for pedestrian upgrades to address increased infrastructure demand generated by the proposed development. It is intended that the Planning Agreement is structured to allow a base development scenario, and triggers for revision of the Planning Agreement should development vary from the proposed base development scenario, effectively building a level of flexibility into the Planning Agreement to accommodate different development scenarios.

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the Planning Proposal.

3.1 Section A - Need for the Planning Proposal

This section establishes the need for a Planning Proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

3.1.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

Local Strategic Planning Statement (LSPS)

Council's adopted Local Strategic Planning Statement (LSPS) provides strategic direction on how the City of Parramatta is planning for the future growth of the city and draws together the needs and aspirations of the community. It identifies priorities for jobs, home and infrastructure. The LSPS contains actions and priorities to help Council achieve the vision of the State Government's Greater Sydney Region Plan and Central City District Plan and highlights its important role as the Central River City.

The LSPS additionally identifies the need to preserve and enhance the low-scale character of suburban Parramatta outside of the Greater Parramatta and Olympic Park (GPOP) area and Epping Strategic Centre through 'Planning Priority 5' which relates to maintaining lower density residential zones in areas outside of identified growth precincts across the city. As Oatlands is not in, or adjacent to, an identified growth precinct, this Planning Proposal is strategically aligned with Planning Priority 5 in the LSPS. This consistency is highlighted in **Table 3**.

Table 3 – Consistency of Planning Proposal with City of Parramatta Local Strategic Planning Statement

Priority/Direction/Action	Response
Planning Priority 5	Consistent.
Policy Direction	This Planning Proposal is in an area outside of a
P17 Maintain lower density residential zones,	growth precinct and proposes an R2 Low
with a maximum height of 2 storeys, throughout	Density Rezoning that is consistent with
suburban Parramatta.	surrounding zoning.

Local Housing Strategy (LHS)

The Planning Proposal is consistent with the City of Parramatta Local Housing Strategy (LHS), which provides direction at the local level about when and where future housing growth will occur, and how it aligns with the broader NSW-government strategic planning framework. The LHS identifies that the city will require a small increase of housing stock in areas outside of the identified growth precincts.

3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is the best and most appropriate means of achieving the desired future redevelopment on the site. Accordingly, an amendment to the *Parramatta (former The Hills) LEP 2012* to re-zone the site as R2 Low Density Housing is an appropriate mechanism to achieve consistency with the surrounding land uses for this site.

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objective/s supported by a Strategy or Strategies. Those objectives and or strategies relevant to this Planning Proposal are discussed below.

Infrastructure and Collaboration

An assessment of the Planning Proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in **Table 4a**, below.

Table 4a – Consistency of Planning Proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities O2: Infrastructure aligns with forecast growth – growth infrastructure compact O3: Infrastructure adapts to meet future need O4: Infrastructure use is optimised	N/A. This Planning Proposal does not impact infrastructure.

Liveability

An assessment of the Planning Proposal's consistency with the GSRP's relevant Liveability objectives is provided in **Table 4b**, below.

Table 4b - Consistency of Planning Proposal with relevant GSRP Actions - Liveability

Liveability Direction	Relevant Objective	Comment
A city for people	O6: Services and infrastructure meet communities' changing needs	This Planning Proposal seeks to remove the current SP2 Infrastructure (Educational Establishment) in favour of
	O7: Communities are healthy, resilient and socially connected	R2 Low Density Residential zoning. It is noted that the site has not been used
	08 : Greater Sydney's communities are culturally rich with diverse neighbourhoods	as an educational establishment since 2019. This zoning change will not have an impact on current educational service in
	09 : Greater Sydney celebrates the arts and supports creative industries and innovation	the Oatlands catchment area.
Housing the city	O10: Greater housing supply	This Planning Proposal will contribute to greater housing supply. This Planning Proposal provides an indicative plan to subdivide the land parcel to provide two (2) low density housing blocks facing onto Gollan Avenue.
	O11: Housing is more diverse and affordable	The rezoning will contribute to the diversity and affordability of low-density housing.
A city of great places	O13: Environmental heritage is identified, conserved and enhanced	The site itself does not contain a heritage item; however, it is within the Burnside Homes Heritage Conservation Area. As such, any future development applications will be assessed against current heritage controls and will be accompanied by a Statement of Heritage Impact to ensure development is respectful of the Burnside Homes Conservation Area (refer to Appendix 1).

Productivity

An assessment of the Planning Proposal's consistency with the GSRP's relevant Productivity objectives is provided in **Table 4c**, below.

Table 4c - Consistency of Planning Proposal with relevant GSRP Actions - Productivity

Productivity Direction	Relevant Objective	Comment
A well-connected city	O14: The plan integrates land use and transport creates walkable and 30-minute cities	This Planning Proposal is not located in an identified growth precinct and does not contribute to the establishment of a 30-minute city.
	O15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	N/A This Planning Proposal is not located in the Eastern, GPOP or Western Economic Corridors.
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected O21: Internationally competitive health, education, research and innovation precincts O22: Investment and business activity in centres O23: Industrial and urban services land is planned, retained and managed O24: Economic sectors are targeted for success	N/A This Planning Proposal is related to residential land only.

Sustainability

An assessment of the Planning Proposal's consistency with the GSRP's relevant Sustainability objectives is provided in **Table 4d**, below.

Table 4d - Consistency of Planning Proposal with relevant GSRP Actions - Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	O25: The coast and waterways are protected and healthier O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced O28: Scenic and cultural landscapes are protected O29: Environmental, social and economic values in rural areas are protected and enhanced O30: Urban tree canopy cover is increased O31: Public open space is accessible, protected and enhanced O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths	N/A This Planning Proposal is located in an existing urban area and does not impact biodiversity or bushland.
An efficient city	O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change O34: Energy and water flows are captured, used and re-used O35: More waste is re-used and recycled to support the development of a circular economy	N/A This Planning Proposal does not respond to energy, waste or water efficiencies. Detailed assessment of these issues may be considered at the DA stage.

A resilient city	O36: People and places adapt to climate change and future shocks and stresses	The site is not located in a flood prone area.
	O37: Exposure to natural and urban hazards is reduced	
	O38: Heatwaves and extreme heat are managed	

Implementation

An assessment of the Planning Proposal's consistency with the GSRP's relevant Implementation objectives is provided in **Table 4e**, below.

Table 4e- Consistency of Planning Proposal with relevant GSRP Actions - Implementation

Implementati on Direction	Relevant Objective	Comment
Implementation	O39: A collaborative approach to city planning	The Planning Proposal is consistent with the State Government's Planning Proposal process in accordance with the 'A Guide to Preparing Planning Proposals'.
		The Planning Proposal considers other strategic planning documents including the Central City District Plan and local strategies. This will be further discussed below.

Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* ("CCDP") is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions. Those Planning Priorities and Actions relevant to this Planning Proposal are discussed below.

Infrastructure and Collaboration

An assessment of the Planning Proposal's consistency with the CCDP's relevant Infrastructure and Collaboration Priorities and Actions is provided in **Table 5a**, below.

Table 5a – Consistency of Planning Proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
A city supported by infrastructure O1: Infrastructure supports the three cities O2: Infrastructure aligns with forecast growth – growth infrastructure compact O3: Infrastructure adapts to meet future need O4: Infrastructure use is optimised	PP C1: Planning for a city supported by infrastructure • A1: Prioritise infrastructure investments to support the vision of <i>A metropolis</i> • A2: Sequence growth across the three cities to promote north-south and east-west connections • A3: Align forecast growth with infrastructure • A4: Sequence infrastructure provision using a place based approach • A5: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans • A6: Maximise the utility of existing infrastructure assets and consider strategies	N/A This Planning Proposal does not impact infrastructure. Detailed assessment of these issues may be considered at the DA stage

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	demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities	
O5 : Benefits of growth realized by collaboration of governments, community and business	PP C2: Working through collaboration • A7: Identify prioritise and delivery collaboration areas	N/A This Planning Proposal relates to a single site outside of the growth precincts.

Liveability

An assessment of the Planning Proposal's consistency with the CCDP's relevant Liveability Priorities and Actions is provided in **Table 5b**, below.

Table 5b - Consistency of Planning Proposal with relevant CCDP Actions - Liveability

Liveability Direction	Planning Priority/Action	Comment
A city for people O6: Services and infrastructure meet communities' changing needs	PP C3: Provide services and social infrastructure to meet people's changing needs • A8: Deliver social infrastructure that reflects the need of the community now and in the future • A9: Optimise the use of available public land for social infrastructure	This Planning Proposal seeks to remove the current SP2 Infrastructure (Educational Establishment) in favour of R2 Low Density Residential zoning. It is noted that the site has not been used as an educational establishment since 2019. This zoning change will not have an impact on current educational service in the Oatlands catchment area.
O7: Communities are	PP C4: Working through collaboration	N/A
healthy, resilient and socially connected 08 : Greater Sydney's communities are culturally	 A10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d). 	This Planning Proposal is related to residential land only.
rich with diverse neighbourhoods 09 : Greater Sydney	 A11: Incorporate cultural and linguistic diversity in strategic planning and engagement. 	
celebrates the arts and supports creative industries and innovation	 A12: Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. 	
	A13: Strengthen the economic self- determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Council's.	
	 A14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden including (a-c). 	
	A15: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places	
Housing the city O10: Greater housing supply O11: Housing is more diverse and affordable	PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	This Planning Proposal provides an indicative plan to subdivide the land parcel to
	A16: Prepare local or district housing strategies that address housing targets [abridged version]	provide two (2) low density housing blocks facing onto Gollan Avenue.
	A17: Prepare Affordable Rental housing Target Schemes	
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A city of great places

O12: Great places that bring people together

O13: Environmental heritage is identified, conserved and enhanced

PP C6: Creating and renewing great places and local centres, and respecting the District's heritage

- A18: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (ae)
- A19: Identify, conserve and enhance environmental heritage by (a-c)
- A20: Use place-based planning to support the role of centres as a focus for connected neighbourhoods
- A21: In Collaboration Areas, Planned Precincts and planning for centres (a-d)
- A22: Use flexible and innovative approaches to revitalise high streets in decline.

The site itself does not contain a heritage item; however, it is within the Burnside Homes Heritage Conservation Area. As such, any future development applications will be assessed against heritage controls and will be accompanied by a Statement of Heritage Impact to ensure development is respectful of the Burnside Homes Conservation Area (refer to **Appendix 1**).

Productivity

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in **Table 5c**, below.

Table 5c - Consistency of Planning Proposal with relevant CCDP Actions - Productivity

Productivity Direction	Planning Priority/Action	Comment
A well-connected city O19: Greater Parramatta is	PP C7: Growing a stronger and more competitive Greater Parramatta	N/A This Planning
stronger and better connected	 A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] 	Proposal is not located in the
	 A24: Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead 	Eastern, GPOP or Western Economic Corridors, and
	 A25: Support the emergency services transport, including helicopter access 	does not impact infrastructure.
	A26: Prioritise infrastructure investment [abridged]	Detailed assessment of
	 A27: Manage car parking and identify smart traffic management strategies 	these issues may be considered at
	A28: Investigate opportunities for renewal of Westmead East as a mixed use precinct	the DA stage

Jobs and skills for the city O15: The Eastern, GPOP	PP C8: Delivering a more connected and competitive GPOP Economic Corridor	N/A This Planning	
and Western Economic Corridors are better connected and more	A29: Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GPOP Economic Corridor	Proposal is not located in the Eastern, GPOP or Western Economic Corridors, and does not contribute to the establishment of a 30 minute city	
competitive	A30: Prioritise transport investments that enhance access to the GPOP between centres within GPOP		
	 A31: Co-locate health, education. Social and community facilities in strategic centres along the GPOP Economic Corridor. 		
O14: The plan integrates land use and transport	PP C9: Delivering integrated land use and transport planning and a 30-minute city	This Planning Proposal is not	
creates walkable and 30 minute cities	A32: Integrate land use and transport plans to deliver a 30-muinute city	located in an identified growth precinct and does	
	A33: Investigate, plan and protect future transport and infrastructure corridors	not contribute to the establishment of a	
	 A34: Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network 	30 minute city.	
	A35: Optimise the efficiency and effectiveness of the freight handling and logistics network by (a-d)		
	 A36: Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train link from Schofields to WS Airport as well as Outer Sydney Orbital and Bells Line of Road-Castlereagh connections 		
O23: Industrial and urban services land is planned,	PP C10: Growing investment, business opportunities and jobs in strategic centres	N/A This Diagning	
retained and managed	A37: Provide access to jobs, goods and services in centres [abridged]	This Planning Proposal is not located in the Eastern, GPOP or Western Economic	
	A38: Create new centres in accordance with the principles for Greater Sydney's centres		
	A39: Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional floorspace	Corridors.	
O23: Industrial and urban services land is planned, retained and managed	PP C11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	N/A This Planning Proposal is related to	
	 A49: Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government area 	residential land only.	
	 A51: Facilitate the contemporary adaption of industrial and warehouse buildings through increased floor to ceiling heights 		
	 A52: Manage the interfaces of industrial areas, trade gateways and intermodal facilities by land use activities (a-e) and transport operations (f-g) [abridged] 		
O24: Economic sectors are targeted for success	PP C12: Supporting growth of targeted industry sectors	N/A This Planning	
	A53: Facilitate health and education precincts by (a-d) [abridged]	Proposal is related to residential land only.	
	A54: Provide a regulatory environment that enables economic opportunities created by changing technologies		

 A55: Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers 	
 A56: Protect and support agricultural production and mineral resources by preventing inappropriate dispersed urban activities 	
 A57: Consider opportunities to implement place- based initiatives to attract more visitors, improve visitor experience and ensure connections to transport at key tourist attractions 	
 A58: Consider opportunities to enhance the tourist and visitor economy in the district, including a coordinated approach to tourism activities, events and accommodation 	
 A59: When preparing plans for tourism and visitation consider (a-g) [abridged] 	

Sustainability

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in **Table 5d**, below.

Table 5d - Consistency of Planning Proposal with relevant CCDP Actions - Sustainability

Sustainability Direction	Planning Priority/Action	Comment
A city in its landscape O25: The coast and waterways are protected and healthier	PP C13: Protecting and improving the health and enjoyment of the District's Waterways • A60: Protect environmentally sensitive areas of waterways • A61: Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport • A62: Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes • A63: Work towards reinstating more natural conditions in highly modified urban waterways	N/A This Planning Proposal is located in an existing urban area and does not face onto sensitive waterways. Stormwater management on the site will be assessed at DA stage.
O26: The coast and waterways are protected and healthier	PP C14: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element • A64: Implement South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City	N/A This Planning Proposal is not located in the South Creek Corridor Project area.

O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced O28: Scenic and cultural landscapes are protected	PP C15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes • A65: Protect and enhance biodiversity by (a-c) [abridged] • A66: Identify and protect scenic and cultural landscapes • A67: Enhance and protect views of scenic and cultural landscapes from the public realm	This site has been largely developed and so does not contain areas of biodiversity that would warrant protection. A preliminary assessment (audit) of existing trees on the site has identified six (6) trees rated as 'high significance'* for retention, and zero (0) trees recommended for removal in response to this Planning Proposal and the indicative subdivision scheme. Additionally, the preliminary assessment demonstrates that there is adequate room to construct new residential dwellings, and space between existing trees on the site to accommodate the development of future driveways should the indicative subdivision application be progressed. As such, any future development applications will be assessed against the in-force DCP. *Significance of a Tree, Assessment Rating System (STARS) – Institute of Australian Consulting Arboriculturists 2010)
O30: Urban tree canopy cover is increased O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths	PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections • A68: Expand urban tree canopy in the public realm • A69: progressively refine the detailed design and delivery of (a-c) [abridged] • A70: Create Greater Sydney green Grid connections to the Western Sydney Parklands	A preliminary assessment (audit) of existing trees on the site has identified six (6) trees rated as 'high significance'* for retention, and zero (0) trees recommended for removal in response to this Planning Proposal and the indicative subdivision scheme. Additionally, the preliminary assessment demonstrates that there is adequate room to construct new residential dwellings, and space between existing trees on the site to accommodate the development of future driveways should the indicative subdivision application be progressed. As such, any future development applications will be assessed against the in-force DCP. *Significance of a Tree, Assessment Rating System (STARS) – Institute of Australian Consulting Arboriculturists 2010)
O31: Public open space is accessible, protected and enhanced	PP C17: Delivering high quality open space • A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]	N/A This Planning Proposal is located in an existing urban area and does not impact public open space.

An efficient city

O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change

O34: Energy and water flows are captured, used and re-used

O35: More waste is re-used and recycled to support the development of a circular economy

PP C19: Reducing carbon emissions and managing energy, water and waste efficiently

- A75: Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050
- A76: Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency
- A77: Protect existing and identify new locations for waste recycling and management
- A78: Support innovative solutions to reduce the volume of waste and reduce waste transport requirements
- A79: Encourage the preparation of low carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimising car parking provisions where an increase in total floor in 100,000sqm

N/A

This Planning Proposal does not respond to energy, waste or water efficiencies. Detailed assessment of these issues may be considered at the DA stage.

O36: People and places adapt to climate change and future shocks and stresses

O37: Exposure to natural and urban hazards is reduced

O38: Heatwaves and extreme heat are managed

PP C20: Adapting to the impacts of urban and natural hazards and climate change

- A81: Support initiatives that respond to the impacts of climate change
- A82: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards
- A83: Mitigate the urban heat island effect and reduce the vulnerability to extreme heat
- A84: Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley
- A85: Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD

The site is not located in a flood prone area

3.2.2 Will the Planning Proposal give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the Planning Proposal.

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the city and the region.

The Planning Proposal is considered to meet the strategies and key objectives identified in the plan including:

- Fair: The site is located within close proximity of four (4) educational institutions (refer to Figure 2).
- Accessible: The site is located within close access to two Transport for NSW (TfNSW) bus services running between Parramatta Station and Pennant Hills Station, and Parramatta Station and Macquarie Park via Epping Station. Additionally, the site is adjacent to existing Parramatta Ways walking strategy pathways, and to two proposed cycling route connections.
- Welcoming: The Planning Proposal is in keeping with the surrounding built form, and
 proposes development in keeping with the existing character of the suburb. The site is
 not identified as containing a heritage item, however it is located in the Burnside
 Homes Conservation Area. Any future development applications at the site would
 require a Statement of Heritage Impact to ensure development is respectful of the
 Burnside Homes Conservation Area.

Parramatta Local Strategic Planning Statement

Refer to Section 3.1.1 of this Planning Proposal.

Parramatta Local Housing Strategy

Refer to Section 3.1.1 of this Planning Proposal.

3.2.3 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

There are no State or regional studies or strategies which relate to the site for this Planning Proposal.

3.2.4 Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to **Table 6** below).

Table 6 - Consistency of Planning Proposal with relevant SEPPs

	Table 6 – Consistency of Planning Proposal with relevant SEPPs		
State Environmental Planning Policies (SEPPs)	Consistency: Yes = √ No = x N/A = Not applicable	Comment	
SEPP No 1 Development Standards	N/A	This SEPP is not relevant to the proposed amendment.	
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	This SEPP is not relevant to the proposed amendment.	
SEPP 60 – Exempt and Complying Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.	
SEPP No 65 Design Quality of Residential Flat Development	✓	This SEPP is not relevant to the proposed amendment.	
SEPP (BASIX) 2004	N/A	Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal.	
SEPP (Exempt and Complying Development Codes) 2008	✓	This SEPP is not relevant to the proposed amendment. May apply to future development of the site.	
SEPP (Housing) 2021	✓	Detailed compliance with SEPP (Housing) 2021 will be demonstrated at the time of making an application for the site facilitated by this Planning Proposal, noting that this SEPP permits Boarding Houses without consent on this site.	
SEPP (Resilience and Hazards) 2021	N/A	This SEPP is not relevant to the proposed amendment.	
SEPP (Industry and Employment) 2021	✓	This SEPP is not relevant to the proposed amendment. May apply to future development of the site.	
SEPP (Transport and Infrastructure) 2021	✓	This SEPP is not relevant to the proposed amendment. May apply to future development of the site.	
SEPP (Biodiversity and Conservation) 2021	N/A	The proposed development is not located directly on the Sydney Harbour Catchment foreshore. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at Development Assessment (DA) stage.	
SEPP (Planning Systems) 2021	N/A	This SEPP is not relevant to the proposed amendment.	
SEPP (Precincts – Central River City) 2021	N/A	This SEPP is not relevant to the proposed amendment.	

3.2.5 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing Planning Proposals for new LEPs. The directions are listed under nine focus areas:

- 1. Planning Systems and Planning Systems Place Based
- 2. Design and Place (This Focus Area was blank when the Directions were made)
- 3. Biodiversity and Conservation

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- 4. Resilience and Hazards
- 5. Transport and Infrastructure6. Housing
- 7. Industry and Employment
- 8. Resources and Energy
- 9. Primary production

The following directions are considered relevant to the subject Planning Proposal.

Table 7 – Consistency of Planning Proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
Planning Systems and Planning Systems – Place Based		
Direction 1.1 – Implementation of Regional Plans The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The Planning Proposal is consistent with the vision, land use strategy, goals, directions and actions contained in the GSRP, as described above in Tables 4b and 4d .	Yes
Direction 1.3 – Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 1.4 – Site Specific Provisions The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The Planning Proposal does not introduce any site specific provisions	Yes
2. Design and Place		
This Focus Area was blank at the time the Directions were made.		
3. Biodiversity and Conservation		,
Direction 3.1 – Conservation Zones The objective of this direction is to protect and conserve environmentally sensitive areas.	The Planning Proposal is consistent with this direction, in that it does not apply to environmentally sensitive areas or alter provisions for land in a conservation zone.	Yes
Direction 3.2 – Heritage Conservation The objective of this direction is to protect and conserve environmentally sensitive areas.	The site is located within the Burnside Homes Conservation Area; it does not contain any Heritage items.	Yes
consorve difficulting and a second consorve difficulting a second consorve difficulting and a second consorve difficulting a second consorve difficulting and a second consorve difficulting an	Future development on the site will be assessed against current heritage controls and accompanied by a Statement of Heritage Impact at DA stage to ensure protection and conservation required within the Burnside Homes Conservation Area (refer to Appendix 1).	
Direction 3.5 – Recreation Vehicle Areas The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	The Planning Proposal is consistent with this direction, in that it: is not proposing to enable land to be developed for the purpose of a recreation vehicle area.	Yes
4. Resilience and Hazards		
Direction 4.1 – Flooding The objectives of this direction are to:	The site is not flood prone and is above the 1:100 year (1% Annual Exceedance Probability) flood level.	Yes

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 (a) Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) Ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land. 	Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage. This will also include any design detail required to ensure compliance with Council's water management controls within The Hills Development Control Plan (DCP) 2012.	
Direction 4.3 Planning for Bushfire Protection The objectives of this direction are to: (a) Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) Encourage sound management of bush fire prone areas.	The site is not identified as bush fire prone land under Section 10.3 of the Environmental Planning and Assessment Act.	Yes
Direction 4.4 – Remediation of Contaminated Land The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by Planning Proposal authorities.	The site is not within an investigation area within the meaning of the Contaminated Land Management Act 1997 and has not been subject to development as described in Table 1 of the contaminated land planning guidelines.	Yes
Direction 4.1 - Acid Sulfate Soils The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	The site is not identified on the Acid Sulfate Soils Map in Parramatta (former The Hills) LEP 2012.	Yes
5. Transport and Infrastructure		
Direction 5.1 – Integrating Land Use and Transport The objective of this direction is to ensure that development reduces dependence on cars, increases the choice of available transport and improves access to housing, jobs and services by walking, cycling and public transport.	The Planning Proposal is consistent with this direction, in that it: Will provide new dwellings in proximity to existing public transport links Is located along existing Parramatta Ways walking strategy pedestrian routes and identified future cycle network routes. Makes more efficient use of space and infrastructure by allowing new residential development on an underutilised site.	Yes
Direction 5.2 – Reserving Land for Public Purposes The objectives of this direction are to facilitate the provision pf public services and facilities by reserving land for public purposes and facilitate the removal of reservations where the land is no longer required for acquisition.	The Planning Proposal does not include the identification of, or removal of, land required for acquisition.	Yes
6. Housing		
Direction 6.1 – Residential Zones The objectives of this direction are to encourage a variety and choice of housing types, make efficient use of existing infrastructure and services and minimise the impact of residential development.	The Planning Proposal is consistent with this direction, in that it: Facilitates additional housing by allowing new residential development on an underutilised site, in keeping with the land uses of the surrounding area.	Yes

	 Provides residential development in an existing urban area that is currently fully serviced by existing infrastructure. 	
7. Industry and Employment		
Direction 7.1 – Business and Industrial Zones The objectives of this direction are to: (a) Encourage employment growth in suitable locations, (b) Protect employment land in business and	The Planning Proposal is consistent with this direction, in that it does not apply to business or industrial zones or alter provisions for land in a business or industrial zone.	Yes
industrial zones; and (c) Support the viability of identified centres.		

3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site has been used as an educational facility and has been largely developed, therefore it is unlikely to contain critical habitat or threatened species, populations or ecological communities, or their habitats.

3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The main potential environmental impacts to be examined in detail with any future development proposal for the site are:

Heritage

The subject site is located in the Burnside Homes Conservation Area as identified in The Hills DCP 2012 (refer to **Figure 6**). The site itself does not contain a heritage item and is not adjacent to any listed heritage items.

As discussed above, the proposed rezoning from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential is not considered to have a significant impact to the heritage significance of the area and will be consistent with adjoining zoning and land uses.

Any future DA would need to include a Statement of Heritage Impact to ensure that any development is completed in a manner that is sympathetic to, and does not detract from, the identified significance of the Burnside Homes Conservation Area.

Any applications should be referred to the NSW Environment, Energy and Science and Heritage NSW prior to any works commencing for assessment of potential relics on the site and their conservation.



Figure 6 – Heritage item map, Parramatta (former The Hills) LEP 2012 for the site at 8 Lincluden Place, Oatlands

Urban Design and Built Form

This Planning Proposal proposes to rezone the site from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential. The Planning Proposal does not seek any changes to the existing building heights or FSR.

The maximum development potential of this site provides two development scenarios:

- (1) Lot subdivision to 5 x residential lots at 700m2 each, with dual occupancy dwellings (total 10 new dwellings)
- (2) Lot subdivision to 5 x residential lots at 700m2 each, with a Boarding House of up to 12 rooms (permitted without consent under the SEPP (Housing) 2021)

These scenarios would require further investigations to identify local infrastructure requirements, particularly to support upgraded active transport network connections to support the increased development.

Transport and Accessibility

The proposed R2 Low Density Residential zones can accommodate low density forms of residential accommodation and can also accommodate an educational facility as per current zoning. As stated in the submitted traffic report, no significant additional traffic load will be generated as a result of the proposed rezoning (refer to **Appendix 2**). Additional traffic studies may be required at the DA assessment stage.

Future DAs would be assessed against the in-force DCP at the time of application and may require an additional traffic study to be undertaken.

The site is served by the two Transport for NSW (TfNSW) bus services running between Parramatta Station and Pennant Hills Station, and Parramatta Station and Macquarie Park via Epping Station.

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The site has active transport connections and is adjacent to existing pathways in the Parramatta Ways walking network (refer to **Figure 7**). Additionally, there are two proposed cycle ways along both Pennant Hills Road and Gollan Avenue (refer to **Figure 8**). Further investigations to identify local infrastructure requirements, particularly to with regard to upgraded active transport network connections to support the increased development, would be required.



Figure 7 - Existing Parramatta Ways walking network routes and footpath locations.

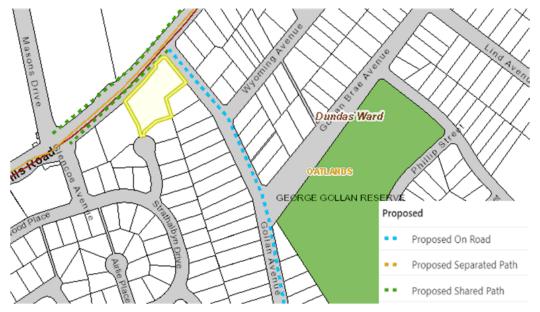


Figure 8 - Proposed future cycle network connections along Pennant Hills Road and Gollan Avenue.

3.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

27

The site and existing buildings have not been used as an educational establishment since the current owners purchased the site in 2019. Council officers consider that the loss of SP2 Infrastructure (Educational Establishment) zoned land will have no impacts on access to education facilities as these are permitted uses in an R2 Low Density Residential zone regardless (refer to **Figure 2**).

Further, the potential loss of the existing play spaces is considered a minor impact to the local community as is located within close proximity to existing, Council managed, open space and recreation areas (refer to **Figure 9**). Furthermore, the site is privately owned, is not a designated community play space. Any future application to re-establish an educational facility on the site would be required to meet the Education and Care Services National Regulations under the SEPP (Transport and Infrastructure).

The Applicant may seek to continue to use the existing buildings as an education facility. It is noted that the educational facility could re-commence operations in accordance with the existing development consent BA/84233 issued 5 July 1988 by the then Baulkham Hills Shire Council. If, however, the Applicant pursues the indicative subdivision, the existing development consent would need to be surrendered before any development consent is issued for subdivision. Any future DA seeking to establish a new education facility in these buildings will be required to demonstrate the ability to meet the Education and Care Services National Regulations as described in Part 3.3 of the SEPP (Transport and Infrastructure) 2021.



Figure 9 – Existing, Council managed, open space and recreation areas within the vicinity of the site at 8 Lincluden Place, Oatlands.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the Planning Proposal?

Further investigations will be required with regards to the potential impact on the existing active transport network as a result of this Planning Proposal.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with the State and Commonwealth public authorities will be undertaken once the Gateway determination has been issued.

PART 4 – MAPPING

This section contains the mapping for this Planning Proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals.

4.1 Existing controls

This section illustrates the current *Parramatta (former The Hills) 2012* controls which apply to the site. **Figure 10** illustrates the existing SP2 Infrastructure (Educational Establishment) zone for the site at 8 Lincluden Place, Oatlands.

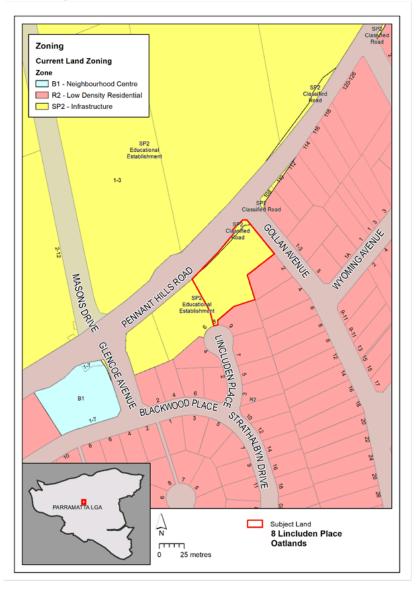


Figure 10 – Existing zoning extracted from Parramatta (former The Hills) LEP 2012 Land Zoning Map

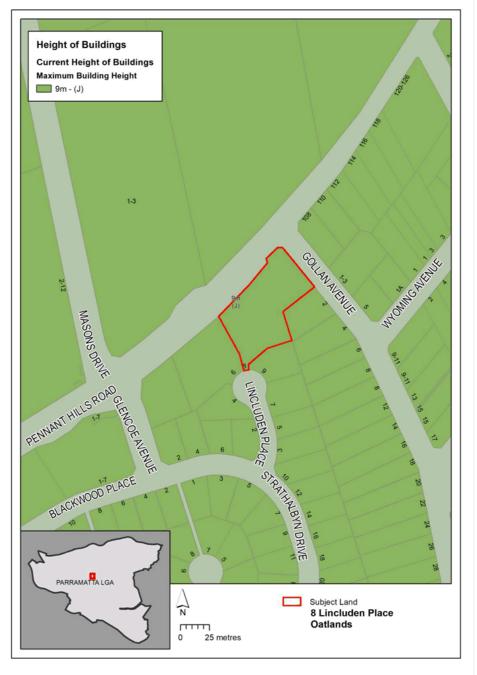


Figure 11 illustrates the existing Height of Buildings controls for the site at 8 Lincluden Place, Oatlands.

Figure 11 – Existing Height of Buildings extracted from *Parramatta (former The Hills) LEP 2012* Height of Buildings Map

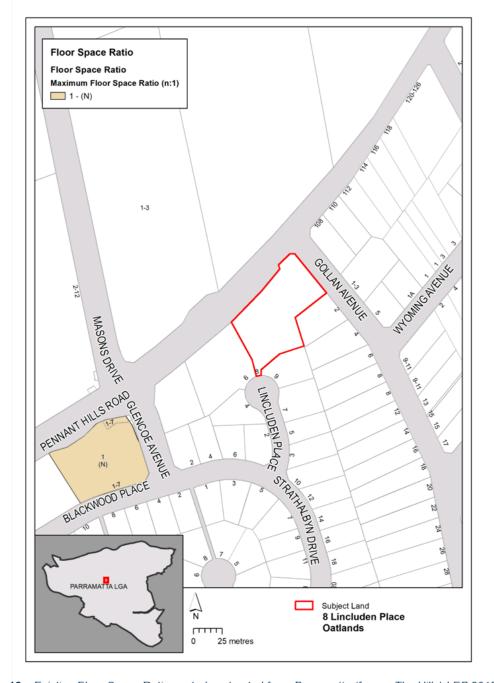


Figure 12 illustrates the existing Floor Space Ratio controls for the site at 8 Lincluden Place, Oatlands.

Figure 12 – Existing Floor Space Ratio controls extracted from *Parramatta (former The Hills) LEP 2012* Floor Space Ratio Map

Figure 13 illustrates the existing Heritage Conservation Area – the Burnside Homes Conservation Area, for the site at 8 Lincluden Place, Oatlands.

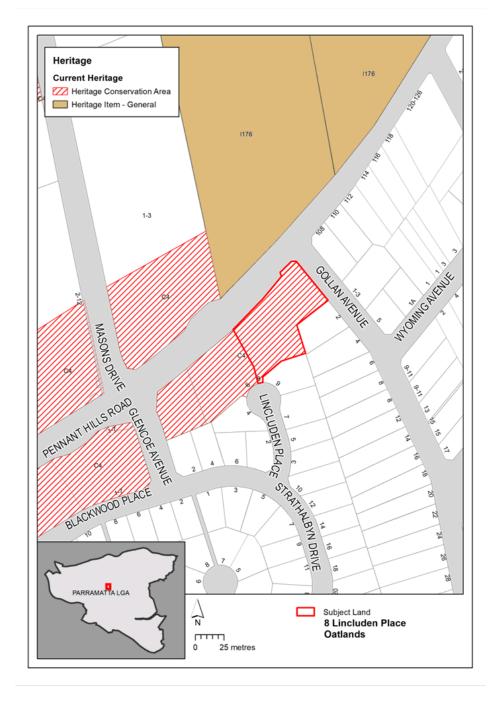


Figure 13 – Existing Heritage Conservation Area extracted from *Parramatta (former The Hills) LEP 2012*Heritage Map

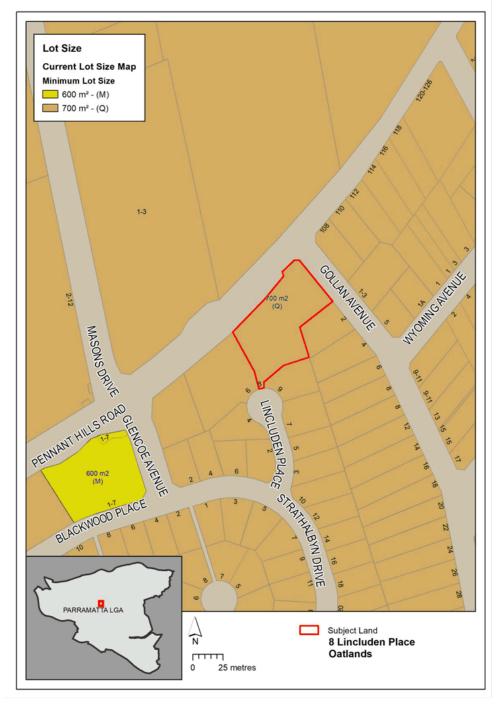


Figure 14 illustrates the minimum lot size for the site at 8 Lincluden Place, Oatlands.

Figure 14 - Existing minimum lot sizes extracted from Parramatta (former The Hills) LEP 2012 Lot Size Map

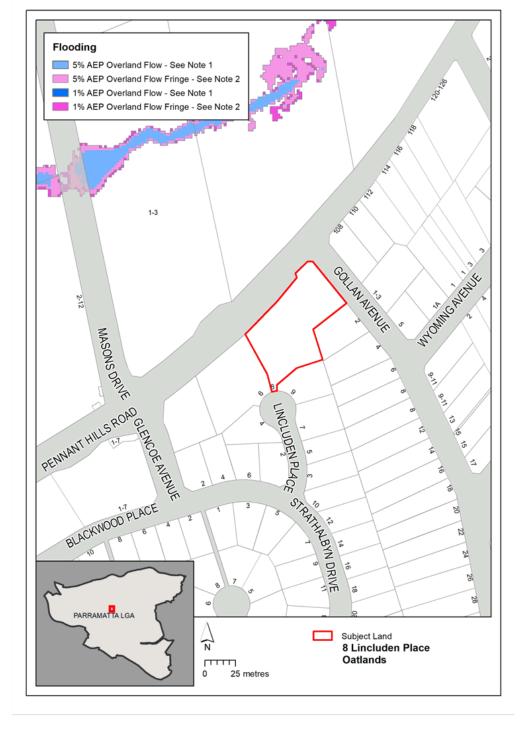


Figure 15 illustrates the flooding extent in the vicinity of the site at 8 Lincluden Place, Oatlands.

Figure 15 – Existing flooding extent extracted from Parramatta (former The Hills) LEP 2012 Flooding Map

Figure 16 illustrates the existing Land Reservation and Acquisition zones for the Classified Road, Pennant Hills Road, adjacent to the site at 8 Lincluden Place, Oatlands.

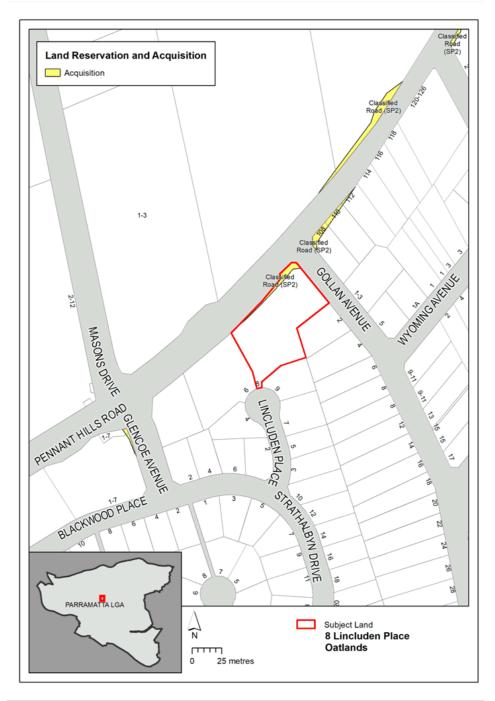


Figure 16 – Existing SP2 Infrastructure Classified Road land reservation and acquisition extracted from Parramatta (former The Hills) LEP 2012 Land Reservation and Acquisition Map

4.2 Proposed controls

The figures in this section illustrate the proposed Land Use Zone map as a result of the assessment and recommendations for the Planning Proposal.

Figure 17 illustrates proposed R2 Low Density Residential zoning for the site at 8 Lincluden Place, Oatlands.

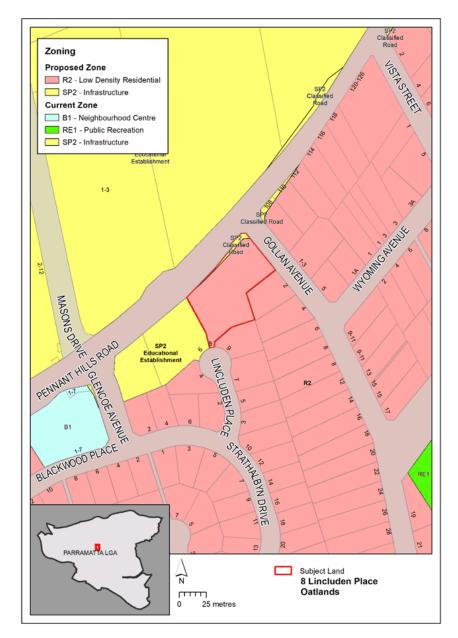


Figure 17 - Proposed amendment to the Parramatta (former The Hills) LEP 2012 Zoning Map

PART 5 – COMMUNITY CONSULTATION

The Planning Proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- · display at Council's Customer Service centre;
- display at Carlingford, Dundas and Parramatta libraries;
- display on the Council's website; and
- · written notification to adjoining landowners.

The Gateway determination will specify the level of public consultation that must be undertaken in relation to the Planning Proposal including those with government agencies.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PART 6 – PROJECT TIMELINE

Once the Planning Proposal has been referred to the Minister for review of the Gateway Determination and a Gateway determination is received, the anticipated project timeline will be further refined, including at each major milestone throughout the Planning Proposal's process.

Table 7 below outlines the anticipated timeframe for the completion of the Planning Proposal.

Table 7 - Anticipated timeframe to Planning Proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	October 2022
Report to Council on the assessment of the PP	November 2022
Referral to Minister for review of Gateway determination	December 2022
Date of issue of the Gateway determination	January 2022
Date of issue or revised Gateway determination (if relevant)	N/A
Commencement and completion dates for public exhibition period	June – July 2023
Commencement and completion dates for government agency notification	August 2023
Consideration of submissions	September 2023
Consideration of Planning Proposal post exhibition and associated report to Council	October 2023
Submission to the Department to finalise the LEP	November 2023
Notification of instrument	December 2023

Appendix 1 – Heritage Impact Statement

[Weir Phillips Heritage and Planning 2021]

5th August 2021

Parramatta Council 126 Church Street, Parramatta 2150, NSW

Planning Proposal- No. 8 Lincluden Place, Oatlands. Change Land Zone from SR2 to R2.

This Heritage Impact Statement letter (HIS)has been prepared in conjunction with a Planning Proposal to change the land zone of No. 8 Lincluden Place from SP2: Infrastructure to R2: Low Density Residential.



Figure 1: The site as seen from Pennant Hills Road. Google images. 2021.

The site is located within the City of Parramatta Council. The principal planning control for the site is the *Parramatta (former The Hills) Local Environmental Plan 2012 (LEP 2012*). The site is not listed as a heritage item but is located in the Burnside Homes Heritage Conservation Area and in the vicinity of a heritage listed by Schedule 5 Part 1 and 2 of the *LEP 2012*.

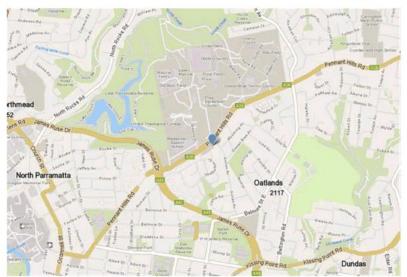


Figure 2: Site Location noted by blue dot. Whereis.com



Figure 3: The site outlined in white. Six Maps. 2021. Site outlined in red.

ASSESSMENT OF SIGNIFICANCE

Summary of Statutory Heritage Listings for the site: No. 8 Lincluden Place, Oatlands.

- Is Not listed as a heritage item by Schedule 5, Part 1 of the LEP 2012
- Is located in a Heritage Conservation Area by Schedule 5, Part 2 of the LEP 2012.
- Is not listed on the State Heritage Register under the auspices of the NSW Heritage Act 1977.
- Is adjacent to the Gowan Brae Group heritage item (1176) by Schedule 5, Part 1 of the LEP 2012

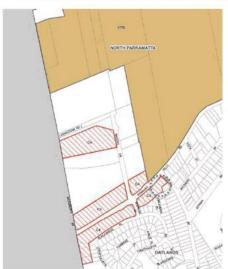


Figure 4: Planning Portal Heritage Map. Site outlined in Blue. Parramatta LEP 2012.

Burnside Homes Heritage Conservation Area

The State Heritage Inventory does not provide a Statement of Significance for the Burnside Homes Heritage Conservation Area. Noted as C4 in Figure 4 above.

The following description of the Heritage Conservation. Area has been sourced from the following website. https://www.findandconnect.gov.au/guide/nsw/NE00251.

Burnside Presbyterian Orphan Homes, on Pennant Hills Road at North Parramatta, were children's homes founded in 1911 by philanthropist Sir James Burns. Burnside pioneered cottage care in Australia and was a functioning village, with 14 cottages, all grand in scale, its own farm, hospital and school, and a gymnasium and swimming pool. In 1955 Burnside changed its name to Burnside Presbyterian Homes for Children, as the word 'orphan' was stigmatising and misleading.

James Burns (1846-1923) was a Presbyterian philanthropist, whose wealth derived from his shipping and business activities, including his part in the giant trading firm Burns Philp and Co. Ltd. He became aware that the Presbyterian Church wanted to establish a home for orphaned and destitute children. In 1909 he offered to purchase 45 acres of land in North Parramatta and transfer it to the Church, together with a donation of £500. The offer was accepted. Despite the close links with the Presbyterian Church, Burnside was independent and was not controlled by the Church hierarchy. The Burnside Homes were established and maintained entirely by private donations, including from James Burns' estate.

The first home, No 1 Cottage, or 'Blairgowrie', was opened on 17 June 1911 by Lady Dudley, wife of the Governor General. Within 12 years, there were 14 homes on the North Parramatta site, caring for more than 500 children in cottage-style accommodation. Burnside had its own school with a gymnasium and swimming pool, a hall, a hospital, playing fields, and a farm, dairy and vegetable garden. There was also staff accommodation.

The cottage homes established at Burnside were unique in the early twentieth century. Most were designed to care for around 30 children in each home, which was considered to be a model for child care. The Board of Directors was receptive to innovations in child care, and Burnside was considered to offer a very high standard of care.

In 1921, Burnside Presbyterian Orphan Homes were granted 5 shillings per week for every orphan in its care by the NSW Government. This allowance was extended to a range of private institutions that cared for children.

In 1922, Burnside became involved in child and youth migration. 'Reid Home', bestowed by Mr and Mrs Andrew Reid, was built to house Scottish war orphans but as few such children could be found, instead was home to 22 Irish Protestant children, who arrived in December.

Although Burnside Homes were called 'orphan homes', few of the children were actual orphans, in the sense of having lost both parents. Children were usually committed to the homes because of poverty, family breakdown, illness and hardship. Parents were expected to pay fees to maintain their children and were allowed to maintain contact, although this was limited to set visiting hours, on rare Sundays. This separation was heartbreaking for children and their parents.

'We were Burnie Kids', a film made by Burnside in the period 1937-1940 to promote its work, depicts a typical (though made-up) family seeking help from Burnside. The made-up family has a father dying from war service, a mother exhausted by working and caring and live in squalid, dark accommodation in inner-city Sydney. When the father dies, the mother collapses and, reluctantly, agrees to her children being taken to Burnside by the Presbyterian minister. The arrival at Burnside, where the children walk through the great sandstone gates on Pennant Hills Road and join hundreds of other children playing in the open air, is shown as a happy ending for the children, and the film goes on to show children at school, in their dormitories and enjoying living, working and playing on the spacious grounds. The film is idealistic, but is truthful in that many families

chose Burnside for their children during hard times. Although never ideal, Burnside was rather less bleak than many other children's institutions at this time.

During World War II (1942-1945) the children and teachers of Burnside were evacuated to Springwood, to ensure the safety of the children and free up the land for the war effort. The farm and buildings at North Parramatta were used by the Australian Army throughout the war, and children did not return until 1945.

Burnside Presbyterian Orphan Homes changed its name to Burnside Presbyterian Homes for Children in 1955, in recognition of the fact that most children in the home were not orphans.

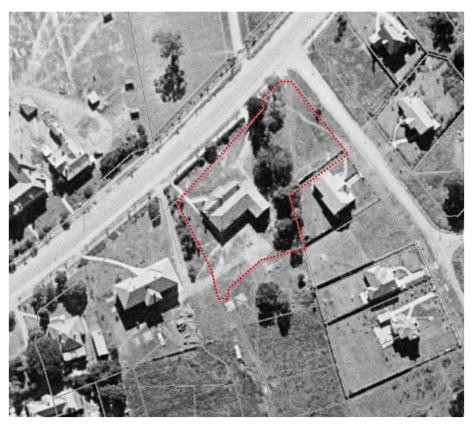


Figure 5: 1943 aerial photograph over the site. Site outlined in Red. Six Maps 2021.

Heritage items in the vicinity of the site

The site is located in the vicinity of a local heritage item, The Gowan Brae Group, Item I176, refer to the heritage map above Figure 4. Local heritage items are coloured brown and Heritage Conservation Areas are hatched red. For the following, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

Gowan Brae Group, comprising Gowan Brae House, Kings School Chapel, gatehouse and fence, aviary, fountain, rotunda, the Cedars, grave, 19th century driveways and stables, iron palisade fence, horseshoe bridge/dam and roadway. North Parramatta. Heritage item No. 1176.

The State Heritage Inventory does not provide a Statement of Significance for the Heritage Item. However it is noted the heritage item is comprised of The King School, North Parramatta.

The heritage item is located opposite the site on Pennant Hills Road. The heritage item is expansive in area with the subject site physically and visually removed from the significant buildings within the heritage item. There are no shared view corridors between the subject site and the heritage item.

SCOPE OF WORK OF THE PLANNING PROPOSAL

The Planning Proposal includes to:

- Change the land zone from SR2: Educational Establishment to R2: Low Density Residential.
- There are no physical works to be undertaken in the planning proposal.

EFFECT OF THE PLANNING PROPOSAL ON THE HERTIAGE CONSERVATION AREA

The Planning Proposal is to change the Land Zone of the site from SR2:Educational Establishment to R2:Low Density Residential. The change in zoning will have no impact on the Burnside Homes Heritage Conservation. Area, in and of itself as there are no physical works proposed within the Planning Proposal. Any future work will require a comprehensive Development Application (DA) to be submitted to Parramatta Council, where the development will be assessed against the Parramatta (former The Hills) LEP 2012 and The Hills DCP 2012. As part of the DA a Heritage Impact Statement will be submitted to assess any impact on the Heritage Conservation Area and heritage item.

EFFECT OF WORKS ON THE HERITAGE CONSERVATION AREA IN THE VICINITY OF THE SITE

The proposed works will have no impact on the adjacent Heritage Item, Gowan Brae Group as the significant buildings within the heritage item are physically and visually remote from the subject site.

CONCLUSION

The site is located in the Burnside Homes Conservation Area and is currently zone SR2: Educational Establishment. This Planning Proposal to change the zoning to R2: Low Density Residential will have no impact on the Heritage Conservation Area or the adjacent Heritage Item as there are no physical works proposed in the application. Any future building proposal for the site will require a Development Application that will be assessed against Councils LEP 2012 and DCP 2012 and will be accompanied by a Heritage Impact Statement.

Yours faithfully,

James Phillips | Director

Appendix 2 – Traffic Assessment Study

[TTPP Transport Planning 2021]



Our Ref: 20308

9 August 2021

Little Zak's Academy 6 Porter Street RYDE NSW 2112

Attention: Mr Veselin Krajcic

Dear Veselin,

RE: 8 LINCLUDEN PLACE, OATLANDS PROPOSED REZONING TO R2

As requested, please find herein The Transport Planning Partnership (TTPP)'s traffic assessment for the above proposed development.

Overview

It is proposed to rezone the current site at 8 Lincluden Place, Oatlands from SP2 Infrastructure to R2 Low Density Residential. Under the R2 zone, it is proposed to maintain the existing school building and its current use as a school.

We understand that State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 outlines that schools may be carried out on land in a prescribed zone. R2 Low Density Residential zone is included in the list of prescribed zone.

Traffic Assessment

The site has an approval to accommodate 104 students.

The Roads and Maritime Services Trip Generation Surveys of Schools undertaken in 2014 revealed that a school would generate the following number of vehicle trips per student.

The Transport Planning Partnership Suite 402, 22 Atchison Street ST LEONARDS NSW 2065



Table 4.2: Summary of Vehicle Trip Generation per Student

School Type	Period	Average	Minimum	Maximum	Range
-49	AM	0.62	0.16	1.35	1.19
All	PM	0.43	0.11	1.09	0.98
Diana.	AM	0.88	0.43	1.35	0.92
Primary	PM	0.71	0.14	1.09	0.95
Secondary	AM	0.47	0.16	0.83	0.67
	PM	0.27	0.11	0.51	0.40

Source: Roads and Maritime Services, Trip Generation Surveys Schools - Analysis Report, 2014

The subject school of 104 students would, depending on whether it was a primary or secondary school, generate somewhere between 28 and 92 trips in a peak hour.

Whilst it is proposed to rezone the site to R2 zone, the existing buildings will continue be used as a school. Therefore, it is anticipated that the proposed change in zone would generate a similar level of traffic in comparison to the approved school development, which could accommodate up to 104 students.

Conclusion

The proposed rezoning of 8 Lincluden Place, Oatlands from SP2 Infrastructure to R2 Low-Density Residential would have negligible traffic impacts on the surrounding road network, in comparison to the currently approved use.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,

Ken Hollyoak Director



Zaki Property Pty Ltd T/As Zaki Property Trust PO Box 1026 Meadowbank NSW 2114 Ph. (02) 8036 8390 ABN: 85 020 549 690

29 September 2022

General Manager, City of Parramatta Council,

Initial Voluntary Planning Agreement Letter of Offer: 8 Lincluden Place, Oatlands.

Zaki Property Pty Ltd ATF Zaki Property Trust offers to enter into discussions regarding a Planning Agreement to be negotiated with Council under Section 7.4 of the *Environmental Planning and Assessment Act 1979* in connection with a Planning Proposal for 8 Lincluden Place, Oatlands.

The Planning Proposal seeks to alter the zoning from SP2 to R2 low density and the proposal will facilitate additional development potential on the site. The current architectural concepts show 2 additional dwellings on Gollan Avenue and retention of the existing buildings associated with the prior Educational Establishment. Discussions have occurred regarding a Rehabilitation Centre through adaptative re-use and alterations and additions to that part of the site. The final development outcome is not known however we acknowledge that local infrastructure demand will increase arising from the uplift that is sought by the Planning Proposal. The base outcome would be the creation of 2 dwellings and the retention of the educational establishment on the land.

This letter confirms the proponent's willingness to enter a Planning Agreement to support the Planning Proposal. The proponent would agree to enter discussions regarding a contribution to the footpath upgrades along Pennant Hills Road between Gollan and Glencoe Avenue. We note and agree that the exact amount of the contribution to be delivered will be determined through ongoing consultation with Council and be progressed if and when Gateway Determination is achieved.

This could be delivered either by way of a cash contribution or material public benefit (i.e. land dedication and physical works- or a combination of the two (2).

We also note that suitable valuations would be necessary to determine the cost of any infrastructure works and the value of any land dedication to ensure that a suitable 'value' is placed on such items if that is the way that the Planning Agreement is structured.

Yours faithfully

Maged Zaki

Director and Authorised Officer Zaki Property Pty Ltd ATF Zaki Property Trust

Item 5.5

PLANNING PROPOSAL

ITEM NUMBER 5.5

SUBJECT Pre-Gateway Planning Proposal for land at 8 Lincluden Place,

Oatlands

REFERENCE RZ/3/2021 - APPLICANT/S Think Planners

OWNERS Zaki Property Pty Ltd As Trustee For Zaki Property Trust

REPORT OF Project Officer

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL Nil

PURPOSE

The purpose of the report is to seek the Parramatta Local Planning Panel's advice to Council on a request to the Department of Planning and Environment for a Gateway Determination for a Planning Proposal for the land at 8 Lincluden Place, Oatlands.

RECOMMENDATION

The Parramatta Local Planning Panel consider the following Council Officer recommendation in its advice to Council:

- (a) That Council approve, for the purposes of seeking a Gateway Determination from the Department of Planning and Environment (DPE), the Planning Proposal at Attachment 1 for the land at 8 Lincluden Place, Oatlands, which seeks the following change to the Parramatta (former The Hills) Local Environmental Plan 2012:
 - i. Amend the Land Zoning Map from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential.
- (b) **That** the Planning Proposal be forwarded to the DPE for a Gateway Determination.
- (c) That Council advise the DPE that the CEO will be seeking to exercise its planmaking delegations for this Planning Proposal, as authorised by Council on 26 November 2012.
- (d) That Council delegates authority to the CEO:
 - To draft the Planning Agreement based on the submitted offer provided at Attachment 2.
 - ii. In the event that a Gateway Determination is issued by DPE, that the Planning Agreement is placed on public exhibition concurrently with the Planning Proposal.
- (e) **Further that**, Council delegates authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the planmaking process or preparation of the Planning Agreement.

Item 5.5

PLANNING PROPOSAL TIMELINE



SUMMARY

 This report seeks the Local Planning Panel's advice to Council to forward a Planning Proposal for land at 8 Lincluden Place, Oatlands in accordance with the recommendations outlined in this report to the Department of Planning and Environment (DPE) for Gateway determination.

SITE DESCRIPTION



Figure 1 – Site at 8 Lincluden Place, Oatlands, subject to the Planning Proposal

2. The Planning Proposal applies to the land at 8 Lincluden Place, Oatlands (Lot 3 DP 775621) (the site). The site is bound by Gollan Avenue to the north-east, Pennant Hills Road to the north-west and neighbouring properties at 6 and 9

Item 5.5

Lincluden Place (refer to **Figure 1**). Current vehicular access to the site is via Gollan Avenue and Lincluden Place. The site has an area of approximately 4,249sqm.

- 3. The site is currently zoned SP2 Infrastructure (Educational Establishment) and includes several existing buildings previously used as a Royal Institute for the Deaf and Blind school (Garfield Barwick School). The site is not currently in use as a school and has been vacant since its sale in 2019.
- 4. The adjacent site to the west (Alan Walker College) is zoned SP2 Infrastructure (Educational Establishment) and is attached to the United Theological College. The remaining sites on Lincluden Place, and the neighbouring sites on Gollan Avenue comprise low density dwellings zoned R2 Low Density Residential (refer to Figure 2).

EXISTING PLANNING CONTROLS

- 5. Under the provisions of the *Parramatta (former The Hills) Local Environment Plan (LEP) 2012*, the following planning controls apply:
 - SP2 Infrastructure (Educational Establishment) zone (refer to Figure 2);
 - Maximum Height of Building control of 9 metres (refer to Figure 3); and
 - No Maximum Floor Space Ratio (FSR) (consistent with the R2 Low Density Residential zone, which also does not have a maximum FSR).

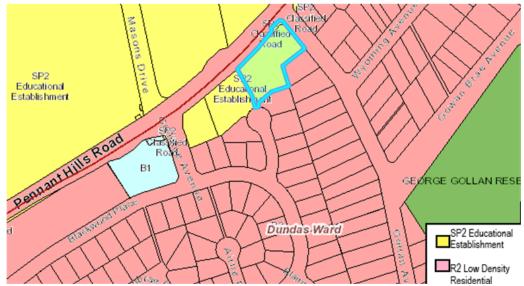


Figure 2 - Current Zoning Map, Parramatta (former The Hills) LEP 2012





Figure 3 – Maximum Height of Building, Parramatta (former The Hills) LEP 2012

6. The site is not listed on Local or State heritage registers, however, it is within the Burnside Homes Heritage Conservation Area (refer to **Figure 4**). It is noted that Development Applications (DAs) for the site will be assessed against the current The Hills Development Control Plan 2012 (DCP) or its replacement being the City of Parramatta Harmonisation DCP (currently being prepared by Council), and be accompanied by a Statement of Heritage Impact to ensure any future development is respectful of the Burnside Homes Conservation Area.



Figure 4 - Heritage item map, Parramatta (former The Hills) LEP 2012

7. The site is not located in a flood prone area.

DESCRIPTION OF PLANNING PROPOSAL

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- 8. On 5 November 2021, Council received a Planning Proposal application relating to land at 8 Lincluden Place, Oatlands, known as Lot 3 DP775621.
- 9. The Planning Proposal (**Attachment 1**) seeks to amend the *Parramatta (former The Hills) LEP 2012* as follows:

	Existing	Proposed
Land Use Zoning	SP2 Infrastructure (Educational Establishment)	R2 Low Density Residential
Height of Buildings	9m (2-3 storeys)	No change
Floor Space Ratio	No FSR	No change
Minimum Lot Size for subdivision	700m ²	No change. The site could potentially accommodate up to 5 residential allotments (subject to future application for subdivision).
Number of Dwellings that can be accommodated (Based on Applicant's indicative scheme)	None (prohibited within existing zoning)	Likely 4 x low density residential dwellings based on the Applicant's indicative scheme (2 x dual occupancies or 2 x dwelling houses with granny flats).

- 10. The Planning Proposal only seeks to rezone the site from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential. No other changes to the currently applicable planning controls are proposed.
- 11. The initial Planning Proposal application suggested a future subdivision application may be lodged to create two (2) new residential allotments facing Gollan Avenue, in addition to reusing the existing building as a future Educational Establishment (refer to Figure 5). It is noted that an Educational Establishment (school) use is also permitted with consent in the R2 Low Density Residential zone and therefore the existing building could still be used as such. Any future subdivision and development applications for this site would be subject to assessment against relevant controls. Subsequent correspondence with the Applicant has indicated that this potential scheme may not be pursued.

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Figure 5 – Proposed subdivision plan for the site at 8 Lincluden Place, Oatlands.

- 12. On 19 July 2022, the Applicant held a pre-lodgment meeting with Council's Development Assessment team for a potential Development Application for a rehabilitation centre on the site. It is noted that a rehabilitation centre is not a defined land use but could be considered as either a 'hospital' (as suggested by the Applicant) or a 'group home', both of which are prohibited under the current zoning but permissible under the proposed R2 Low Density Residential zoning. The Applicant has indicated to Council officers that they are looking at various options to develop the site under the proposed zoning.
- 13. The proponent provided a Letter of Offer on 29 September 2022, outlining willingness to enter into a Planning Agreement associated with the Planning Proposal. The Letter of Offer provides for pedestrian upgrades to address increased infrastructure demand generated by the Planning Proposal. Additional details of the Planning Agreement can be found within the Planning Agreement section of this report.
- 14. The existing site and surrounding land zoned R2 Low Density Residential does not have a maximum FSR. The size and scale of future development on the site will therefore be determined by other relevant planning controls (setbacks, site coverage, deep soil etc.). No changes are proposed to the Maximum Height of Buildings (9m).

PLANNING PROPOSAL ASSESSMENT

 The following section details Council officer assessment of the Planning Proposal (Attachment 1) based on the consideration of strategic merit and site-specific planning issues.

Strategic Planning Context

 The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the DPE guide, 'A Guide to Preparing Local Environment Plans' (December 2021) and considers

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the State and local planning strategies. It is also considered to be consistent with Council's adopted Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS).

Local Strategic Planning Statement

17. Council's LSPS provides strategic direction on how the City of Parramatta is planning growth of the city and draws together the needs and aspirations of the community. It identifies priorities for jobs, homes, and infrastructure. The LSPS contains actions and priorities to help Council achieve the vision of the State Government's Greater Sydney Region Plan and Central City District Plan and highlights its important role as the Central River City. The LSPS also identifies the need to preserve and enhance the low-scale character of suburban Parramatta outside of the Greater Parramatta and Olympic Park (GPOP) area and Epping Strategic Centre through 'Planning Priority 5', which relates to maintaining lower density residential zones in areas outside of identified growth precincts across the city. As Oatlands is not in, or adjacent to an identified growth precinct, this Planning Proposal is strategically aligned with Planning Priority 5 in the LSPS.

Local Housing Strategy

- 18. The LHS provides recommendations regarding appropriate housing growth, supported by appropriate infrastructure, particularly in identified Growth Precincts across the city. The LHS identifies 17% of new housing stock should be delivered in areas outside of identified Growth Precincts to achieve the housing targets required to meet future growth predictions. Oatlands is not in, or adjacent to an identified growth precinct, this Planning Proposal is strategically aligned with the delivery of housing outside of Growth Precincts.
- 19. Full details of this strategic planning assessment are contained within Part 3 of the Planning Proposal at **Attachment 1**.

Land Use Planning Assessment

- 20. The following section provides an analysis of the key issues associated with the Planning Proposal including traffic and transport, heritage, urban design, and social infrastructure impacts.
- 21. The Planning Proposal is consistent with Council's endorsed LSPS and LHS and provides an indicative design which would be largely consistent with the surrounding R2 Low Density Residential zoning of the area.

Maximum Development Potential

22. The maximum development potential for the site under the proposed R2 Low Density Residential zoning would be to subdivide the site into five (5) residential allotments (the minimum lot size for subdivision is 700m²). Subsequently, up to five (5) Boarding Houses (maximum 12 rooms each) could be proposed pursuant to the State Environmental Planning Policy (SEPP) (Housing) 2021. Alternatively, up to two dwellings could be accommodated on each allotment (a dual occupancy or dwelling house with granny flat).

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23. Notwithstanding, the full potential development scenario comprising five allotments is unlikely due to the irregular shape of the site, and the LEP requirement for future allotments to reflect the established subdivision pattern. It is also noted that Oatlands, including the subject site, has been identified as a future Dual Occupancy Prohibition area under the City of Parramatta Harmonisation LEP which is currently being considered by the DPE for finalisation.

Traffic and Transport

- 24. Consideration of the impact on the local traffic network based upon the indicative design, and potential scenarios for five (5) new allotments, have indicated no issues in relation to traffic planning. Any future DAs would be assessed against current controls and may require an additional traffic study to be undertaken, particularly to demonstrate that limiting vehicle access to Lincluden Place will continue to provide adequate clearance for emergency vehicles, deliveries, and parking, should the use of the existing buildings have continued use as an educational facility or other use otherwise permissible.
- 25. Associated traffic impacts under the site's maximum development potential would need to be considered as part of any future DA assessment. Further, should the site's maximum development potential be pursued, a traffic impact assessment would be required to support the officer assessment.
- 26. The site is served by two Transport for NSW (TfNSW) bus services running between Parramatta Station and Pennant Hills Station, and Parramatta Station and Macquarie Park via Epping Station and is therefore reasonably located for residential development of the scale being sought.
- 27. The site has active transport connections and is adjacent to existing pathways in the Parramatta Ways walking network (refer to **Figure 6**). Additionally, there are two proposed cycle ways along both Pennant Hills Road and Gollan Avenue (refer to **Figure 7**). The full development of the site would require further consideration of the provision of supporting active transport infrastructure to accommodate the site's redevelopment. This would likely include the delivery of, or supporting Council's delivery of, shared pathway infrastructure and associated public domain improvements along the Pennant Hills Road frontage of the site.



Figure 6 – Existing Parramatta Ways walking network routes and footpath locations.



Figure 7 – Proposed future cycle network connections along Pennant Hills Road and Gollan Avenue.

Heritage

28. The site is not registered as a Heritage item on Local or State heritage lists; however, the site is located in the Burnside Homes Conservation Area (refer to Figure 5). Consideration of the heritage impacts of this Planning Proposal have indicated that any future DAs for the site will be assessed against the current DCP or its replacement being the City of Parramatta Harmonisation DCP, and will be required to be accompanied by a Statement of Heritage Impact to ensure any future development is respectful of the Burnside Homes Conservation Area.

Urban Design

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- 29. The indicative rezoning and subdivision plan provided by the Applicant is reflective of the established subdivision pattern and will be able to accommodate future residential development that is sympathetic to surrounding development, subject to future application(s) and detailed assessment.
- 30. As originally indicated by the Applicant, the existing buildings could be re-used as an educational facility or another use otherwise permissible in the future in an R2 Low Density Residential re-zoning. It is noted that the proposed site area of this allotment is suitably sized to ensure an educational facility could continue to operate on the site.
- 31. The street alignment and 10m setback for the indicative allotments is consistent with existing dwellings along Gollan Avenue. Additionally, the indicative 4m secondary street setback from Pennant Hills Road, with road dedication considered, is generally aligned with buildings to the north-east of the site. Detailed street alignment plans will be required as part of any future DA.
- 32. The Arborist Report provided by the Applicant suggests all existing vegetation can be retained on the site under the indicative subdivision and development plan (Attachment 3). Further, the existing vehicle access from Gollan Avenue could be reused to accommodate future subdivisions, reducing the need to remove vegetation to provide vehicle access. Any future tree removal will be subject to a separate assessment and a landscape plan will be required at the DA stage for future development of the site.

Social Infrastructure

33. The Planning Proposal will have a minimal impact in terms of demand for social and built infrastructure in this area. The site has not been used as an educational establishment since prior to its sale in 2019, and the site is within proximity to a range of other existing educational establishments (refer to **Figure 8**). Therefore, the potential future demolition or change of use of the existing buildings approved as a school is not considered to be detrimental to the provision of social infrastructure in this area. Further, an Educational Establishment is permitted with consent in the R2 Low Density Residential zone.



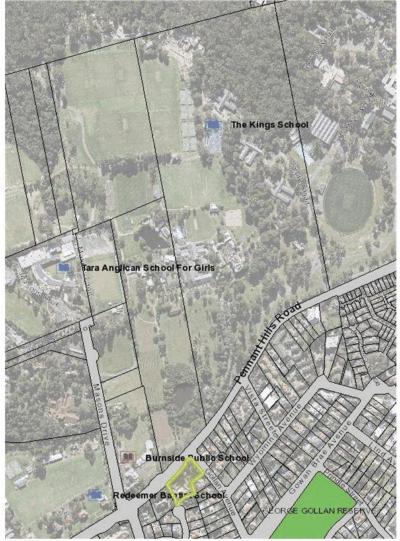


Figure 8 - Site location in relation to existing schools.

- 34. The original Planning Proposal indicates an intention to continue to use the existing buildings as an educational facility. It is noted that the educational facility could re-commence operations in accordance with the existing development consent (BA/84233, issued 5 July 1988 by the then Baulkham Hills Shire Council) subject to demonstrating existing use rights. Any future application to seek to establish a new educational facility in these buildings will be required to demonstrate the ability to meet the Education and Care Services National Regulations as described in Part 3.3 of the SEPP (Transport and Infrastructure) 2021.
- 35. Further assessment will be required determine the additional infrastructure needs to support the proposed development should the site's maximum development potential be perused, and is to be addressed within the associated Planning Agreement.

PLAN MAKING DELEGATIONS

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- 36. Plan making delegations were announced by the then Minister for Planning and Infrastructure in October 2012 allowing councils to make LEPs of local significance. On 26 November 2012, Council resolved to accept the delegation for plan making functions, and for these functions be delegated to the Chief Executive Officer.
- 37. It is recommended that Council request to DPE to exercise its plan making delegations for this Planning Proposal. This means that after the Planning Proposal has received a Gateway Determination and complied with any conditions (including any requirements for public exhibition), Council officers can deal directly with the Parliamentary Counsel on the legal drafting and finalisation of the amendment to the LEP facilitated by this Planning Proposal.

PLANNING AGREEMENT

- 38. Council officers have identified the need for a Planning Agreement to accompany the Planning Proposal to address infrastructure demand. It is intended that the Planning Agreement be structured to allow a base development scenario with triggers for revision of the Planning Agreement should development vary from the proposed base development scenario, effectively building a level of flexibility into the Planning Agreement to accommodate different development scenarios and their associated infrastructure demands.
- 39. As per the Architectural Concept Drawings submitted for Council officer assessment on 18 March 2022 (refer to Figure 5), the base development scenario provides for the subdivision of land into three lots, each accommodating one dwelling. Under this scenario, the existing building is to be retained as an Educational Establishment and / or a rehabilitation centre. It is noted that a rehabilitation centre is not a defined land use and could be considered as either a 'hospital' (as suggested by the Applicant) or a 'group home'.
- 40. The proponent provided a Letter of Offer on 29 September 2022, outlining willingness to enter into a Planning Agreement associated with the Planning Proposal. The Letter of Offer provides for pedestrian upgrades to address increased infrastructure demand generated by the proposed development. Specifically, the base development scenario would provide a contribution to footpath upgrades along Pennant Hills Road between Gollan and Glencoe Avenue. The extent of contribution to be delivered via the Planning Agreement will be reflective of the infrastructure demand generated by the future development. Any development above the base development scenario will require further discussion to determine the additional infrastructure needs to support the proposed development.
- 41. Should the Planning Proposal receive a Gateway Determination, the Planning Agreement will be drafted to address the full build out potential of the site, under different potential development scenarios, due to the changes proposed as part of the subject Planning Proposal. As per the Letter of Offer, the base development scenario would provide a contribution to footpath upgrades along Pennant Hills Road between Gollan and Glencoe Avenue. Any development above the base development scenario would provide for the base contribution to footpath upgrades as noted above, in addition to further contributions to support the proposed development. The contribution is to be delivered either by

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way of a cash contribution or material public benefit, land dedication and physical works, or a combination of these items.

42. Should further residential development be proposed in the form of group homes, additional infrastructure works would be required in the form of active transport links along Gollan and Glencoe Avenues and/or a cash contribution would be required towards the upgrade of the Ermington Community hub. The extent of contribution would be proportionate to the extent of development being sought at the development application stage.

FINANCIAL IMPLICATIONS FOR COUNCIL

- 43. Should Council resolve to proceed with the Planning Proposal, the financial implications for Council include costs associated with the exhibition process, which include advertising and landowner notification by mail out. These costs are funded from the City Planning and Design budget.
- 44. Should Council resolve to proceed with the Planning Agreement, all associated legal fees incurred will be passed onto the Applicant.

CONCLUSION AND NEXT STEPS

- 45. The Planning Proposal (Attachment 1) will be reported to the next available Council meeting and the recommendation of the Local Planning Panel will be included as part of this report.
- 46. Subject to Council resolving to proceed with the Planning Proposal, the Planning Proposal will be forwarded to the DPE for Gateway determination.
- 47. Following receipt of a Gateway Determination, the Planning Proposal will be placed on public exhibition with a draft Planning Agreement and the outcomes of the exhibition will be reported to the Local Planning Panel if any objections are received. If no objections are received, the matter will be reported directly to Council post-exhibition.

Grace Haydon Project Officer

Michael Rogers

Land Use Planning Manager

David Birds

Group Manager, Major Projects and Precincts

Jennifer Concato

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Executive Director City Planning and Design

ATTACHMENTS:

1	Planning Proposal - 8 Lincluden Place, Oatlands	47
2	Letter of Offer - 8 Lincluden Place, Oatlands Preliminary Assessment (audit) of Existing Trees - 8 Lincluden Place, Oatlands	Pages 1 Page 56 Pages
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REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER 13.4

SUBJECT Night Time Economy Diversification Grants 2022/23

REFERENCE F2022/00105 - D08743569

REPORT OF Project Officer

CSP THEME: THRIVING

WORKSHOP/BRIEFING DATE: 28 NOVEMBER 2022

PURPOSE:

To seek Council's endorsement of the Night Time Economy Diversification Grants for 2022/2023 to support the growth and diversification of the City's night time economy.

RECOMMENDATION

- (a) That Council endorse the scope and guidelines for the Night Time Economy Diversification Grants for 2022/2023 provided at **Attachment 1**.
- (b) That the Chief Executive Officer be authorised to make any minor edits to the Grant Guidelines at Attachment 1 of a non-policy nature, prior to the opening of the application round of the Night Time Economy Diversification Grants for 2022/2023.
- (c) **That** the Chief Executive Officer be delegated authority to consider and endorse to determine the recommendations of the assessment panel.
- (d) **Further, that** a Councillor briefing note detailing the outcomes of the Night Time Economy Diversification Grants Scheme is prepared at the close of the acquittal period in November 2023.

BACKGROUND

- 1. The night time economy is an important part of the City's economy, identity and position as the Central River City. The City of Parramatta's night time economy was valued at \$1.16 billion in 2021 and provides great economic, social and cultural benefits to the City's residents, workers, students and visitors.
- 2. On 10 February 2020, Council endorsed the *Parramatta Night City Framework* 2020-2024. Action 2.1 of the Framework commits Council to delivering an annual grants program to support the growth and diversification of the City's night time economy.
- 3. On 5 February 2020, Council supported the inclusion of the Grants Scheme in the Parramatta Night City Framework as a priority action for three years.
- 4. Owing to the significant effects the COVID-19 pandemic has had on core night time economy sectors in the City of Parramatta, it is considered crucially important to run the grants program to help alleviate some of the burden for businesses seeking to innovate and trial new offers.

- 5. On 8 October 2019, Council endorsed the establishment of a Pilot Round of the Night Time Economy Diversification Grants. Council received 12 applications during the pilot round. 6 applications were successful, with grants ranging between \$1,500 and \$8,500 awarded. Due to the subsequent restrictions imposed by the NSW Government in response to the COVID-19 pandemic, only one project was successfully delivered and acquitted.
- 6. On 30 November 2020, Council endorsed a second round of the Night Time Economy Diversification Grants. Council received 17 applications during this round. A total of \$60,616 was dispensed to 7 successful applicants.
- 7. On 30 September 2022, a briefing note detailing the outcomes of the 2019/20 and 2020/21 rounds of the Night Time Economy Diversification Grants was shared with Councillors.
- 8. Revisions to the Guidelines have been made for the 2022/2023 round to simplify the process for prospective applicants and to clarify the intended outcomes of the Grants Scheme.

OVERVIEW OF PREVIOUS ROUNDS

- 9. The purpose of the Night Time Economy Diversification Grants program is to promote a safe and welcoming night time economy (6pm 6am) and improve perceptions of safety and vibrancy through diversifying the existing night time economy, encouraging new activities after hours.
- 10. The Night Time Economy Diversification Grants have been developed in consultation with Council's Cultural Services Coordinator and Community Grants Officer to ensure that the stated aims and objectives are achievable, the scheme complies and adheres with Council's *Grants and Donations Policy* and is run in line with our obligations and responsibilities under the *Local Government Act 1993*.
- 11. The proposed funding allocation pool for the Night Time Economy Diversification Grants is \$50,000 for 2022/2023 across two categories;
 - a. Category 1 CBD and surrounds
 - b. Category 2 Outside of CBD
- Due to the terms of the Economic Development Special Rate (EDSR), which is set by IPART, the EDSR cannot be spent on projects outside of the Rate's collection area.
- 13. Funding for any one successful project will be capped at a max of \$10,000.
- 14. Some projects may require a development consent to be obtained by owner/operator in conjunction with projects funded by this Grants Program. Applicants will be required to demonstrate compliance with existing development consents or identify where development applications to Council are required. Council Officers will work with applicants and recipients to ensure compliance with necessary development conditions and the lodgment of development applications, where required.

CONSULTATION & TIMING

Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
2/11/2023	Finance Partner	Funding is available	Noted.	Strategy Manager (Economic & Cultural)
14/09/2023	Community Grants Officer	Provided feedback	Noted and actioned.	Night Time Economy Projects Officer
27/09/2023	Cultural Services Coordinator	Provided feedback	Noted and actioned.	Night Time Economy Projects Officer

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
5 February 2020	All Councillors	Support for inclusion of Grants Scheme in Parramatta Night City Framework as priority action for 3 years.	Noted and actioned.	Acting Economic Development Manager

17. It is anticipated that the application round for the Night Time Economy Diversification Grants will open in January 2023 for the 2022/2023 Financial Year. The proposed timeline for the grant program is detailed as follows in the table below.

Proposed timeline for grant program

23 January 2023	Application round opens	
30 January 2023	Information session for prospective applicants	
27 February 2023 Application rounds closes		
27 February 2023 – 17 Assessment of applications by delegated Council		
March 2023	officers	
17 March 2023	Report to Council's Chief Executive Officer	
	recommending successful applicants	
24 March 2023	Determination of successful applicants	

24 March 2023 - 30	Successful applicants to sign funding agreements with
September 2023	Council and projects undertaken during this period.
30 November 2023	Deadline for project acquittal.

- 18. Grant guidelines (at **Attachment 1**) have been prepared which detail the grants scheme and its intended purpose, further detail as to each grant category, available funding, application steps, key dates and contacts.
- 19. The Grants Program will be advertised via social media, Council's website and through targeted e-mailing (i.e. through the Parramatta Business Newsletter and the AT Parramatta Newsletter sent out by Council), and other targeted means, as appropriate. The program will also be presented to the Parramatta, Eastwood, Cumberland and Flemington Liquor Accords, who are envisioned to act as advocates and voices to ensure as many night time entertainment venues are aware of the Grants Scheme incentive.
- 20. A public information session to provide information about the grants program will be held during the application round to provide guidance and information to perspective applicants.
- 21. Upon the application round closing, applications will be assessed as per the *Grants and Donations Policy.* Members of the assessment panel will be drawn across the organisation as relevant to the subject matter, such as Council's staff from City Events, Festivals and Activations, Cultural Strategy, Place Services and City Strategy.
- 22. A briefing note outlining the recommendations of the assessment panel for the Night Time Economy Diversification Grants will be provided to the Chief Executive Officer for endorsement.

LEGAL IMPLICATIONS FOR COUNCIL

23. Council Officers, including Legal Services, will develop the individual Funding Agreements for successful grant recipients, incorporating the specific conditions and approvals for each applicant.

FINANCIAL IMPLICATIONS FOR COUNCIL

- 24. The Night Time Economy Grants will be funded through the Economic Development Special Rate (EDSR) and City Strategy's general budget. The initial financial investment for the Grants Scheme is \$50,000 for the 2022/2023 financial year.
- 25. The EDSR is to be spent on projects within the EDSR collection area under the terms of the Rate. One of the Grant categories is for distribution to a business or operator outside of the EDSR collection area, therefore funding for this Grant will be taken from City Strategy's general budget.
- 26. There will be minor financial implications for the purposes of advertising the Grants program on Council's digital platforms and the creation of relevant collateral, to be funded from the EDSR budget.

CONCLUSION AND NEXT STEPS

Preparations for the launch of the Grant Round will commence immediately, in anticipation for opening of applications in January 2023.

Gavin Seow

Project Officer

Nicole Carnegie **Director City Strategy**

Hannah Olsen **Strategy Manager**

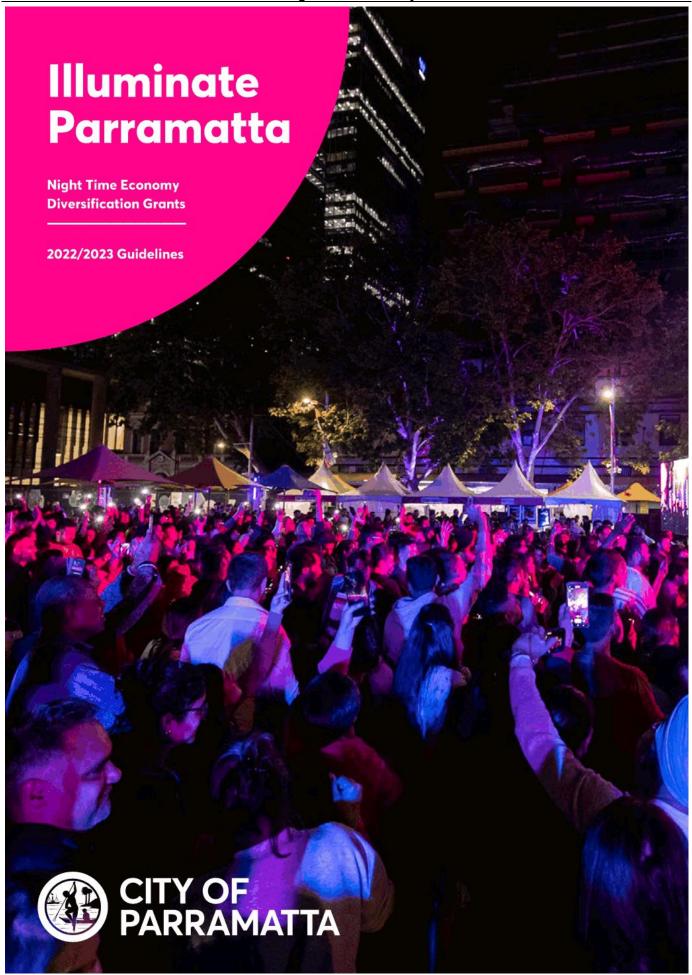
John Angilley
Chief Financial and Information Officer

Bryan Hynes
Acting Chief Executive Officer

ATTACHMENTS:

Night Time Economy Diversification Grants Guidelines 2022/23 12 Pages

REFERENCE MATERIAL



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How do I apply?8
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Appendix 1 - Category Map

Introduction

The night time economy is an important part of every global city. As the Central City of Greater Sydney, it is imperative that the City of Parramatta facilitates a diverse night time economy with great experiences for everyone to enjoy.

The Parramatta Night City Framework 2020 – 2024 identifies the need for a thriving night city that promotes a diversity of business offerings and celebrates our unique identity as a community and as a city.

The night time economy is important to our community. We know that our community wants more live music and entertainment after business hours and wants to see more arts and cultural activities at night, with an array of different options that cater to everyone.

The Night Time Economy Diversification Grants are focused on assisting local businesses, community groups, event producers, and creatives to participate in the diversification of Parramatta's night time economy. Project such as night time programming, live entertainment and cultural events, capital improvements, and studies or reports that support the development of new business offerings are eligible for funding.

The Night Time Economy Diversification Grants Scheme is open to all businesses and members of the community throughout the LGA.

Objectives of the Night Time Economy Diversification Grants

Council seeks to promote the City of Parramatta as a safe, vibrant and diverse night city and works towards delivering our bold ambition of transitioning into a 24-hour city.

The Night Time Economy Diversification Grants stimulate Parramatta's night time economy by facilitating a greater variety of offerings and experiences at night for residents, workers, and visitors. The program will provide targeted funding for local businesses, community groups, event producers, and creatives to trial different business offerings as well as new and interesting concepts that build capacity in the local night time sector.

For the objectives of these grants, the 'night time' encompass the time periods between 6pm – 6am.

How much funding is available?

Council is providing a total funding pool of \$50,000 for the 2022/23 Night Time Economy Diversification Grants, to be awarded to applicants across two categories.

Applicants are asked to provide 50% cash matched funding of up to \$10,000 per successful application.

Grant applicants must demonstrate matched funding in the form of cash contributions (i.e., not 'in-kind contributions').

Please that grant funding cannot be provided for projects completed prior to 24 March 2023.

Grant categories

Grant applications to the Night Time Economy Diversification Grants are welcomed across 2 categories based on the location in which the proposed activity will occur, or the location of the business.

Category 1: CBD and surrounds

Pool of funding available: \$40,000 CBD and surrounds includes:

- Parramatta
- Westmead
- Harris Park
- North Parramatta
- Camellia
- Rosehill
- Rydalmere (part)

Refer to Appendix 1 for map indicating extent of Category 1 suburbs.

Category 2: Outside of CBD

Pool of funding available: \$10,000

Outside of CBD includes all other areas within the Parramatta LGA not listed under Category 1.

Please note, due to the nature of the source of funding, projects funded from Category 1 must occur within the geographic boundary of Category 1 per the map at Appendix 1 of these Guidelines. Projects received that are outside of this boundary and incorrectly entered into Category 1 will automatically be moved to Category 2 for consideration.

If you are unsure as to which category to apply for, please email <a href="https://nxxx.ncbi.nlm.ncbi.

Key dates

23 January 2023	Application round opens at 9am
30 January 2023	Information session for potential applicants. Reservations are essential, contact NTE@cityofparramatta.nsw.gov.au to register.
30 January – 27 February 2023	Council will provide support for prospective applicants for the development of project proposals. Please contact NTE@cityofparramatta.nsw.gov.au to discuss.
27 February 2023	Application round closes at 5pm. No late applications will be accepted.
27 February 2023 – 17 March 2023	Assessment of all applications by Council.
17 March 2023	Report to Council's Chief Executive Officer recommending successful applicants.
24 March 2023	Notification of Council's determination.
24 March 2023 – 30 September 2023	Successful applicants to sign funding agreements with Council and projects undertaken during this period.
30 November 2023	Deadline for project acquittal.

What kind of projects are eligible?

Please read this section carefully to ensure that your project is eligible for funding under this program. It is important that all potential applicants contact Council's Night Time Economy Officer prior to starting an application to ensure your project is eligible.

Your project must seek funding for one or more of the following outcome types. Please note that the following list is not exhaustive. If you have an idea that might not fit into the categories below, please email NTE@cityofparramatta.nsw.gov.au with your idea as your project may be eligible.

Council encourages collaboration between business, community groups, cultural producers, promoters, and artists.

Live music and performance

- Financial support for live entertainment programming as part of an event or inside a business. For example: Funding to support a family friendly concert in Parramatta Park taking place after 6pm.
- Studies or acoustic reports to support development applications or license approvals to host live music.

Night-time programming

- Providing a new or additional service/offering conducted after 6pm in a retail, service, or hospitality premise. For example: A café' running a series of cooking classes or hairdressers offering workshops after 6pm.
- Curating cultural and arts activations within the public domain, a venue or a business. For example: A multicultural short film festival in Harris Park held after 6pm.

Capital improvements to a premise to facilitate night time activity

- To support improvements to a business that encourages night time visitation. For example: Night friendly public art installations, creative lighting or functional lighting upgrades that improve the perception of safety in the area.
- Capital improvements to in-venue acoustics to help manage sound transfer from venue to surrounding properties.

Business development

- To assist in covering fees and charges associated with the establishment of a new or expanded night time business or activity. This could include development application fees, outdoor dining or street activity use charges, event permits, or liquor licensing fees. For example: Assisting with the cost of acoustic reports and assessments for a prospective live music venue.
- To assist with development application costs associated with seeking an extension of trading hours of a business.
- Assisting with additional operational and staffing costs associated with extended trading hours, or a new night time activity. For example: Assisting with the cost of security provision for the running of an arts & culture event in the Parramatta CBD after 6pm.

Collaboration & partnerships

 To support coordinated activities and partnerships between groups of local businesses / organizations / entities. For example: Collaboration between businesses, arts & cultural institutions or service providers to produce an event or a series of live performance activations within a precinct.

Assessment criteria

Applications will be assessed against Council's Grants and Donations Policy. The assessment panel will also consider the following in relation to each grant application.

	Criteria Description	Weighting
Criterion 1	Project Merit	30%
	How the proposal addresses the intended objectives of the Grants Program. The applicants should demonstrate how their proposed projects will support the growth and diversification of the night time economy.	
	The proposed project should help promote the City of Parramatta as a unique and distinctive night time destination through the trial of new and interesting concepts that help build capacity in the night time sector.	
Criterion 2	Overall Impact	30%
	The applicant should indicate how the proposed project will address a compelling need, opportunity or demand in the local night time economy. Applicants should also indicate the potential economic	
	benefits of their proposed project, for example – impact on business turnover, number of new jobs created or the number of new customers created.	
Criterion 3	Viability	25%
	The applicant should indicate their experience and capacity to undertake the project and the extent to which the proposed budgets and project plans are cost effective and realistic for the delivery of the intended project outcomes.	
Criterion 4	Sustainability	15%
	The applicant should indicate how support for their project will contribute to Parramatta's long-term vision for a diverse and sustainable night life.	

Supporting documentation

- A copy of your organisation's latest annual financial report or a current bank statement. If applying as an individual, a copy of your own current bank statement.
- A plan or schedule of the proposed project (i.e. indicative dates, times and locations for an activity to occur).
- Any quotes associated with your project (e.g. hire costs, consultant fees, fees and charges for a liquor license, etc.).
- Proof of the owner's consent for the project to occur within their property.

Eligibility criteria

To be eligible for funding, an applicant can be:

- A commercial business;
- A hospitality, service or cultural venue;
- A tertiary or cultural institution;
- A not-for-profit organization;
- · A business, community, or cultural collective;
- An individual artist, producer, or promoter.

To be eligible for funding, an applicant must:

- Undertake the project within the City of Parramatta Local Government Area;
- Meet the Grant objectives;
- Undertake the project between 24 March and 30 September 2023;
- Not have any outstanding debts to Council;
- Have relevant licenses and insurances at the time of application;
- · Not have any overdue progress or acquittal reports for previously funded grants;
- Have approval of the property owner for any capital works, or programming outside of ordinary business.

What is not eligible for funding?

- Projects that do not contribute to achieving the program's objectives;
- Any costs associated with "business as usual" activities, such as ordinary staffing costs, rent or other overheads;
- The purchase or commercial lease of a property;
- The relocation of a business or routine maintenance costs;
- Expenditure unrelated to a project, such as internal fittings, display shelving, painting and the like;
- Projects that will rely on future recurrent funding from the City of Parramatta beyond the funding provided;
- Projects that do not satisfy relevant planning controls or Council's policies (e.g. Outdoor Dining Policy, Street Activity Policy, etc.);
- Projects that cannot comply with Public Health Orders that may be in force to protect from the spread of Coronavirus.

How do I apply?

Step 1 – Contact Council with any questions before preparing your application

Applicants will be advised of any necessary approvals required to facilitate their project as part of their pre-submission consultation, as well as the required documentation.

Step 2 – Prepare your documentation

Council will work with prospective applicants to review preliminary plans, works, and programming before the proposal is fully developed. Quotes and itemised cost estimates from providers, licensed trades, or any other third party should be provided with your application.

Please contact email <u>NTE@cityofparramatta.nsw.gov.au</u> for support with your application.

Step 3 – Submit your application by February 2023

Applicants should apply through the SmartyGrants platform between 9am, 23 January and 5pm, 27 February 2023. Late applications or applications in any other form will not be accepted.

Step 4 – Council will assess your application

Council officers will review all applications received against the grant objectives, scope, and outcomes. A recommendation of successful applications will be made to Council's Chief Executive Officer for approval.

Step 5 – Successful applicants are notified

All applicants will be notified of the outcome of their application by 24 March 2023. Successful applicants will be notified by email and be required to sign a Funding Agreement with Council prior to commencing their project. Terms of payment of funds and reporting will be discussed with applicants.

Step 6 – Commencement of works, reports, programs and projects

Works, reports, programs, and projects are carried out as per conditions stipulated within the Funding agreement.

Step 7 – Review and / or inspection of project progress

Council staff will undertake a site visit (or seek other forms of evidence, such as photos) to ensure that the work complies with the Funding Agreement.

Following completion of the works, reports, programs, and/or projects, the applicant is required to provide all receipts and tax invoices that state the completion of the works, reports, programs, and/or projects to Council.

Step 8 – Review of works reimbursements and acquittal

Council will review receipts and tax invoices to confirm that the works have been satisfactorily completed as per the conditions of the funding agreement. Applicants will have until 30 November 2023 to complete the acquittal of their projects.

Other important things to consider:

- Please be aware that grant funding cannot support projects completed prior to 24 March 2023.
- If your application is successful, you will need to provide evidence of an appropriate level of insurance to undertake your project, prior to commencing.
- If you already have insurance coverage, please attach a Certificate of Currency to your application.
- All projects must be conducted in accordance with the Public Health Order at the time of their undertaking.
- If you are unsure as to what documentation you may need to provide, email <u>NTE@cityofparramatta.nsw.gov.au</u> to confirm.

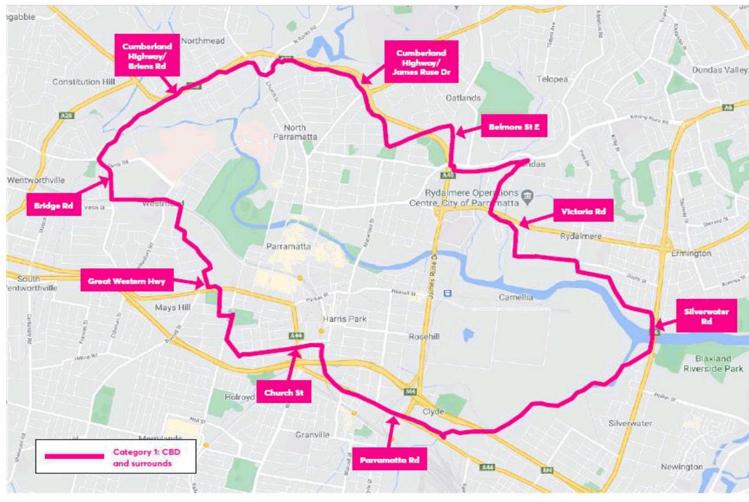
Contact Information

If you require more information about the City's Night Time Economy Diversification Grants, please contact:

Gavin Seow

Night Time Economy Project Officer

Email: NTE@cityofparramatta.nsw.gov.au



Appendix 1 - Category Map

Category 1: CBD and surrounds (this refers to anything located inside the highlighted area above, and broadly includes Parramatta, Westmead, Harris Park, North Parramatta, Camellia, Rosehill and Rydalmere (part)

Category 2: Outside of CBD (this refers to anything located outside the highlighted area above)

If you are still unsure which category to apply for, please email NTE@cityofparramatta.nsw.gov.au

Illuminate Parramatta

Night Time Economy Diversification Grants

2022/2023 Guidelines



cityofparramatta.nsw.gov.au

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER 13.5

SUBJECT Public Presentation of the 2021-2022 Annual Financial

Statements

REFERENCE F2022/00105 - D08749651

REPORT OF Financial Accounting and Treasury Manager

REASON IN CARETAKER:

This matter may be considered during the Caretaker Period as it does not contravene the provisions of Clause 393B of the Local Government (General) Regulations 2021.

PURPOSE:

To present to the public the final 2021-2022 Annual Financial Statements, Auditor's Reports and public submissions.

RECOMMENDATION

That the 2021-2022 Annual Financial Statements, Auditor's Reports and any public submissions be received and presented to the public.

BACKGROUND

- 1. The Council is required to present the 2021-2022 Annual Financial Statements and Auditor's Reports to the general public in accordance with the provisions of the Local Government Act 1993.
- 2. The Council, at its meeting held on 31 October 2022, received the Auditor's Reports from the Audit Office of NSW and adopted the 2021-2022 Annual Financial Statements. The report to the Council Meeting is attached (Attachment 1).
- 3. As required under the Local Government Act 1993, the statements and reports have been submitted to the Office of Local Government.
- 4. The 2021-2022 Annual Financial Statements and Auditor's Reports were placed on public exhibition at the Church Street Administrative Building and the City of Parramatta Central Library. Advertisement was placed on Council's website advising that the reports would be presented to the public at the Council meeting on 28 November 2022 and inviting submissions on the reports to be received by 15 November 2022.
- 5. At the time of writing, no public submissions have been received. Any subsequent submissions received will be presented at the Council meeting on 28 November 2022.
- 6. A copy of the Auditor's Reports is attached for information (**Attachments 2,3** and **4**).
- 7. The Council must ensure that copies of all submissions received by it are referred to the Auditor and may take such action as they consider appropriate

with respect to any such submission, including the giving of notice to the Chief Executive of the Office of Local Government of any matter that appears to require amendment of Council's Financial Statements.

ISSUES/OPTIONS/CONSEQUENCES

8. The presentation of the Council's 2021-2022 Financial Statements and the Auditor's Reports to the public at the Council meeting on 28 November 2022 will ensure that Council meets its statutory obligations in respect of financial reporting.

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
8 November 2022, open until 15 November 2022	Public	No comments received at the time of writing.	N/A	Chief Finance and Information Officer

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
31 October 2022	Full Council meeting	Financial statements adopted by Council	N/A	Chief Finance and Information Officer

LEGAL IMPLICATIONS FOR COUNCIL

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

FINANCIAL IMPLICATIONS FOR COUNCIL

- 12. There are no unbudgeted financial implications associated with the presentation of the 2021-2022 Annual Financial Statements.
- 13. The table below summarises the financial impacts on the budget arising from approval of this report.

	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Operating Result				
External Costs				
Internal Costs				

Depreciation				
Other				
Total Operating Result	N/A	N/A	N/A	N/A
Funding Source				
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	N/A	N/A	N/A	N/A
Funding Source				

Aigul Utegenova

Financial Accounting and Treasury Manager

John Angilley
Chief Financial and Information Officer

Bryan Hynes

Acting Chief Executive Officer

ATTACHMENTS:

1 <u>↓</u>	Report to Council on 31 October 2022 - Presentation of the	112
Adebe	audited 2021-2022 Annual Financial Statements	Pages
2 <u>↓</u>	Auditor-General Independent Auditor's Report - Report on General	3 Pages
Adebe	Purpose Financial Statements - City of Parramatta Council	
3 <u>↓</u>	Auditor-General Independent Auditor's Report - Report on Special	3 Pages
Adebe	Purpose Financial Statements - City of Parramatta Council	
4 <u>↓</u>	Auditor-General Independent Auditor's Report - Special Schedule -	3 Pages
Adebe	Permissible Income for general rates - City of Parramatta Council	

REFERENCE MATERIAL

Council 31 October 2022

Item 13.8

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER 13.8

SUBJECT Presentation of the Audited 2021-2022 Annual Financial

Statements

REFERENCE F2022/00105 - D08710046

REPORT OF Financial Accounting and Treasury Manager

PURPOSE:

For the Council to receive and authorise the audited 2021-22 Annual Financial Statements for the year ending 30 June 2022, and to receive the Auditor's Report from the Audit Office of New South Wales.

RECOMMENDATION

- (a) That Council authorises the Lord Mayor, Deputy Lord Mayor, Chief Executive Officer and Responsible Accounting Officer to sign the following:
 - 2021-22 General Purpose Financial Statements Statement by Councillors and Management;
 - 2. 2021-22 Special Purpose Financial Statements Statement by Councillors and Management
- (b) **That** Council receive and note the Auditor's Report on the 2021-22 Annual Financial Statements.
- (c) **Further, that** Council authorises the release of the audited 2021-22 Annual Financial Statements to the Office of Local Government and for public exhibition.

BACKGROUND

- 1. Council's audited 2021-22 Annual Financial Statements for the year ended 30 June 2022 have been completed and are submitted to Council for authorisation and formal referral to the Audit Office of New South Wales.
- 2. Council's 2021-22 Annual Financial Statements include the following:
 - a) The General Purpose Financial Statements
 - b) The Special Purpose Financial Statements
 - c) The Special Schedules.
- The 2021-22 Annual Financial Statements were presented to the Audit, Risk and Improvement Committee (ARIC) on 6 October 2022. The ARIC recommended that the 2021-22 Annual Financial Statements be approved by Council subject to amendments as contained within the ARIC minutes.
- 4. The 2021-22 Annual Financial Statements were presented to the Finance Committee on 27 September 2022. The Finance Committee endorsed the Financial Statements to be presented for authorisation to the Council Meeting on 31 October.

Council 31 October 2022 Item 13.8

- The 2021-22 Annual Financial Statements are attached. Once Council has approved these Financial Statements, the delegated persons signs the statements the Auditor's report will be finalised and released.
- 6. A representative of the Audit Office of New South Wales will present the Auditor's Report and answer any questions at the Council meeting. Attachment 4 contains the Draft Report on the Conduct of the Audit prepared by the Audit Office of New South Wales.
- 7. Under section 420 of the Local Government Act 1993, Council is required to make the audited financial reports and auditor reports available for public submissions. Submissions must be in writing and lodged with Council within seven (7) days after being made available. A Council Report will be provided summarising the submissions received.

ISSUES/OPTIONS/CONSEQUENCES

- 8. Attachment 1 contains the General Purpose Financial Statements for the year ended 30 June 2022 which include the statutory financial statements along with associated notes. Also included are the Special Purpose Financial Statements for the year ended 30 June 2022 (Attachment 2) and Special Schedules for the year ended 30 June 2022 (Attachment 3). These reports are prepared in accordance with the requirements under the Office of Local Government Code of Accounting Practice and Financial Reporting.
- 9. The 2021-22 Annual Financial Statements outline Council's statutory financial performance and position in accordance with Australian Accounting Standards. They are designed for the general purpose of allowing external parties and the community to understand the overall financial performance and position of the Council, and to compare its financial performance with other similar organisations. It does not reflect the unrestricted cash result of the organisation.
- 10. Included below are the key highlights from the Statements.

Financial Performance

- Council's operating result was a surplus of \$124.9m (original budget: \$45.6m). This result is predominantly attributed to the additional income as follows:
 - compulsory sale of Horwood place car park of \$36.3m.
 - value of the asset transferred from Transport NSW from the Parramatta Light Rail project \$16.7m,
 - operational grants of \$13.7m,
 - gain from the compulsory sale of 70 Macquarie Street land and building to State Government \$7.8m,
 - \$3.5m income from the lease of the office building (9 Wentworth Street, Parramatta) purchased at the beginning of the financial year 2021-22.
- Council's net operating result before capital grants and contributions is a surplus of \$41.9m (original budget: loss of \$15.9m).
- Council's cash and investments decreased by \$2.2m from \$553.2m to \$551.0m.

Council 31 October 2022

Item 13.8

 Council's loan liability decreased from \$21.7m to \$12.5m during 2021-22, a total of \$9.2m. From the remaining loan liability, approximately \$6.0m relates to Parramatta Square.

There were no new loans during 2021-22.

- Council's financial indicators outlined in Note G1-1 are either close to or performing above benchmark. The exceptions being the Rates, Annual Charges Outstanding Percentage which has deteriorated and closed almost double the benchmark, due to Council's decision not to pursue debtors in financial hardship during the Covid-19 pandemic. This has impacted Council's unrestricted cash position.
- The annual summary of variances against original budget (>10%) are commented upon in Note B5-1.
- 11. Note C1-5 to the financial statements provides for the summary of Council's infrastructure assets and movements during the year. Special Schedule 7 provides information related to the condition of Council's infrastructure assets.

Net Working Funds

- 12. The Net Working Funds is the available working capital Council has to fund operations and renewal capital.
- 13. The Net Working Funds as at 30 June 2022 were \$93.2m. This is an increase of \$26.8m during the year. The cash inflow for Net Working Funds is positive and was achieved due to an underspend in General Funded Capex. This underspend on general Capex did impact the condition of the assets and will need to increase in future years. Council infrastructure renewals was 96.58% and within the benchmark and the backlog is 0.67% favourable to the benchmark.
- 14. Council will need to continue to review the unrestricted cash position to make sure it maintains a sustainable financial position and has available cash to fund the renewal of assets when required.
- 15. Unrestricted cash at bank balance is \$113.6m, which is \$26.6m higher than the previous year.

Special Purpose Financial Statements

16. Special Purpose Financial Report. Council identified its Multi-level Car Park operations Commercial Property Portfolio as Category 1 in accordance with the requirements of National Competition Policy (NCP) guidelines. Commercial Property Portfolio was disclosed under Category 2 in the prior year but exceeded the threshold of \$2m revenue and is disclosed under Category 1 in financial year 2021-22, primarily due to income from the lease of office building purchased in the beginning of financial year 2021-22.

Council 31 October 2022 Item 13.8

Special Schedule 7 – Condition of Public Works

- 17. The purpose of this schedule is to allow an assessment of the condition of Council's public Works' assets and how Council is performing in managing these assets.
- 18. Based on this measure, the backlog figure is \$15.4m. The infrastructure backlog is calculated based on improving the condition of assets currently in condition rating 4 (poor) and 5 (very poor), to condition rating 3.

ISSUES/OPTIONS/CONSEQUENCES

- Audited Financial Statement must be submitted to the Office of Local Government by 31 October 2022. Council requested an extension until 30 November 2022.
- 20. Council is required to authorise the financial statements and send them to the NSW Audit office before we can receive the final Auditors report.
- 21. Within 5 weeks the NSW Audit Office will attend Council to present to their final overview of the financial statements and other financial matters arising.

CONSULTATION & TIMING

Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
27 September 2022	Finance Committee	Endorsed for Council adoption	n/a	Chief Finance and Information Officer

Councillor Consultation

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

Date	Councillor	Councillor	Council Officer	Responsibility
		Comment	Response	
06	Audit, Risk.	Approved	n/a	Chief Finance
October	and	subject to		and
2022	Improvement	amendments as		Information
	Committee	contained within		Officer
		the ARIC		
		minutes		

LEGAL IMPLICATIONS FOR COUNCIL

Council 31 October 2022 Item 13.8

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

FINANCIAL IMPLICATIONS FOR COUNCIL

- 25. If Council resolves to approve this report in accordance with the proposed resolution, there are no financial impacts on the budget.
- 26. The table below summarises the financial impacts on the budget arising from approval of this report.

	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil	Nil	Nil	Nil
Funding Source				
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	Nil	Nil	Nil	Nil
Funding Source				

Aigul Utegenova

Financial Accounting and Treasury Manager

John Angilley

Chief Financial and Information Officer

Bryan Hynes

Acting Chief Executive Officer

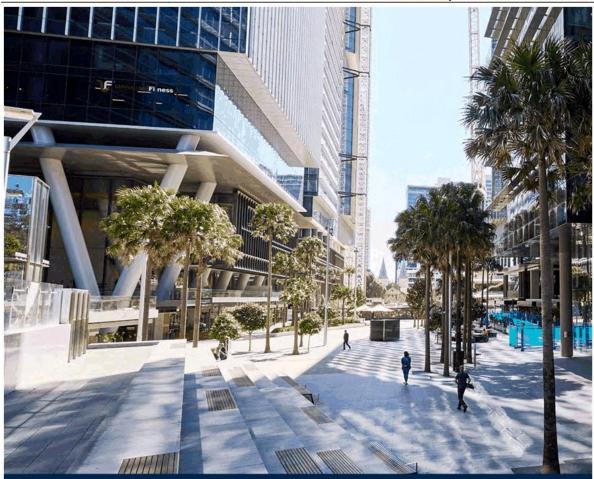
ATTACHMENTS:

1 🗓 🖫	General Purpose Financial Statement	83 Pages
2 🗓 🛣	Special Purpose Financial Statement	10 Pages
3 💯 🎏	Special Schedules	7 Pages
41 🖀	Draft FA1776 Report on the Conduct of the Audit 2022	7 Pages

REFERENCE MATERIAL

Item 13.8 - Attachment 1

General Purpose Financial Statement



General Purpose Financial Statements

for the year ended 30 June 2022



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General Purpose Financial Statement

City of Parramatta Council

General Purpose Financial Statements

for the year ended 30 June 2022

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1. Statement by Councillors and Management	3
2. Primary Financial Statements: Income Statement Statement of Comprehensive Income Statement of Financial Position Statement of Changes in Equity Statement of Cash Flows 3. Notes to the Financial Statements	4 5 6 7 8
4. Independent Auditor's Report: On the Financial Statements (Sect 417 [2])	83

Overview

City of Parramatta Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:

126 Church Street Parramatta NSW 2150

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.parracity.nsw.gov.au.

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General Purpose Financial Statement

City of Parramatta Council

General Purpose Financial Statements

for the year ended 30 June 2022

Statement by Councillors and Management made pursuant to Section 413(2)(c) of the Local Government Act 1993 (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- · the Local Government Act 1993 (NSW) and the regulations made thereunder
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- · the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year ended 30 June 2022
- · accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 31 October 2022.

Donna Davis	Sameer Pandey
Lord Mayor	Deputy Lord Mayor
31 October 2022	31 October 2022
Bryan Hynes	John Angilley
	0 ,
Chief Executive Officer	Responsible Accounting Officer
31 October 2022	31 October 2022

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General Purpose Financial Statement

City of Parramatta Council | Income Statement | for the year ended 30 June 2022

City of Parramatta Council

Income Statement

for the year ended 30 June 2022

Original unaudited budget			Actual	Actual
2022	\$ '000	Notes	2022	2021
	Income from continuing operations			
203,395	Rates and annual charges	B2-1	204,464	197.847
31,513	User charges and fees	B2-2	24,209	29.475
13,210	Other revenues	B2-3	7,577	7.364
18,001	Grants and contributions provided for operating purposes	B2-4	29,978	21,562
61,386	Grants and contributions provided for capital purposes	B2-4	82,957	46,037
6,289	Interest and investment income	B2-5	8,857	6,600
3,394	Other income	B2-6	24,704	14,231
(2,500)	Net gain from the disposal of assets	B4-1	22,999	19,215
334,688	Total income from continuing operations		405,745	342,331
	Expenses from continuing operations			
131,840	Employee benefits and on-costs	B3-1	120,727	123,837
102,114	Materials and services 1	B3-2	100,554	91,123
1,489	Borrowing costs	B3-3	982	2,060
51,995	Depreciation, amortisation and impairment of non-financial assets	B3-4	50,715	49,534
1,692	Other expenses	B3-5	7,871	6.326
289,130	Total expenses from continuing operations		280,849	272,880
45,558	Net operating result for the year attributable to Co	uncil	124,896	69,451
45,558	Net operating result for the year attributable to Co	uncil	124,896	69,4
(15,828)	Net operating result for the year before grants and contributions provided for capital purposes		41,939	23,4

⁽¹⁾ Council has reclassified the Material and Services items within the Note to improve the presentation. There is no impact on the prior year's total Material and Services costs.

The above Income Statement should be read in conjunction with the accompanying notes.

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General Purpose Financial Statement

City of Parramatta Council | Statement of Comprehensive Income | for the year ended 30 June 2022

City of Parramatta Council

Statement of Comprehensive Income

for the year ended 30 June 2022

\$ '000	Notes	2022	2021
Net operating result for the year – from Income Statement		124,896	69,451
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
Gain on revaluation of IPPE	C1-5	164,205	26,228
Re-measurement of remediation liability for asbestos contamination	C3-5	(18)	(13,197)
Total items which will not be reclassified subsequently to the operating result		164,187	13,031
Total other comprehensive income for the year	_	164,187	13,031
Total comprehensive income for the year attributable to Council		289,083	82,482

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

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General Purpose Financial Statement

City of Parramatta Council | Statement of Financial Position | for the year ended 30 June 2022

City of Parramatta Council

Statement of Financial Position

as at 30 June 2022

\$ '000	Notes	2022	2021
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	63,258	74,401
Investments	C1-2	225,535	211,729
Receivables	C1-4	52,140	121,552
Inventories		106	128
Prepayments		1,718	3,316
Total current assets		342,757	411,126_
Non-current assets			
Investments and other financial assets	C1-2	262,195	267,124
Receivables	C1-4	100,103	99,980
Infrastructure, property, plant and equipment (IPPE)	C1-5	3,273,404	2,919,024
Intangible assets	C1-6	2,807	4,349
Right of use assets	C2-1	8,150	7,192
Total non-current assets		3,646,659	3,297,669
Total assets		3,989,416	3,708,795
LIABILITIES			
Current liabilities			
Payables	C3-1	55,914	43.255
Contract liabilities	C3-2	16,423	21,289
Lease liabilities	C2-1	3,918	4,605
Borrowings	C3-3	9,663	9,193
Employee benefit provisions	C3-4	28,967	36,589
Provisions	C3-5	1,894	3,545
Total current liabilities		116,779	118,476
Non-current liabilities			
Payables	C3-1	48	316
Lease liabilities	C2-1	3,776	1,978
Borrowings	C3-3	2,831	12,494
Employee benefit provisions	C3-4	1,013	1,169
Provisions	C3-5	30,449	28,925
Total non-current liabilities		38,117	44,882
Total liabilities		154,896	163,358
Net assets		3,834,520	3,545,437
EQUITY			
Accumulated surplus		3,319,278	3,192,743
IPPE revaluation reserve		515,242	352,694
Total equity		3,834,520	3,545,437
rotal equity		3,034,320	3,343,437

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

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General Purpose Financial Statement

City of Parramatta Council | Statement of Changes in Equity | for the year ended 30 June 2022

City of Parramatta Council

Statement of Changes in Equity

for the year ended 30 June 2022

			2022			2021	
			IPPE			IPPE	
		Accumulated	revaluation	Total	Accumulated	revaluation	Total
\$ '000	Notes	surplus	reserve	equity	surplus	reserve	equity
Opening balance at 1 July		3,192,743	352,694	3,545,437	3,109,606	353,349	3,462,955
Net operating result for the year		124,896	-	124,896	69,451	-	69,451
Other comprehensive income							
- Gain on revaluation of IPPE	C1-5	-	164,205	164,205	_	26,228	26,228
- Adjustment to community land revaluation reserve for asbestos contamination	C3-5	-	(18)	(18)	_	(13,197)	(13,197)
Other comprehensive income		-	164,187	164,187	-	13,031	13,031
Total comprehensive income		124,896	164,187	289,083	69,451	13,031	82,482
Transfers between equity items		1,639	(1,639)	_	13,686	(13,686)	_
Closing balance at 30 June		3,319,278	515,242	3,834,520	3,192,743	352,694	3,545,437

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

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General Purpose Financial Statement

City of Parramatta Council | Statement of Cash Flows | for the year ended 30 June 2022

City of Parramatta Council

Statement of Cash Flows

for the year ended 30 June 2022

Original unaudited		Antoni	Astrod
budget 2022	\$ '000 Notes	Actual 2022	Actual 2021
2022	140(65)	2022	2021
	Cash flows from operating activities		
	Receipts:		
203,395	Rates and annual charges	201,058	193,673
31,513	User charges and fees	24,694	35,654
6,289	Interest received	4,295	8,710
79,387	Grants and contributions	113,644	81,397
-	Bonds, deposits and retention received	6,500	5,449
15,804	Other	31,751	28,733
	Payments:		=
(128,985)	Payments to employees	(126,291)	(117,998)
(54,131)	Payments for materials and services	(111,699)	(94,022)
(1,489)	Borrowing costs	(1,022)	(2,096)
(40.075)	Bonds, deposits and retention refunded	(2,640)	(5,001)
(49,675)	Other Net cash provided from/(used in) operating G1-1	(11,544)	(19,356)
	Net cash provided nonindused in operating		
102,108	activities	128,746	115,143
	Cash flows from investing activities		
	Receipts:		
123,261	Sale of investments	1,044,733	857,124
99,799	Proceeds from sale of IPPE	122,638	16,592
55,155	Payments:	122,036	10,392
	Purchase of investments	(1,057,553)	(826,989)
(311,738)	Payments for IPPE	(235,562)	(130,373)
(311,730)	Purchase of intangible assets	(235)	(1,313)
(00.670)	Net cash provided from/(used in) investing activities		(84,959)
(88,678)	Net cash provided hom/(used hi) hivesting activities	(125,979)	(84,959)
	Cash flows from financing activities		
	Payments:		
(9.193)	Repayment of borrowings	(9.193)	(8.981)
(4,237)	Principal component of lease payments	(4,717)	(3,847)
(13,430)	Net cash flow provided from/(used in) financing activities		(12,828)
(13,430)	Het cash now provided from/(used in) infancing activities	(13,910)	(12,020)
	Net change in cash and cash equivalents	(11,143)	17,356
57.045	Cash and cash equivalents at beginning of year	74,401	57.045
57.045	Cash and cash equivalents at end of year	63,258	
57,045	Cash and Cash equivalents at end of year	03,238	74,401

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

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City of Parramatta Council

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

About Council and these financial statements

A1-1 Basis of preparation

These Financial Statements were authorised for issue by Council on 31 October 2022. Council has the power to amend and reissue these Financial Statements in cases where critical information is received from public submissions or where the Office of Local Government directs Council to amend the Financial Statements.

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the Local Government Act 1993 (Act) and Local Government (General) Regulation 2021 (Regulation), and the Local Government Code of Accounting Practice and Financial Reporting. Council is a not for-profit entity. The Financial Statements are presented in Australian dollars and are rounded to the nearest thousand dollars (except where amounts are shown in text).

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain classes of infrastructure, property, plant and equipment.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- estimated fair values of infrastructure, property, plant and equipment refer Note C1-5;
- ii. estimated land remediation provisions refer Note C3-5; and iii. employee benefit provisions refer Note C3-4.

Significant judgements in applying the Council's accounting policies

- Impairment of receivables refer to Note C1-4.
- Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 Revenue from Contracts with Customers and/or AASB 1058 Income of Not-for-Profit Entities - refer to Notes B2-2 - B2-4
- iii. Determination of the lease term, discount rate (when not implicit in the lease) and whether an arrangement contains a lease - refer to Note C2-1.

Monies and other assets received by Council

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the Local Government Act 1993 (NSW), all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority are presented as operating cash flows.

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

A1-1 Basis of preparation (continued)

Volunteer services

Council has more than 290 volunteers who work across several Council departments including bush care, park committees, community care, cultural heritage and tourism, and library services. Their services are vital to the success of Parramatta, with many Council programs and initiatives relying heavily on assistance from local volunteers. Numbers of volunteers are reduced from last year primarily due to lockdown from June 2021 and to restrict the number of volunteers to ensure social distancing. The total volunteer services provided for the year ended 30 June 2022, which can be reliably measured, is \$136,305. Council has elected to not recognise volunteer services in the income statement as the total amount of services donated, while can be reliably measured, is not material.

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations (i.e. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2022 reporting period.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

New accounting standards adopted during the year

During the year, Council adopted all accounting standards and interpretations (as issued by the Australian Accounting Standards Board), which were mandatory for the 30 June 2022 reporting period.

None of the newly adopted standards had a material impact on Council's reported financial position, financial performance and/or associated financial statement disclosures.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

	Incon	ne	Expens	ses	Net Operating r continuing or		Grants and cor	tributions	Carrying amou	unt of assets
\$ '000	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
Functions or activities 1										
CFIO ²	181,765	172,056	38,153	33,596	143,612	138,460	13,762	10,402	729,012	804,758
People Culture and Workplace 3	390	478	8,576	7,452	(8,186)	(6,974)	_	_	_	_
City Engagement and Experience	1,570	319	20,364	18,748	(18,794)	(18,429)	1,340	100	3,840	3,809
Executive Office	_	3,858	2,859	10,076	(2,859)	(6,218)	_	3,838	2,442	6,788
City Strategy ⁴	2,528	2,686	9,194	6,265	(6,666)	(3,579)	2,423	_	_	_
Property & Place	87,782	65,381	22,037	18,633	65,745	46,748	36,608	17,161	441,416	407,715
City Assets and Operations	78,475	65,814	124,896	128,966	(46,421)	(63, 152)	20,600	21,960	2,329,678	2,001,071
Community Services	12,203	11,360	35,852	30,876	(23,649)	(19,516)	3,184	2,561	477,301	476,419
City Planning and Design	41,032	20,379	18,918	18,268	22,114	2,111	35,018	11,577	5,727	8,235
Total functions and activities	405,745	342,331	280,849	272,880	124,896	69,451	112,935	67,599	3,989,416	3,708,795

⁽¹⁾ Functions or activities were updated following a restructure.

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⁽²⁾ CFIO stands for Chief Finance and Information Office including Organisation Related.

⁽³⁾ Carrying amount of assets is included under CFIO.

⁽⁴⁾ Carrying amount of assets is included under Executive Office.

General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B1-2 Components of functions or activities

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Chief Finance and Information Office

- Finance and Information Administration
- Business Improvement
- ICT-Information Communication and Technology
- Governance
- Legal Services
- Acquired Councils-Corp Services
- Financial Accounting and Treasury
- Financial Planning and Analysis
- Rates
- Procurement and Payables
- Asset Strategy
- Financial Systems and Improvement

People Culture and Workplace

- People and Culture
- People and Culture Business Partners
- Payroll
- WHS and Wellbeing
- Workplace Relations
- Organisational Capability
- Advise and Services
- Risk and Audit

City Engagement and ExperienceCustomer Service Centre

- Events and Festivals
- City Experience and Engagement Admin
- Markeing and Brand
- Digital and Creative
- Acquired Councils
- Corporate Affairs
- Research and Engagement

Executive Office

- Executive Support Office
- General Management Support Acquired Councils-Chief Executive Office

City Strategy

City Strategy

Property & Place

- Civic Place Precinct Redevelopment
- Property and Place Administration
- Property Development Group Projects Property Development Group Financial Por
- Property Assets Security & Services
- Acquired Councils-PDG
- Place

City Assets and Operations

- Property Assets and Services City Services Administration
- City Operations
- City Assets & Environment
- Acquired Councils-City Services
- Regulatory Services Unit

- Community Services
 Riverside Theatre Operations
 - Social and Community Services
 - Libraries
 - Community Infrastructure
 - Community Services Admin

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B1-2 Components of functions or activities (continued)

- Community Hubs
- Community Services and Major Infrastructure PAS & Cultural Services

- City Planning and Design

 Development & Traffic Services
 City Design
 Strategic Land Use Planning
 City Planning and Design

 - Major Projects and Precincts
 - Infrastructure Planning and Design
 - Acquired Councils-Outcome & Development

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B2 Sources of income

B2-1 Rates and annual charges

\$ '000	2022	2021
Ordinary rates		
Residential	98,189	90,455
Business	62,178	57,583
Less: pensioner rebates (mandatory)	(1,438)	(1,367)
Less: pensioner rebates (Council policy)	(475)	(459)
Rates levied to ratepayers	158,454	146,212
Pensioner rate subsidies received	784	763
Total ordinary rates	159,238	146,975
Special rates ¹		
Open space	_	2,435
CBD infrastructure	_	2,326
Suburban infrastructure	_	1,830
Economic development	_	821
Other	_	729
Rates levied to ratepayers	_	8,141
Total special rates		8,141
Annual charges		
(pursuant to s.496, s.496A, s.496B, s.501, & s.611) Domestic waste management services	42,178	39.965
Stormwater management services	2,094	1,868
Other	1,386	1,356
Less: pensioner rebates (mandatory)	(516)	(531)
Less: pensioner rebates (Council policy)	(177)	(181)
Annual charges levied	44,965	42,477
Pensioner subsidies received:		
- Domestic waste management	261	254
Total annual charges	45,226	42,731
Total rates and annual charges	204,464	197,847

Council has used 2019 year valuations provided by the NSW Valuer General in calculating its rates.

Accounting policy

Rates and annual charges are recognised as revenue at the beginning of the rating period to which they relate. Prepaid rates are recognised as a financial liability until the beginning of the rating period.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

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⁽¹⁾ The special rates are discontinued in financial year 2021-22 due to harmonization of the rates and it is no longer included in the Revenue Policy.

General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B2-2 User charges and fees

\$ '000	Timing	2022	2021
User charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s.608)			
Planning and building regulation	2	3,282	3,405
Road opening permits	2	377	1,240
Construction zone fees	2	926	1,076
Road occupancy fees	2	607	571
Hoarding fees	2	567	610
Section 10.7 certificates (EP&A Act)	2	736	665
Food premises licences	2	481	545
Section 603 certificates	2	542	495
Development advertising fees	2	170	199
Annual fire safety statement fees	2	347	335
Subdivision release fees	2	174	227
Tower crane application fees	2	94	112
Section 611 charges	2	159	160
Tree preservation fees	2	153	148
Vehicle crossing inspection fees	2	87	104
Other	2	965	797
Total fees and charges – statutory/regulatory	_	9,667	10,689
(ii) Fees and charges – other (incl. general user charges (per s.608))			
Multi-level parking stations	2	5,210	7,788
Child care	1	4,750	5,374
Parking meters	2	2,181	3,311
Parramatta Riverside Theatre operations	2	1,786	1,297
Swimming centres	1	579	682
Other	2	36	334
Total fees and charges – other		14,542	18,786
Total user charges and fees		24,209	29,475
Timing of revenue recognition for user charges and fees			
User charges and fees recognised over time (1)		5,329	6,086
User charges and fees recognised at a point in time (2)		18,880	23,389
Total user charges and fees	_	24,209	29,475
	_	21,200	20, 170

Accounting policy
Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods/services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service. There is no material obligation for Council in relation to refunds or returns.

Where an upfront fee is charged such as joining fees for the leisure centre the fee is recognised on a straight-line basis over the expected life of the membership.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than over the term of the licence.

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B2-3 Other revenues

\$ '000	Timing	2022	2021
Fines – parking	2	4,548	5,113
Rebates	2	536	620
Fines – other	2	438	477
Sales – general	2	230	279
Insurance claims recoveries	2	296	226
Legal costs recovered	2	168	150
Riverside Theatre bar and catering sales	2	245	126
Events Income	2	159	_
Tenancy Restoration	2	270	_
Other	2	687	373
Total other revenue		7,577	7,364
Timing of revenue recognition for other revenue			
Other revenue recognised at a point in time (2)		7,577	7,364
Total other revenue		7,577	7,364

Accounting policy for other revenue

Where the revenue is earned for the provision of specified goods/services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

B2-4 Grants and contributions

\$ '000	Timing	Operating 2022	Operating 2021	Capital 2022	Capital 2021
General purpose grants and non-developer					
contributions (untied)					
General purpose (untied)					
Current year allocation					
Financial assistance – general component	2	3,809	3,280	_	-
Financial assistance – local roads component	2	1,062	1,227	-	-
Payment in advance - future year allocation Financial assistance – general component		5.040	2.744		
Financial assistance – general component Financial assistance – local roads component	2	5,848	3,741	-	-
Amount recognised as income during current	2	1,638	1,084		
year		12,357	9,332	_	_
Special purpose grants and non-developer contributions (tied) Cash contributions					
Community services	2	72	66	_	_
Department of Planning and Environment	2	2,025	228	6,927	3,190
Escarpment Board	2	_,		947	9,279
Home support	2	843	865	_	-
Library	2	747	714	_	_
Local Roads and Community Infrastructure Program	2	2,382	_	2,035	1,189
Ministry of the arts	2	813	269	_	_
Operating Grants - NSW Government	2	1,329	4,453	-	-
Other specific grants	2	52	101	2,335	347
Parramatta Aquatic Centre	2	_	-	17,441	3,163
Parramatta Road Urban Amenity Improvement					
Program	2	-	-	14,378	12,040
Sportsground Improvements	2	-	-	1,983	360
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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B2-4 Grants and contributions (continued)

\$ '000	Timing	Operating 2022	Operating 2021	Capital 2022	Capital 2021
Street lighting	1	923	923	_	_
Transport (other roads and bridges funding)	2	1,385	889	3,725	4,084
Transport (roads to recovery)	2	1,765	1,382	_	
Waste services performance improvement payment	2	243	242	_	-
Road restoration contributions	2	3,433	782	_	-
Other sponsorship received	2	117	87	_	_
Paid parental leave	2	332	151	_	-
Salary sacrifice motor vehicle contributions	2	57	97	-	-
Long service leave contributions	2	241	99	_	_
Local Infrastructure Renewal Scheme subsidy	2	260	346	_	-
National disability contribution	2	175	193	_	-
Other contributions	2	427	343	_	416
Total special purpose grants and non-developer contributions – cash		17,621	12,230	49,771	34,068
Total special purpose grants and non-developer contributions (tied)		17,621	12,230	49,771	34,068
Total grants and non-developer contributions		29,978	21,562	49,771	34,068
Total Grants revenue is attributable to:					
 Commonwealth funding 		1,380	5,059	_	2,774
 State funding 		24,921	15,475	49,501	31,112
 Other funding 		3,677	1,028	270	182
		29,978	21,562	49,771	34,068

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B2-4 Grants and contributions (continued)

\$ '000	Notes	Timing	Operating 2022	Operating 2021	Capital 2022	Capital 2021
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):	F4					
Cash contributions						
S 7.11 – contributions towards amenities/services		2	_	_	21,260	9.588
Developer Contributions (VPA)		2	_	_	9.869	289
Total developer contributions - cash		_	_	_	31,129	9,877
Non-cash contributions S 7.4 and 7.11 – contributions towards amenities/services		2	_	_	2,057	2.092
Total developer contributions non-cash		2	_	_	2,057	2,092
Total developer contributions					33,186	11,969
Total contributions					33,186	11,969
Total grants and contributions			29,978	21,562	82,957	46,037
Timing of revenue recognition for grants ar contributions	nd					
Grants and contributions recognised over time Grants and contributions recognised at a point	,		923	923	-	-
(2)			29,055	20,639	82,957	46,037
Total grants and contributions			29,978	21,562	82,957	46,037

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B2-4 Grants and contributions (continued)

Unspent grants and contributions - external restrictions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

\$ '000	Operating 2022	Operating 2021	Capital 2022	Capital 2021
Unspent grants				
Unspent funds at 1 July	3,256	1,083	30,566	27,842
Add: Funds recognised as income in the current				
period but not yet spent	1,308	2,173	8,364	2,724
Less: Funds recognised as revenue in previous years that have been spent during the				
reporting year	(2,238)	_	(8,637)	-
Unspent grants at 30 June	2,326	3,256	30,293	30,566
Unspent contributions				
Unspent funds at 1 July	_	_	130,656	136,726
Add: contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	_	_	31,761	12.280
Less: contributions recognised as revenue in previous years that have been spent			2.,,,,,	12,200
during the reporting year	-	_	(23,644)	(18,350)
Unspent contributions at 30 June	_	_	138,773	130,656

Accounting policy

Grants and contributions – enforceable agreement with sufficiently specific performance obligations

Grant and contribution revenue from an agreement which is enforceable and contains sufficiently specific performance obligations is recognised as or when control of each performance obligations is transferred.

The performance obligations vary according to the agreement but include grants provided for the events, home support services and others. Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Performance obligations may be satisfied either at a point in time or over time and this is reflected in the revenue recognition pattern. Point in time recognition occurs when the beneficiary obtains control of the goods/services at a single time (e.g. completion of the project when a report/outcome is provided), whereas over time recognition is where the control of the services is ongoing throughout the project (e.g. provision of community health services through the year).

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Capital grants

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act* 1979 (EP&A Act).

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B2-4 Grants and contributions (continued)

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which is recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B2-5 Interest and investment income

\$ '000	2022	2021
Interest on financial assets measured at amortised cost		
 Cash and investments 	5,526	6,566
 Interest on Receivables from sale of Horwood place site 	3,330	_
 Overdue rates and annual charges (incl. special purpose rates) 	1	34
Total interest and investment income (losses)	8,857	6,600

Accounting policy

Interest income is recognised using the effective interest rate at the date that interest is earned.

For Fair value items refer to the Accounting policy C1-2 Financial investments.

Council waived the interest payments on outstanding rates as part of a COVID relief package.

B2-6 Other income

\$ '000	Notes	2022	2021 1
Fair value increment on investments			
Fair value increment on investments through profit and loss		-	5,684
Interest in Civic Risk Mutual		500	475
Total Fair value increment on investments		500	6,159
Rental income			
Other lease income			
Lease income (excluding variable lease payments not dependent on an			
index or rate)		1,235	1,166
Leaseback fees - council vehicles		979	1,016
Room/Facility Hire		824	387
Property lease income	_	4,772	1,781
Total other lease income	_	7,810	4,350
Total rental income	C2-2	7,810	4,350
Other			
Value of assets received from Parramatta Light Rail project		16,165	_
Community Land post amalgamation and others		_	1,467
Value of assets newly discovered at stocktake		-	1,562
Gain on Lease modification		229	603
Other assets income		-	90
Total other		16,394	3,722
Total other income		24,704	14,231

⁽¹⁾ Items have been reclassified in accordance with Local Government Code of Accounting Practice and Financial Reporting – 2021-22.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B3 Costs of providing services

B3-1 Employee benefits and on-costs

\$ '000	2022	2021
Salaries and wages	97,074	95,472
Employee leave entitlements (ELE)	9,942	11,215
Superannuation	10,831	10,220
Agency personnel	4,363	3,700
Employee termination costs	1,142	4,998
Other	3,420	3,168
Total employee costs	126,772	128,773
Less: capitalised costs	(4,058)	(4,936)
Less: restructuring provision 1	(1,987)	_
Total employee costs expensed	120,727	123,837

Accounting policy

Employee benefit expenses are recorded when the service has been provided by the employee.

Retirement benefit obligations

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Superannuation plans

continued on next page ..

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note C3-4 for more information.

B3-2 Materials and services 1

\$ '000	Notes	2022	2021
Raw materials and consumables		5,050	5,158
Tipping fees		19,333	18,244
Contractors		15,562	10,996
Consultancies		5,578	6,045
ICT costs		6,477	5,570
Multi-level car parks, signs and levy		2,868	3,872
Cleaning, waste removal and recycling		2,374	2,449
Security services		1,357	1,555
Plant and Equipment hire and repair costs		2,947	2,586
Restoration costs		141	236
Auditors Remuneration - Audit Office NSW	E2-1	229	213
Street lighting		2,903	2,727
Councillor and Mayoral fees and associated expenses	E1-2	801	862
Advertising, promotion, publicity		3,170	1,864
Insurance		2,776	2,440
Telephone and communications		718	884
Other expenses		5,984	4,703
Artists in mall and other artists		2,739	1,923
Utilities		1,302	1,313
Memberships and subscriptions		661	557

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⁽¹⁾ Release of restructuring provision due to re-deployment of employees

General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B3-2 Materials and services ¹ (continued)

\$ '000	2022	2021
Legal expenses: other	1,545	1,196
Legal expenses: planning and development	531	428
Expenses from short-term leases	83	161
Expenses from leases of low value assets	113	416
Variable lease expense relating to usage	15,312	14,725
Total materials and services	100,554	91,123

Accounting policy

Expenses are recorded on an accruals basis as the council receives the goods or services.

B3-3 Borrowing costs

\$ '000	Notes	2022	2021
Interest on loans		885	1,349
Interest on leases	C2-1	97	711
Total interest bearing liability costs		982	2,060
Total borrowing costs expensed		982	2,060

Accounting policy

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

No borrowing costs were capitalised in the year ended 30 June 2022.

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⁽¹⁾ Council has reclassified the Material and Services items within the Note to improve the presentation. There is no impact on the prior year's total Material and Services costs.

General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B3-4 Depreciation, amortisation and impairment of non-financial assets

\$ '000	Notes	2022	2021
Depreciation and amortisation			
Plant and equipment		2,980	3,052
Office equipment		2,017	1,480
Furniture and fittings		1,934	1,899
Land improvements (depreciable)		928	768
Infrastructure:	C1-5		
- Buildings - non-specialised		3,742	3,079
- Buildings - specialised		518	504
- Other structures		844	886
- Roads		16,793	16,631
- Bridges		1,386	1,167
- Footpaths		3,070	2,981
- Stormwater drainage		5,971	5,938
- Swimming pools		14	14
 Other open space/recreational assets 		3,238	3,379
Right of use assets	C2-1	5,090	4,877
Other assets:		,	
 Library books 		965	1,009
- Other		254	285
Intangible assets	C1-6	971	1,120
Total gross depreciation and amortisation costs		50,715	49,069
Total depreciation and amortisation costs	_	50,715	49,069
Impairment / revaluation decrement of IPPE			
Infrastructure:	C1-5		
- Other structures		_	465
Total gross IPPE impairment / revaluation decrement costs			465
Total IPPE impairment / revaluation decrement costs charged to Income Statement		_	465
Total depreciation, amortisation and impairment for			
non-financial assets	_	50,715	49,534

Accounting policy

Depreciation and amortisation

Depreciation and amortisation are calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note C1-5 for IPPE assets and Note C1-6 for intangible assets and C2-1 for right of use assets.

Impairment of non-financial assets

Council's assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B3-4 Depreciation, amortisation and impairment of non-financial assets (continued)

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

B3-5 Other expenses

\$ '000	2022	2021
Civic Risk Mutual - Equity to Fair Value accounting decrement	_	970
Fair value decrement on investments through profit and loss	3,297	_
Contributions/levies to other levels of government		
- NSW fire brigade levy	3,111	3,466
- Department of planning levy	381	344
Donations, contributions and assistance to other organisations (Section 356)	1,082	1,546
Total other expenses	7,871	6,326

Accounting policy
Other expenses are recorded on an accruals basis when Council has an obligation for the expenses.

Impairment expenses are recognised when identified.

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B4 Gains or losses

B4-1 Gain or loss from the disposal, replacement and de-recognition of assets

\$ '000	Notes	2022	2021
Gain (or loss) on disposal of property (excl. investment property)	C1-5		
Proceeds from disposal – property		84,533	87,085
Less: carrying amount of property assets sold/written off		(50,387)	(55,688)
Gain (or loss) on disposal		34,146	31,397
Gain (or loss) on disposal of plant and equipment	C1-5		
Proceeds from disposal – plant and equipment		321	242
Less: carrying amount of plant and equipment assets sold/written off		(50)	(46)
Gain (or loss) on disposal		271	196
Gain (or loss) on disposal of infrastructure	C1-5		
Less: carrying amount of infrastructure assets sold/written off		(11,418)	(12,378)
Gain (or loss) on disposal		(11,418)	(12,378)
Gain (or loss) on disposal of investments			
Proceeds from disposal/redemptions/maturities – investments		1,044,733	857,089
Less: carrying amount of investments sold/redeemed/matured		(1,044,733)	(857,089)
Gain (or loss) on disposal			_
Net gain (or loss) from disposal of assets		22,999	19,215

Accounting policy
Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Income Statement.

The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

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General Purpose Financial Statement

City of Parramatta Council I Notes to the Financial Statements 30 June 2022

B5 Performance against budget

B5-1 Material budget variations

Council's original budget was adopted by the Council on 28/06/2021 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: F = Favourable budget variation, U = Unfavourable budget variation.

\$ '000	2022 Budget	2022 Actual	2022 Varian	_	
Revenues					
Rates and annual charges	203,395	204,464	1,069	1%	F
User charges and fees	31,513	24,209	(7,304)	(23)%	U
The key areas for unfavourable variance are m	nainly driven by the lingering	a effects of COV	D-19 as we contin	nue to experi	ience

The key areas for unfavourable variance are mainly driven by the lingering effects of COVID-19 as we continue to experience subdued footfalls and spending patterns across the CBD & LGA.

- · \$1.5m: Decline in multi-level car parks revenue;
- . \$1.3m: Subdued parking meters income;
- . \$1.1m: Drop in Riverside booking and hire;
- \$1.0m: Lower Childcare fees
- · \$0.7m: Subdued Community Hall Hire rentals;
- \$0.4m: Lower inspection fees; and
- \$0.3m: Decline in Road opening permits \$0.2m and rezoning fees \$0.1m.

Other revenues 13,210 7,577 (5,633) (43)% U

 \$6.3m: Lower than the budget. Revenue for parking infringement was budgeted with the assumption of reaching back to the pre-Covid level;

Partially net off by

- \$0.3m: Cash received for 7-9 Wentworth street tenants' restoration; and
- \$0.2m: Events income.

Operating grants and contributions 18,001 29,978 11,977 67% F

- \$4.7m: Grants received from the Department of Planning and Environment, not included in the original budget due to uncertainty of getting approved for the grant;
- \$3.4m: The Roads restoration contributions;
- \$2.2m: Financial Assistance Grant received for the financial year 2022-23;
- \$1.4m: Grants from the Transport NSW for the roads and other transport assets works; and
- \$0.5m: State government grants for the support of art and culture projects.

Capital grants and contributions 61,386 82,957 21,571 35% F

- \$7.8m: VPA (Voluntary Planning Agreement) contributions received in cash for Parramatta River Foreshore Revitalisation;
- \$6.2m: PRUAIP (Parramatta Road Urban Amenity Improvement Program) grant for Bridge Street, Granville, received in the last financial year and recognised as an income this financial year;
- \$5.2m: PRUAIP grants for Good and Bridge street works, received in the last financial year and recognised as an income
 this financial year; and
- \$2.0m: Non-cash contribution from Lennox Bridge VPA.

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

B5-1 Material budget variations (continued)

\$ '000	2022 Budget	2022 Actual	2022 Varian	
Interest and investment revenue	6,289	8,857	2,568	41% F
Interest and investment revenue is favourble to busite.	laget primarily due to the	e interest receive	ed from the sale of	Horwood place

Net gains/(losses) from disposal of assets

(2.500)

22,999

25,499

(1,020)% F

The gains are from:

- \$36.3m: Gain from the recognition of additional income from the sale of Horwood Place land; and
- \$7.8m: Gain on sale of 70 Macquarie Street, Parramatta, the land was compulsory acquired by State Government.

The above gains are reduced by:

- \$10.5m: Loss on land parcels received from the Walker Corporation after subdivision of Parramatta Square land parcels;
- \$6.2m: Loss from the disposal of renewed infrastructure assets; and
- \$4.4m: Disposal of the infrastructure assets impacted by PLR constructions.

Other income 3,394 24,704 21,310 628% F

Other income variance is favourable to the budget primarily due to:

- \$16.2m: Income received from the asset transferred from Sydney Metro under Parramatta Light Rail Agreement Stage 1. The transferred assets included roads, footpaths, stormwater drainage, and street furniture;
- \$3.5m: Increase of lease income from the leasing of the property purchased in September 2021 (i.e., 9 Wentworth Street, Parramatta); and
- \$0.2m: Income as a result of the Lease modification due to extension of leases.

Expenses

Employee benefits and on-costs	131,840	120,727	11,113	8%	F	
Materials and services	102,114	100,554	1,560	2%	F	
Borrowing costs	1,489	982	507	34%	F	
Borrowing costs are below budget by \$0.5m due to lower	r interest on lease	s as a result of t	he reassessment of	of AASB 16		

(refer note C2-1 Council as a lessee).

Depreciation, amortisation and impairment of non-financial assets	51,995	50,715	1,280	2%	F
Other expenses	1,692	7,871	(6,179)	(365)%	U

Expenditure on other expenses is above budget primarily due to levies paid to NSW fire brigade (\$3.1m) and the decrement of fair value on investments (\$3.3m).

Statement of cash flows

F Cash flows from operating activities 102.108 128.746 26.638 26%

Cash flows from operating activities are favourable to budget primarily due to higher grants received from the State Government and other grantors.

(88.678)(125,979)42% U Cash flows from investing activities (37,301)The lower level of cash inflow from the sale of investment and securities is offset by a lower level of investment in infrastructure and higher receipt from the sale of Horwood place and compulsory sale of 70 Macquarie street, Parramatta.

Cash flows from financing activities (13.430)(13,910)(480)4% U

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

\$ '000	2022	2021
Cash assets		
Cash on hand and at bank 1	11	105
Cash equivalent assets		
- Deposits at call	63,247	74,296
Total cash and cash equivalents	63,258	74,401

⁽¹⁾ Cash at bank balances are automatically transferred to the professional funds cash at call account at the end of each day. This account currently attracts a higher rate of interest. The funds can be accessed and drawn on a daily basis.

Reconciliation of cash and cash equivalents

\$ '000	Notes	2022	2021
Total cash and cash equivalents per Statement of Financial Position	C1-1	63,258	74,401
Balance as per the Statement of Cash Flows		63,258	74,401

Accounting policy

For Statement of Cash Flow presentation purposes, cash and cash equivalents include cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

C1-2 Investments and other financial assets

	2022	2022	2021	2021
\$ '000	Current	Non-current	Current	Non-current
Financial assets at fair value through the profit a	and loss			
Managed funds	41,025	_	43,993	_
Negotiable Certificates of Deposit (NCD)	,			
Floating Rate Notes (FRN) and Bonds	2,010	51,445	17,031	68,124
Total	43,035	51,445	61,024	68,124
Debt securities at amortised cost				
Long term deposits	182,500	204,650	150,705	193,400
Total	182,500	204,650	150,705	193,400
Other financial assets				
Interest in Civic Risk Mutual	_	6,100	_	5,600
Total	_	6,100	_	5,600
Total financial investments	225,535	262,195	211,729	267,124

Accounting policy

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

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General Purpose Financial Statement

City of Parramatta Council I Notes to the Financial Statements 30 June 2022

C1-2 Investments and other financial assets (continued)

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

Classification

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

• amortised cost

- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

Amortised cost

Assets measured at amortised cost are financial assets where:

- the business model is to hold assets to collect contractual cash flows, and
- the contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Council's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents in the Statement of Financial Position.

Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

Financial assets through profit or loss

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income are measured at FVTPL

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

C1-3 Restricted and allocated cash, cash equivalents and investments

\$ '000		2022	2021
(a)	Externally restricted cash, cash equivalents and investments		
Total	cash, cash equivalents and investments	550,988	553,254
	externally restricted cash, cash equivalents and investments	(258,657)	(261,098)
	cash equivalents and investments not subject to external tions ¹	292,331	292,156
Exter	ides Investment to Civic Risk nal restrictions al restrictions included in cash, cash equivalents and investments above comprise:		
Specifi	c purpose unexpended grants	8,175	13,337
Exteri	nal restrictions – included in liabilities	8,175	13,337
	nal restrictions al restrictions included in cash, cash equivalents and investments above se:		
Develo	per contributions – general	138,766	130,642
continue	ed on next page		Page 32 of 83

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C1-3 Restricted and allocated cash, cash equivalents and investments (continued)

\$ '000	2022	2021
Museum of Applied Arts & Sciences Agreement	34,054	36,854
Specific purpose unexpended grants (recognised as revenue) – general fund	29,829	33,779
Domestic waste management	38,414	33,102
CBD infrastructure special rate	3,028	4,887
Stormwater levy	1,423	1,402
Catchment remediation special rate	1,662	2,173
Economic development special rate	725	1,140
Harris park special rate	777	762
Open space special rate	695	846
Suburban infrastructure special rate	744	1,813
Infrastructure special rate (former Holroyd)	365	361
External restrictions - others	250,482	247,761
Total external restrictions	258,657	261,098

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

\$ '000	2022	2021
(b) Internal allocations		
Cash, cash equivalents and investments not subject to external		
restrictions	292,331	292,156
Less: Internally restricted cash, cash equivalents and investments	(178,738)	(205,098)
Unrestricted and unallocated cash, cash equivalents and investments	113,593	87,058
Internal allocations		
At 30 June, Council has internally allocated funds to the following:		
CBD Infrastructure	945	_
Property and significant assets reserve	170,760	198,158
Employees leave entitlement	6,400	6,401
Urgent ward works	219	498
Parking Meters	414	41

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

C1-4 Receivables

Total internal allocations

	2021	2021
lon-current	Current	Non-current
1,291	17,276	996
_	708	-
_	_	-
98,399	_	98,399
_	87,085	-
_	1,315	-
_	_	-
-	2,803	-
_	1,197	-
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	-	- 1,197

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205,098

178,738

General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C1-4 Receivables (continued)

	2022	2022	2021	2021	
\$ '000	Current	Non-current	Current	Non-current	
Government grants and subsidies	2,246	_	2,072	_	
Environmental upgrade agreements	140	176	140	316	
Works in kind receivable from developers	1,667	_	7,667	-	
Other debtors	1,130	237	2,202	269	
Total	53,042	100,103	122,465	99,980	
Less: provision for impairment					
Rates and annual charges	(69)	_	(69)	-	
Other debtors	(833)	_	(844)	_	
Total provision for impairment –					
receivables	(902)		(913)	_	
Total net receivables	52,140	100,103	121.552	99.980	

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C1-4 Receivables (continued)

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Externally restricted receivables				
Domestic waste management	4,637	_	4.286	_
Stormwater management	292	_	246	_
Other				
Grants	2,790	-	_	-
CBD Infrastructure special rate	355	_	499	-
Open space special rate	72	_	165	-
Suburban Infrastructure Special Rate	46	-	115	-
Economic development special rate	85	-	142	-
Catchment Remediation Special Rate	11	-	22	-
Harris park special rate	7	-	16	-
Infrastructure Special Rate (Former Holroyd)	1		4	
Total external restrictions	8,296		5,495	_
Internally restricted receivables				
Sale of land (6 & 8 Parramatta Square) Sale of land (Compulsory sale of Horwood	-	98,399	-	98,399
place site)	15,672	-	87,085	-
Internally restricted receivables	15,672	98,399	87,085	98,399
Unrestricted receivables	28,172	1,704	28,972	1,581
Total net receivables	52,140	100,103	121,552	99,980
\$ '000			2022	2021
Movement in provision for impairment of re	ceivables			
Balance at the beginning of the year			913	1.078
+ new provisions recognised during the year			45	25
- amounts provided for but recovered during the year	ar		(56)	(190)
Balance at the end of the year		_	902	913
Datation at the olid of the your		_	302	913

Accounting policy

Receivables are included in current assets, except for those with maturities greater than 12 months after the reporting date which are classified as non-current assets

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days

Cash flows relating to short-term receivables are not discounted if the effect of discounting is immaterial.

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, and when estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

The Council uses the presentation that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Council in full, without recourse by the Council to actions such as realising security (if any is held) or
- the financial assets (for non-rates debtors) are more than 90 days past due.

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C1-4 Receivables (continued)

Credit losses are measured as the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability-weighted approach.

On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced a significant increase in credit risk then the lifetime losses are estimated and recognised.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

The Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings.

None of the receivables that have been written off is subject to enforcement activity.

Where the Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Rates and annual charges outstanding are secured against the property.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C1-5 Infrastructure, property, plant and equipment

By aggregated asset class		At 1 July 2021			Asset movements during the reporting period						At 30 June 2022			
\$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net parrying amount	Additions renewals 1	Additions new assets	Carrying value of disposals	Depreciation expense	WIP capitalised	Transfers between asset classes	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Ne carrying amoun	
Capital work in progress	118.092	_	118.092	17,376	218,186	_	_	(109,589)	_	_	244,065	_	244.06	
Plant and equipment	20.803	(12,568)	8.235	- 17,570	473	(1)	(2,980)	(109,569)	_	_	20,447	(14,720)	5,72	
Office equipment	12.038	(5.860)	6,233	_	1,711	(1)	(2,017)	_	(21)	_	13,750	(7,899)	5,85	
Furniture and fittings	22,298	(13,361)	8,937	_	252		(1,934)	_	(21)	_	22,550	(15,295)	7,25	
Land:	22,290	(13,301)	0,937	-	232	-	(1,934)	-	_	-	22,550	(15,295)	1,23	
- Operational land	366,765	_	366,765	_	73,997	(50,383)	_		_	10,476	400,855	_	400,855	
- Community land	315.124		315,124		616	,		_		12,008	327,748		327,74	
- Crown land		-		-		-	-	-	-	,		-		
- Land under roads (post 30/6/08)	60,451	-	60,451	-	450	-	-	-	-	-	60,451	_	60,45	
	2,151	-	2,151	-	153	-	-	-		321	2,625	-	2,62	
Land improvements – depreciable Infrastructure:	36,125	(9,045)	27,080	-	1,052	(4)	(928)	-	4,154	869	42,453	(10,230)	32,22	
	0.17.07.1	(50.004)	404.500		44.070		10.710					(50.000)		
- Buildings - non-specialised	217,671	(53,091)	164,580	3,098	41,278	-	(3,742)	-	_	24,066	286,113	(56,833)	229,28	
- Buildings - specialised	35,432	(11,222)	24,210	1,271	_	_	(518)	-	-	2,927	39,630	(11,740)	27,89	
- Other structures	21,232	(3,759)	17,473	97	5,648	(68)	(844)	-	-	-	26,897	(4,591)	22,30	
- Roads	1,230,608	(314,172)	916,436	9,886	3,647	(10,166)	(16,793)	-	-	43,484	1,270,189	(323,695)	946,49	
- Bridges	133,423	(19,533)	113,890	230	-	-	(1,386)	-	-	7,537	141,189	(20,918)	120,27	
- Footpaths	208,997	(57,030)	151,967	845	9,455	(148)	(3,070)	-	-	18,559	237,685	(60,077)	177,60	
 Bulk earthworks (non-depreciable) 	103,783	-	103,783	671	-	(585)	-	-	-	3,397	107,266	-	107,26	
 Stormwater drainage 	653,013	(200,210)	452,803	244	11,119	-	(5,971)	-	-	33,164	697,540	(206,181)	491,35	
 Swimming pools 	1,512	(539)	973	-	-	-	(14)	-	-	116	1,628	(553)	1,07	
 Other open space/recreational 														
assets	76,617	(29,705)	46,912	640	3,630	(451)	(3,238)	-	-	7,281	86,655	(31,881)	54,77	
Other assets:														
 Heritage collections 	4,463	(782)	3,681	53	-	-	-	-	-	-	4,516	(782)	3,73	
 Library books 	7,636	(5,121)	2,515	-	555	-	(965)	-	-	-	8,191	(6,086)	2,10	
- Other	7,647	(859)	6,788		41	-	(254)	-	(4,133)		3,270	(828)	2,44	
Total infrastructure, property, plant and equipment	3,655,881	(736,857)	2,919,024	34,411	371,813	(61,806)	(44,654)	(109,589)	_	164,205	4,045,713	(772,309)	3,273,40	

⁽¹⁾ Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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Item 13.8 - Attachment 1

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C1-5 Infrastructure, property, plant and equipment (continued)

By aggregated asset class		At 1 July 2020				A	sset moveme	nts during the r	reporting period	d				At 30 June 2021	
\$ '000	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals 1	Additions new assets	Carrying value of disposals	Depreciation expense	Impairment loss / revaluation decrements (recognised in P/L)	WIP capitalised	Transfers between asset classes	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Ne carrying amoun
Capital work in progress	71,375	-	71,375	29,504	100,763	-	-	-	(83,550)	-	-	-	118,092	-	118,092
Plant and equipment	20,482	(10,179)	10,303	-	1,030	(46)	(3,052)	-	-	-	-	-	20,803	(12,568)	8,235
Office equipment	10,637	(4,380)	6,257	-	1,401	-	(1,480)	-	-	-	-	-	12,038	(5,860)	6,178
Furniture and fittings	22,258	(11,547)	10,711	-	498	(373)	(1,899)	-	-	-	-	-	22,298	(13,361)	8,937
Land:															
 Operational land 	405,104	-	405,104	-	2,211	(40,550)	-	-	-	-	-	-	366,765	-	366,765
 Community land 	312,160	-	312,160	-	12,660	-	-	-	-	-	(9,696)	-	315,124	-	315,124
 Land under roads (post 30/6/08) 	2,151	-	2,151	-	-	-	-	-	-	-	-	-	2,151	-	2,151
- Crown land	60,498	-	60,498	-	-	(47)	-	-	-	-	-	-	60,451	-	60,451
Land improvements – depreciable	33,610	(8,368)	25,242	42	2,720	(156)	(768)	-	-	-	-	-	36,125	(9,045)	27,080
Infrastructure:															
 Buildings – non-specialised 	234,196	(54,767)	179,429	1,327	257	(13,354)	(3,079)	-	-	-	-	-	217,671	(53,091)	164,580
 Buildings – specialised 	34,379	(12,000)	22,379	445	3,094	(1,204)	(504)	_	-	_	_	-	35,432	(11,222)	24,210
- Other structures	24,435	(8,434)	16,001	194	8,019	(4,190)	(886)	(465)	-	(1,200)	-	_	21,232	(3,759)	17,473
- Roads	1,221,240	(300,804)	920,436	17,055	_	(4,501)	(16,631)	_	_	77	-	_	1,230,608	(314,172)	916,436
- Bridges	100,938	(32,162)	68,776	125	11,135	(903)	(1,167)	_	-	-	_	35.924	133,423	(19,533)	113,890
- Footpaths	200,780	(54,507)	146,273	2,712	6.500	(537)	(2.981)	_	_	_	_	_	208,997	(57.030)	151,967
- Bulk earthworks (non-depreciable)	103,853	_	103,853	_	-	(70)	-	_	_	_	_	_	103,783	_	103,783
- Stormwater drainage	647.812	(194,328)	453,484	2.314	3.035	(92)	(5.938)	_	_	_	_	_	653,013	(200,210)	452,803
- Swimming pools	1,512	(525)	987	_	_	_	(14)	_	-	_	_	_	1,512	(539)	973
- Other open space/recreational		, ,					, ,								
assets	71,791	(28,527)	43,264	4,424	4,387	(1,888)	(3,379)	-	-	104	-	-	76,617	(29,705)	46,912
Other assets:															
 Heritage collections 	2,456	-	2,456	90	116	-	-	-	-	1,019	-	-	4,463	(782)	3,681
 Library books 	7,336	(4,111)	3,225	-	299	-	(1,009)	-	-	-	-	-	7,636	(5,121)	2,515
- Other	6,946	(574)	6,372	-	701	-	(285)	_	-	_	-	-	7,647	(859)	6,788
Total infrastructure, property, plant and equipment	3,595,949	(725,213)	2,870,736	58,232	158,826	(67,911)	(43,072)	(465)	(83,550)	_	(9,696)	35,924	3,655,881	(736,857)	2,919,024

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C1-5 Infrastructure, property, plant and equipment (continued)

Accounting policy

Initial recognition of infrastructure, property, plant and equipment (IPPE)

IPPE is measured initially at cost. Cost includes the fair value of the consideration given to acquire the asset (net of discounts and rebates) and any directly attributable cost of bringing the asset to working condition for its intended use (inclusive of import duties and taxes)

When infrastructure, property, plant and equipment is acquired by Council at significantly below fair value, the assets are initially recognised at their fair value at the acquisition date.

Non-specialised assets with short useful lives are measured at depreciated historical cost as an approximation of fair value. Council has assessed that any difference between fair value and the depreciated historical cost is unlikely to be material.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the Income Statement during the financial period in which they are incurred.

Useful lives of IPPE

Land, bulk earthworks and heritage assets are not depreciated. Depreciation on other assets is calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:

Buildings (by component type):	Years		Years
Superstructure (Short Life)	26 to 100	Kerb & Gutter	100 to 120
Superstructure (Long Life)	50 to 300	Street Furniture	10 to 100
Sub-structure (Short Life)	35 to 105	Traffic Facilities	41 to 94
Sub-structure (Long Life)	75 to 300	Pathways	15 to 80
Roof (Short Life)	18 to 100	Parking Areas	17 to 200
Roof (Long Life)	35 to 300		
Fitout (Short Life)	16 to 57	Other Infrastructure:	
Fitout (Long Life)	34 to 300	Stormwater Drainage	
Floor Coverings (Short Life)	5 to 139	Conduits - Pipes, Culverts & Natural Channels	80 to 300
Floor Coverings (Long Life)	3 to 146	Structures - Pits, Headwalls & Converters	100
Electrical Services (Short Life)	24 to 78	Other Drainage Assets	20 to 200
Electrical Services (Long Life)	10 to 195		
Mechanical Services (Short Life)	10 to 52	Bridges (by component type):	
Mechanical Services (Long Life)	1 to 146	Abutments	110 to 117
Hydraulic Services (Short Life)	23 to 85	Deck	40 to 117
Hydraulic Services (Long Life)	4 to 195	Guardrails	40 to 80
Fire Services (Short Life)	10 to 22	Sub-structure	40 to 117
Fire Services (Long Life)	4 to 134	Superstructure	40 to 117
Security Services (Short Life)	10 to 25	Surface	30
Security Services (Long Life)	1 to 140		
Lift/Transport (Short Life)	75 to 100	Open Space	5 to 100
Lift/Transport (Long Life)	150	Swimming Pools	20 to 50
Site Infrastructure (Short Life)	56 to 174	Bus Shelters	30
Site Infrastructure (Long Life)	56 to 174	Land Improvements and Other Structures	5 to 100
Site Services (Short Life)	56 to 174		
Site Services (Long Life)	56 to 174	Plant and equipment:	
		Office equipment	5 to 10
Infrastructure		Office furniture	10
Roads (by component type):		Computer equipment	5
Surface (Short Life)	11 to 37	Vehicles	5 to 10
Surface (Long Life)	40 to 60	Other plant and equipment	5 to 10
Pavement Base (Short Life)	80 to 113		
Pavement Base (Long Life)	N/A	Other Assets:	
Pavement Sub Base (Short Life)	200	Library books	5
Pavement Sub Base (Long Life)	200	Trees	50 to 100
Formation (Bulk Earthworks)	Infinite	Other Assets	5 to 10

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City of Parramatta Council I Notes to the Financial Statements 30 June 2022

C1-5 Infrastructure, property, plant and equipment (continued)

The assets residual values and useful lives are reviewed and adjusted if appropriate at each reporting date.

Revaluation model

Infrastructure, property, plant and equipment (IPPE) are held at fair value. Comprehensive valuations are performed at least every five years, however, the carrying amount of assets is assessed at each reporting date to confirm that it is not materially different from the current fair value according to AASB 13 Fair Value Measurement.

Increases in the carrying amounts arising on revaluation are credited to the IPPE revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008 in accordance with AASB 1051 Land Under Roads

Land under roads acquired after 1 July 2008 is recognised in accordance with AASB 116 Property, Plant and Equipment.

Crown reserves

Crown reserves under Council's care and control are recognised as assets of the Council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

C1-6 Intangible assets

Intangible assets are as follows:

\$ '000	2022	2021
IT Development and Software		
Opening values at 1 July		
Gross book value	14,814	13,501
Accumulated amortisation	(10,465)	(9,345)
Net book value – opening balance	4,349	4,156
Movements for the year		
Purchases	235	555
Amortisation charges	(971)	(1,120)
Development costs	_	758
Other movements (disposal of cloud-based software balances)	(806)	-
Closing values at 30 June		
Gross book value	14,167	14,814
Accumulated amortisation	(11,360)	(10,465)
Total intangible assets - net book value	2,807	4,349

Accounting policy

IT development and software

Software development costs include only those costs directly attributable to the development phase (including external direct costs of materials and services, direct payroll, and payroll-related costs of employees' time spent on the project) and are only recognised following completion of technical feasibility, and where the Council has an intention and ability to use the asset. Amortisation is calculated on a straight-line basis over periods generally ranging from three to five years. Software-as-a-Service (SaaS) arrangements are service contracts providing the council with right to access the cloud

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C1-6 Intangible assets (continued)

provider's application software over the contract period. Costs incurred to obtain access to the cloud provider's application software are recognised in the income statement.

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City of Parramatta Council I Notes to the Financial Statements 30 June 2022

C2 Leasing activities

C2-1 Council as a lessee

Council has leases over a range of assets including buildings, and Office and IT equipment. Information relating to the leases in place and associated balances and transactions is provided below.

Terms and conditions of leases

Buildings

Council leases buildings for their corporate offices and other buildings; the leases are generally between 2 and 7 years and some of them include a renewal option to allow Council to renew for up to twice the non-cancellable lease term at their discretion.

The building leases contain an annual pricing mechanism based on either fixed increases or CPI movements at each anniversary of the lease inception.

Garbage trucks

Council leases garbage trucks with lease term 7 years; the lease payments are variable depending on the number of collections performed during the lease term and there is generally no renewal option.

Office and IT equipment

Leases for office and IT equipment are generally for low-value assets. The leases are for between 2 and 6 years with no renewal option, the payments are fixed, however, some of the leases include variable payments based on usage.

Extension options

Council includes options in the building leases to provide flexibility and certainty to Council operations and reduce costs of moving premises; and the extension options are at Council's discretion.

At commencement date and each subsequent reporting date, Council assesses where it is reasonably certain that the extension options will be exercised.

(a) Right of use assets

	Office and IT						
\$ '000	Buildings	Equipment	Total				
2022							
Opening balance at 1 July	7,169	23	7,192				
Additions/modification to right-of-use assets	6,048	-	6,048				
Depreciation charge	(5,067)	(23)	(5,090)				
Balance at 30 June	8,150		8,150				
2021							
Opening balance at 1 July	29,124	46	29,170				
Additions/modification to right-of-use assets	(17,101)	_	(17,101)				
Depreciation charge	(4,854)	(23)	(4,877)				
Balance at 30 June	7,169	23	7,192				

(b) Lease liabilities

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Lease liabilities	3,918	3,776	4,605	1,978
Total lease liabilities	3,918	3,776	4,605	1,978

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General Purpose Financial Statement

City of Parramatta Council I Notes to the Financial Statements 30 June 2022

C2-1 Council as a lessee (continued)

(c) (i) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

\$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
2022 Cash flows	3,918	3,776	_	7,694	7,694
2021 Cash flows	4,716	1,978	_	6,694	6,583

(d) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

\$ '000	2022	2021
Interest on lease liabilities	97	711
Variable lease payments based on usage not included in the measurement of lease		
liabilities	15,312	14,725
Depreciation of right of use assets	5,090	4,877
Expenses relating to short-term leases	83	161
Expenses relating to low-value leases	113	416
_	20,695	20,890

(e) Statement of Cash Flows

otal cash outflow for leases	20,233	19,673
	20.233	19.673

(f) Leases at significantly below market value – concessionary / peppercorn leases

Council has a number of leases at significantly below market for land and buildings which are used for storage for the excess art from the art gallery, visitors centers, and other community services provided by Council.

The leases are generally between 1 and 5 years and require payments of a maximum amount of \$1,000 per year. The use of the right-to-use asset is restricted by the lessors to specified community services which Council must provide, these services are detailed in the leases.

Council does not believe that any of the leases in place are individually material from a statement of financial position or performance perspective.

Accounting policy

At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C2-1 Council as a lessee (continued)

of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

Exceptions to lease accounting

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

Leases at significantly below market value / Concessionary leases

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

C2-2 Council as a lessor

Operating leases

Council leases out a number of properties and /or plant and equipment to community groups; these leases have been classified as operating leases for financial reporting purposes and the assets are included in the Statement of Financial Position as:

– property, plant and equipment: where the rental is incidental or the asset is held to meet Councils service delivery objective (refer note C1-5).

\$ '000	2022	2021
Operating lease expenses		
Assets held as property, plant and equipment		
Direct operating expenses that generated rental income	1,450	848
Lease income (excluding variable lease payments not dependent on an index or rate)	1,029	318
Lease income relating to variable lease payments not dependent on an index or a rate	5,331	3,184
Total income relating to operating leases for Council assets	7,810	4,350
Other leased assets expenses		
Other	137	915
Total expenses relating to other leases assets	137	915

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	4,252	523
1–2 years	1,992	288
2–3 years	1,354	258
3–4 years	698	258
4–5 years	506	258
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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C2-2 Council as a lessor (continued)

\$ '000	2022	2021
> 5 years	16,698	17,562
Total undiscounted lease payments to be received	25,500	19,147

Accounting policy

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise, it is an operating lease.

When Council has a sub-lease over an asset and is the intermediate lessor then the head lease and sub-lease are accounted for separately. The classification of the sub-lease is based on the right-of-use asset which arises from the head lease rather than the useful life of the underlying asset.

If the lease contains lease and non-lease components, the non-lease components are accounted for in accordance with AASB 15 Revenue from Contracts with Customers.

The lease income is recognised on a straight-line basis over the lease term for an operating lease.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C3 Liabilities of Council

C3-1 Payables

	2022	2022	2021	2021
\$ '000	Current	Non-current	Current	Non-current
Goods and services	13,646	_	14,202	_
Security bonds, deposits and retentions	16,118	48	12,306	_
Accrued expenses:				
 Materials and contracts 	21,849	_	14,796	-
 Salaries and wages 	3,898	_	1,684	_
 Accrued Interest 	87	_	127	_
Environment upgrade agreement	316	_	140	316
Government departments and agencies	-	_	_	_
Total payables	55,914	48	43,255	316

Current payables not anticipated to be settled within the next twelve months

\$ '000	2022	2021
The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.		
Payables – security bonds, deposits and retentions	13,413	9,754
Total payables	13,413	9,754

Accounting policy
Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Payables represent liabilities for goods and services provided to the council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

C3-2 Contract Liabilities

\$ '000	Notes	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Grants and contributions received in advance:					
Unexpended capital grants (to construct Council controlled assets)	(i)	9,376	_	14,856	_
Unexpended operating grants (received prior to performance					
obligation being satisfied)	(ii)	630	-	-	-
Total grants received in	_				
advance	_	10,006		14,856	
User fees and charges received in ad Funds received prior to the performance obligations being satisfied (upfront payments) - AASB	vance:				
15	(iii)	6,153	-	5,765	-
Upfront fees – swimming pools, childcare, venue hire		264		668	
Total user fees and charges received in advance	_	6,417	_	6,433	_

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C3-2 Contract Liabilities (continued)

\$ '000	2022	2022	2021	2021
	Current	Non-current	Current	Non-current
Total contract liabilities	16,423	_	21,289	_

(i) Council has received funding to construct assets including playgrounds, parks, streetlighting, and footpaths. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months

(ii) Council has received funding to support the arts and entertainment sector and the CBD revitalisation program. The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

(iii) Upfront payments of user charges include tickets and bonds paid to Riverside Theatre operations, swimming pool fees, sports field hire fees, planning and building regulation fees, construction zone fees, road opening fees, and other application fees. The contract liability relates to the funds received prior to the performance obligations being satisfied Council will recognise revenue when the performance obligation has been satisfied, as per the recognition critera in AASB

(i) Revenue recognised that was included in the contract liability balance at the beginning of the period

\$ '000	2022	2021
Grants and contributions received in advance: Capital grants (to construct Council controlled assets)	10.936	800
User fees and charges received in advance:	,	
Funds received prior to the performance obligations being satisfied (upfront payments) - AASB 15	2,208	1,909
Upfront fees – swimming pools	_	40
Total revenue recognised that was included in the contract liability balance at the beginning of the period	13,144	2,749

Significant changes in contract liabilities

Contract liability is largely attributable to the upfront payment of grants relating to the Parramatta Road Urban Amenities Improvement Project (PRUAIP), which involves the construction of streetscape and open space assets at Good and Bridge Street, Granville and the upgrade of FS Garside Park.

Accounting policy
Contract liabilities are recorded when consideration is received from a customer/fund provider prior to Council transferring a good or service to the customer. Council presents the funds which exceed revenue recognised as a contract liability

C3-3 Borrowings

\$ '000	2022 Current	2022 Non-current	2021 Current	2021 Non-current
Loans – secured 1	9,663	2,831	9,193	12,494
Total borrowings	9,663	2,831	9,193	12,494

⁽¹⁾ Loans are secured over the general rating income of Council. Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note E1-1.

Changes in liabilities arising from financing activities (a)

2021	Non-cash movements	2022

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C3-3 Borrowings (continued)

\$ '000	Opening Balance	Cash flows	Acquisition due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	21,687	(9,193)	_	_	12,494
Lease liability (Note C2-1b)	6,583	1,111	_	_	7,694
Total liabilities from financing activities	28,270	(8,082)	_	_	20,188
	2020		Non-cash movements		2021
			Acquisition	015	
\$ '000	Opening Balance	Cash flows	due to change in accounting policy	Other non-cash movement	Closing balance
Loans – secured	30,668	(8,981)	_	_	21,687
Lease liability (Note C2-1b)	28,116	(3,847)	_	(17.686)	6,583
Total liabilities from financing activities	58,784	(12,828)	_	(17,686)	28,270

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C3-3 Borrowings (continued)

(b) Financing arrangements		
\$ '000	2022	2021
Total facilities		
Bank overdraft facilities 1	1,000	1,000
Credit cards/purchase cards	268	280
Total financing arrangements	1,268	1,280
Undrawn facilities		
- Bank overdraft facilities	1,000	1,000
- Credit cards/purchase cards	193	218
Total undrawn financing arrangements	1,193	1,218

Breaches and defaults

During the current and prior year, there were no defaults or breaches on any of the loans.

Accounting policy

Council measures borrowings initially at fair value less transaction costs, subsequently borrowings are measured at amortised cost using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or finance cost.

Borrowings are classified as current liabilities unless Council has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

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⁽¹⁾ The bank overdraft facility may be drawn at any time and may be terminated by the bank without notice.

General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C3-4 Employee benefit provisions

	2022	2022	2021	2021
\$ '000	Current	Non-current	Current	Non-current
Annual leave	11,478	_	12,445	_
Sick leave	632	-	748	_
Long service leave	15,874	1,013	18,258	1,169
Other employee provisions	983	_	5,138	_
Total employee benefit provisions	28,967	1,013	36,589	1,169

Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2022	2021
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	18,071	18,904
	18,071	18,904

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C3-4 Employee benefit provisions (continued)

Accounting policy

Employee benefit provisions are presented as current liabilities in the Statement of Financial Position if Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur and therefore all annual leave and vested long service leave (or that which vests within 12 months) is presented as current.

Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation, payroll tax and workers compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

Defined Benefit Plan: Multi-Employer Pooled Fund

Council participates in an employer sponsored Defined Benefit Superannuation Scheme (the Fund) that is a multi-employer plan.

(a) a description of the funding arrangements, including the method used to determine the entity's rate of contributions and any minimum funding requirements.

Pooled Employers are required to pay future service employer contributions and past service employer contributions to the Fund.

The future service employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current future service employer contribution rates are:

Division B 1.9 times member contributions for non-180 Point Members; Nil for 180 Point Members*

Division C 2.5% salaries

Division D 1.64 times employee contributions

*For 180 Point Members, Employers are required to contribute 7.5% of salaries for the year ending 30 June 2022 (increasing to 8.0% in line with the increase in the Superannuation Guarantee) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$40 million per annum for 1 July 2019 to 31 December 2021 and \$20 million per annum for 1 January to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June 2021. These past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

(b) a description of the extent to which the entity can be liable to the plan for other entities' obligations under the terms and conditions of the multi-employer plan.

As stated above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment

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General Purpose Financial Statement

City of Parramatta Council I Notes to the Financial Statements 30 June 2022

C3-4 Employee benefit provisions (continued)

of outstanding past service contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the entity.

(c) a description of any agreed allocation of a deficit of surplus on:

(i) wind-up of the plan

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

(ii) the entity's withdrawal from the plan

There is no provision for allocation of any surplus which may be present at the date of withdrawal of an employer.

(d) given the entity accounts for that plan as if were a defined contribution plan in accordance with paragraph 34, the following information:

(i) the fact that the plan is a defined benefit plan.

Council confirms that the plan is a defined benefit plan

- (ii) the reason why sufficient information is not available to enable the entity to account for the plan as a defined benefit plan.
- (1) Assets are not segregated within the sub-group according to the employees of each sponsoring employer;
- (2) The contribution rates have been the same for all sponsoring employers and have not varied for each employer according to the experience relating to the employees of that employer;
- (3) Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer; and
- (4) The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors set out above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses (to the extent that they are not borne by the members). As such there is insufficient reliable information to allow each sponsoring employer to account for its proportionate share of the defined benefit obligation, subgroup assets and costs associated with the sub-group in the same way as it would be for a single employer sponsored defined benefit plan. Paragraph 34 of AASB 119 therefore applies, within the disclosures herein reflecting the requirements of paragraph 148.

(iii) the expected contribution to the plan for the next annual reporting period.

The expected contributions by Council to the Fund for the next annual reporting period are \$489,751.92

(iv) information about any deficit or surplus in the plan that may affect the amount of future contributions, including the basis used to determine that deficit or surplus and the implications, if any, for the entity.

The estimated employer reserves financial position for the Pooled Employers at 30 June 2022 is:

Employer reserves only*		Asset Coverage
Assets	2,376.6	
Past Service Liabilities	2,380.7	99.8%
Vested Benefits	2,391.7	99.4%

*excluding member accounts and reserves in both assets and liabilities

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return5.5% per annumSalary inflation3.5% per annumIncrease in CPI2.5% per annum

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group. Please note that the estimated employer reserves financial position above is a preliminary calculation, and once all the relevant information has been received by the Funds Actuary, the final end of year review will be completed by December 2022.

The requirement for contributions in order to maintain the adequacy of the funding position for the accrued liabilities (were \$40M per annum until 31 December 2021, followed by \$20M per annum thereafter) is assessed annually by the Actuary.

The past service contributions of \$40M per annum until 31 December 2021 followed by \$20M per annum thereafter remain in place and will continue to be reviewed on an annual basis or as required. Council advises that it is estimated that there are \$204.484 past service contributions remaining.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C3-4 Employee benefit provisions (continued)

The amount of employer contributions to the defined benefit section of the Fund and recognised as an expense for the year ending 30 June 2022 was \$587,965. The last valuation of the Fund was performed by Mr Richard Boyfield, FIAA as at 30 June 2021.

(v) an indication of the level of participation of the entity in the plan compared with other participating entities.

Based on a Past Service Liabilities methodology, the share of the surplus attributed to Council is 1.02%.

C3-5 Provisions

	2022	2022	2021	2021
\$ '000	Current	Non-Current	Current	Non-Current
Other provisions				
Asbestos removal - Land	880	28,157	2,617	26,633
Asbestos removal - Buildings	561	_	561	_
Make good provisions	287	2,292	287	2,292
Legal expense	166	_	80	_
Sub-total – other provisions	1,894	30,449	3,545	28,925
Total provisions	1,894	30,449	3,545	28,925

Description of and movements in provisions

		Other provisions						
\$ '000	Asbestos removal Buildings	Legal expense	Asbestos removal Land	Make good provisions	Net carrying amount			
2022								
At beginning of year	561	79	29,249	2,578	32,467			
Additional provisions	-	87	_	1	88			
Amounts used (payments)	_	-	(212)	-	(212)			
Total other provisions at end of year	561	166	29,037	2,579	32,343			
2021								
At beginning of year	612	233	16,270	2,578	19,693			
Additional provisions	_	_	13,197	-	13,197			
Amounts used (payments)	(51)	(154)	(218)	_	(423)			
Total other provisions at end of year	561	79	29,249	2,578	32,467			

Nature and purpose of provisions

Make Good Provisions

Make good provision is recognised for the estimated cost to restore leased premises to its original condition at the conclusion of the lease.

Asbestos Removal

This provision is made for the estimated present value of the costs of asbestos removal from parks, reserves and buildings as at reporting date. Provision is calculated based on the number of sites that were already identified by the Council as contaminated.

The ultimate cost of asbestos removal is uncertain and cost estimates can vary in response to many factors including findings of ongoing investigations as more contaminated land is discovered, updated cost estimates, restoration techniques or experience at other locations.

Accounting policy

Provisions are recognised when Council has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C3-5 Provisions (continued)

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date. The discount rate used to determine the present value reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

C4 Reserves

C4-1 Nature and purpose of reserves

IPPE Revaluation reserve
The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D Risks and accounting uncertainties

D1-1 Risks relating to financial instruments held

Financial assets Measured at amortised cost Cash and cash equivalents				
Cash and cash equivalents				
Casii and Casii equivalents	63,258	74,401	63,258	74,401
Receivables Investments	152,243	221,532	152,187	220,682
 Debt securities at amortised cost 	387,150	344,105	387,150	344,105
 Other investments 	6,100	5,600	6,100	_
Fair value through profit and loss Investments				
 Held for trading 	94,480	129,148	94,480	134,748
Total financial assets	703,231	774,786	703,175	773,936
Financial liabilities				
Payables	55,962	43,571	55,962	43,571
Borrowings	12,494	21,687	12,412	20,820
Lease liabilities	7,694	6,583	7,694	6,583
Total financial liabilities	76,150	71,841	76,068	70,974

The Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council's finance area manages the cash and Investments portfolio with the assistance of independent advisors.

Council has an investment policy which complies with the section 625 of the *Local Government Act* and the Ministerial Investment Order. This policy is regularly reviewed by Council and it's staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance team under policies approved by the Councillors.

The risks associated with the instruments held are:

- Price risk the risk that the capital value of Investments may fluctuate due to changes in market prices, whether
 there changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors
 affecting similar instruments traded in a market.
- Interest rate risk the risk that movements in interest rates could affect returns and income
- Liquidity risk the risk that Council will not be able to pay its debts as and when they fall due.
- Credit risk the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council.

Council manages these risks (among other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

Council also seeks advice from independent advisers before placing any funds in cash equivalents and investments.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D1-1 Risks relating to financial instruments held (continued)

Market risk - interest rate and price risk (a) \$ '000 2022 2021 The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date. Impact of a 1% movement in interest rates - Equity / Income Statement 4.504 4.185 Impact of a 10% movement in price of investments Equity / Income Statement 10,058 13,475

(b) Credit risk

Council's major receivables comprise (i) rates and annual charges, (ii) user charges and fees, (iii) capital receivable from sale of land.

The major risk associated with these receivables is credit risk – the risk that debts due and payable to Council may not be repaid in full.

Council manages this risk by monitoring outstanding debt and employing stringent debt recovery procedures. It also encourages ratepayers to pay their rates by the due date through incentives.

Credit risk on rates and annual charges is minimised by the ability of Council to secure a charge over the land relating to the debts – that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages the payment of debt.

The receivable from Walker Corporation is secured by:

- \$10.5m bank guarantee,
- holding company guarantee from Walker Holding Group,
- positive covenant on the land title.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

The level of outstanding receivables is reported to Council monthly and benchmarks are set and monitored for acceptable collection performance.

The maximum exposure to credit risk at the reporting date is the carrying amount of each class of receivable in the financial statements.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D1-1 Risks relating to financial instruments held (continued)

Credit risk profile

Receivables - rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land; that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages payment.

	Not yet	overdue rates and an	s and annual charges		
\$ '000	overdue	< 5 years	≥ 5 years	Total	
2022 Gross carrying amount	-	21,384	294	21,678	
2021 Gross carrying amount	_	17,710	562	18,272	

Receivables other than rates and annual charges

Council applies the simplified approach for non-rates and annual charges debtors to provide for expected credit losses (ECL) prescribed by AASB 9, which permits the use of the lifetime expected loss provision. To measure the expected credit losses, non-rates and annual charges debtors have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision is determined as follows. The expected credit losses incorporate forward-looking information.

	Maturat		Overdue	dobte		
	Not yet					
\$ '000	overdue	0 - 30 days	31 - 60 days	61 - 90 days	> 91 days	Total
2022						
Gross carrying amount	130,532	110	276	26	523	131,467
Expected loss rate (%)	0.00%	7.00%	100.00%	100.00%	100.00%	0.63%
ECL provision	-	8	276	26	523	833
2021						
Gross carrying amount	202,030	942	_	646	555	204,173
Expected loss rate (%)	0.00%	0.00%	0.00%	44.80%	100.00%	0.41%
ECL provision	_	_	_	289	555	844

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D1-1 Risks relating to financial instruments held (continued)

(c) Liquidity risk

Payables, lease liabilities, and borrowings are both subject to liquidity risk – the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer.

Payment terms can (in extenuating circumstances) also be extended and overdraft facilities utilised as required.

Borrowings are also subject to interest rate risk – the risk that movements in interest rates could adversely affect funding costs and debt servicing requirements. Council manages this risk by borrowing long term and fixing the interest rate. The Finance Section regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cashflows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities and therefore the balances in the table may not equal the balances in the statement of financial position due to the effect of discounting.

\$ '000	Weighted average interest rate	Subject to no maturity	≤ 1 Year	payable in: 1 - 5 Years	> 5 Years	Total contractu al cash flows	Actual carrying values
2022							
Payables	0.00%	16,166	39,796	_	-	55,962	55,962
Borrowings	4.95%	_	9,663	2,831		12,494	12,494
Total financial liabilities		16,166	49,459	2,831		68,456	68,456
2021							
Payables	0.00%	12,306	30,808	457	_	43,571	43,571
Borrowings	4.99%	_	9,193	12,494	_	21,687	21,687
Total financial liabilities		12,306	40,001	12,951	_	65,258	65,258

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D2-1 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Financial assets and liabilities

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

Fair value hierarchy

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Unobservable inputs for the asset or liability.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D2-1 Fair value measurement (continued)

	Fair value measurement hierarchy										
		Date of latest		Level 1 Quoted prices in		Level 2 Significant		Level 3 Significant		Water	
			valuation	active mkts		observable inputs		unobservable inputs		Total	
\$ '000	Notes	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
Recurring fair value meas	suremer	nts									
Financial assets											
Financial investments	C1-2										
At fair value through profit or											
loss		30/06/2022	30/06/2021	94,480	129,148	-	_	6,100	5,600	100,580	134,748
Total financial assets				94,480	129,148	_	_	6,100	5,600	100,580	134,748
Infrastructure, property,	C1-5										
plant and equipment											
Operational land		30/06/2022	30/06/2020	-	-	400,855	366,765	-	-	400,855	366,765
Community land		30/06/2022	30/06/2018	-	-	-	-	327,748	315,124	327,748	315,124
Crown Land		30/06/2018	30/06/2018	-	-	-	-	60,451	60,451	60,451	60,451
Land under roads		30/06/2022	30/06/2018	-	-	-	-	2,625	2,151	2,625	2,151
Land improvements -											
depreciable		30/06/2022	30/06/2019	-	-	-	-	32,223	27,080	32,223	27,080
Buildings-non specialised		30/06/2022	30/06/2019	-	-	-	-	229,280	164,580	229,280	164,580
Buildings-specialised		30/06/2022	30/06/2019	-	-	-	-	27,890	24,210	27,890	24,210
Other structures		30/06/2021	30/06/2021	-	-	-	-	22,306	17,473	22,306	17,473
Roads		30/06/2022	30/06/2019	-	-	-	-	946,494	916,436	946,494	916,436
Bridges		30/06/2022	30/06/2021	-	-	-	-	120,271	113,890	120,271	113,890
Footpaths		30/06/2022	31/03/2018	_	_	-	_	177,608	151,967	177,608	151,967
Bulk earthworks		30/06/2022	30/06/2019	_	-	-	-	107,266	103,783	107,266	103,783
Stormwater drainage		30/06/2022	30/06/2020	_	_	-	_	491,359	452,803	491,359	452,803
Swimming pools		30/06/2022	30/06/2019	_	_	-	_	1,075	973	1,075	973
Other open											
space/recreational assets		30/06/2022	30/06/2019				_	54,774	46,912	54,774	46,912
Total infrastructure,											
property, plant and											
equipment					_	400,855	366,765	2,601,370	2,397,833	3,002,225	2,764,598

Note: Capital WIP is not included above as it is carried at cost.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D2-1 Fair value measurement (continued)

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Infrastructure, property, plant and equipment (IPPE)

Operational Land

This asset class is comprised of all Council's land classified as Operational Land under the *Local Government Act 1993*. The last desktop valuation was undertaken on 30 June 2022 by APV Valuers & Asset Management and the last comprehensive valuation was undertaken on 30 June 2020.

Carrying amount of Operational Land was assessed at this reporting date by APV. Depending upon the unique circumstances of each lot, land has been valued using a range of approaches.

The valuation of the freehold land that has been carried out on a market value basis - assessed on the basis of the estimated amount which the interest in each property being valued might reasonably be expected to realise on the date of valuation in an exchange between a willing vendor and a willing purchaser in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

Where a depth in market was identified, the fair value was assessed as a best estimate of the price reasonably obtainable in the market at the date of valuation. This is based on available market evidence of sales of similar or reference assets.

This asset class is categorised as level 2 as the inputs used in the valuation of these assets are observable.

Community Land (including Crown Land)

Management performed an assessment of fair value based as of 30 June 2022 based on the Value General's valuation. From the assessment, a movement from the last revaluation was recognised in the asset revaluation reserve.

Community land assets are comprised of Council owned land classified as Community Land under the Local Government Act 1993 and land under the care and management of Council on behalf of the Crown.

Council's Community Land was comprehensively revalued as at 30 June 2018 based on the Valuer General's valuation.

Land Under Roads

Land Under Roads identified as roads constructed post 01/07/2008 has been valued on 30/06/2018, based on Municipal Average Land Rate discounted by 90%. Council has elected to only recognise land under roads for new roads constructed after 01/07/2008.

Carrying amount of Land Under Roads was assessed at this reporting date by management and a movement from the last revaluation was recognised in the asset revaluation reserve.

Buildings

Management performed an internal assessment of fair value with reference to indices at 30 June 2022. The primary source of the indices was the 2022 Rawlinson's Australian Construction Handbook. From the assessment, a movement from the last revaluation was recognised in the asset revaluation reserve.

Council engaged APV Valuers & Asset Management to comprehensively value all buildings and to assess change in carrying amount as at 30 June 2019.

The valuation methodology applied is dependent on whether a market exists to substantiate the value of the asset.

Where a depth in market was identified, the fair value was assessed as a best estimate of the price reasonably obtainable in the market at the date of valuation. This is based on available market evidence of sales of similar or reference assets. The net value of the building and site services is the difference between the market value of the asset (as a whole) less the market value of the land component.

Where there is no depth of market the fair value has been determined on current replacement basis. This is calculated by determining the gross current replacement cost and determining the amount of accumulated depreciation to reflect the level of service potential remaining in the asset. The valuation of buildings, structural improvements and site services includes those items that form part of the building services installation (e.g. heating, cooling and climate control equipment, lifts, escalators, fire

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D2-1 Fair value measurement (continued)

alarms, sprinklers and firefighting equipment, and general lighting etc). The buildings and site improvements were physically inspected and measured. The building valuations incorporate a gross current value, net current value and residual value for each asset

This asset class is categorised as level 3 as some of the inputs used in the valuation of these assets require significant professional judgment and are unobservable

Other Structures

This asset class is comprised of the Bus Shelter, Shelters, Street Furniture, and similar assets

As of 30 June 2021, the Other Structures assets were valued comprehensively by internal experts using Level 3 valuation inputs and the cost approach.

The significant inputs used in valuing Other Structures were useful life, pattern of consumption, asset condition and gross replacement cost.

Roads

Management performed an internal assessment of fair value with reference to indices at 30 June 2022. The primary source of the indices was the 2022 Rawlinson's Australian Construction Handbook. From the assessment, a movement from the last revaluation was recognised in the asset revaluation reserve.

This asset class is comprised of the Road Carriageway, Kerb & Gutter and Traffic Facilities. The road carriageway is defined as the trafficable portion of a road including the kerb and gutter.

Council's roads are componentised into the formation, pavement, sub-pavement, surface and kerb & gutter and further separated into segments for inspection and valuation.

The formation costs for roads are recognised and valued at cost. Council assumes that the carrying amount reflects the fair value of the assets due to the nature of the items. The formation of roads bulk earthworks is non-depreciable as it is not expected that the formation will not need to be renewed during the normal operational use of the assets this financial year.

A comprehensive valuation was completed on 30/06/2019 by APV Valuers & Asset Management. The cost approach was adopted to value Council roads. The replacement cost (based on unit rates), useful lives and conditions were determined by a complete condition assessment using digital imaging technology to gather the granular condition of the Road network by an external specialist Infrastructure Management Group Pty Ltd (IMG).

The valuations are based on the fair value of the modern equivalent of the existing assets. This approach has included an assessment of the overall useful life of each type of asset and the subsequent determination of the remaining useful life of each asset. The unit rates, key unobservable inputs are determined using rates stipulated in contracts with third party suppliers.

Pavement and Surface condition were rated by IMG to support the valuation. Council has a documented condition assessment manual. Each condition criteria were assessed in terms of actual affected extent and severity and applied a scaling to convert it to a 1 to 5 rating scale in line with industry recommendations, which have been aligned to the NAMS ratings 1 (Excellent) to 5 (Very Poor).

This asset class is categorised as Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgment and are therefore unobservable.

Bridges

Management performed an internal assessment of fair value with reference to indices at 30 June 2022. The primary source of the indices was the 2022 Rawlinson's Australian Construction Handbook. From the assessment, a movement from the last revaluation was recognised in the asset revaluation reserve.

This asset class is comprised of all pedestrian and vehicle access bridges.

A comprehensive revaluation was conducted as at 30 June 2021 for the existing Parramatta bridges by APV Pty Ltd.

The bridges were inspected by Pitt and Sherry Engineers and APV Pty Ltd valued using the cost approach. The significant inputs used in valuing bridges useful life, pattern of consumption, asset condition and gross replacement cost.

This asset class is categorised a Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgment and are therefore unobservable.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D2-1 Fair value measurement (continued)

Footpaths

Management performed an internal assessment of fair value with reference to indices at 30 June 2022. The primary source of the indices was the 2022 Rawlinson's Australian Construction Handbook. From the assessment, a movement from the last revaluation was recognised in the asset revaluation reserve.

This asset class is comprised of pedestrian walkways and cycle ways. A comprehensive valuation was conducted by Assetic Pty Ltd on 30 March 2018. Replacement costs (unit rates) and useful lives were determined using technical knowledge. Some of the other significant inputs considered in the valuation of these assets are remaining useful life, pattern of consumption, dimensions, components, asset condition and residual value.

Surface condition was rated by IMG. Each condition criteria were assessed in terms of actual affected extent and severity and applied a scaling to convert it to a 1 to 5 rating scale in line with industry recommendations, which have been aligned to the NAMS ratings 1 (Excellent) to 5 (Very Poor). IMG Ltd undertook digital imagery condition survey of all Council Footpath assets. Assetic Pty Ltd used the condition data to value the footpath assets using the Cost Approach (Level 3).

Stormwater Drainage

Management performed an internal assessment of fair value with reference to indices at 30 June 2022. The primary source of the indices was the 2022 Rawlinson's Australian Construction Handbook. From the assessment, a movement from the last revaluation was recognised in the asset revaluation reserve.

The Stormwater Drainage asset class consists of Council's Stormwater Conduits, Stormwater Structures and Stormwater Other Structures. In 2020, Assetic Pty Ltd completed a comprehensive valuation of these assets using the replacement cost approach. The valuations are based on the fair value of the modern equivalent of the existing assets. This approach has included an assessment of the overall useful life of each type of asset and the subsequent determination of the remaining useful life of each asset.

Replacement costs (unit rates) and useful lives for stormwater drainage assets were determined through a combination of historic data and technical knowledge, which incorporated standard unit rates applied to the dimensions of the asset based on local projects/ data and available data verified with first principal calculations; and considered environmental factors based on asset location.

Other significant inputs considered in the valuation of these assets are asset condition, remaining useful life, pattern of consumption. Total Drain Cleaning carried out a condition assessment. Each condition criteria were assessed in terms of actual affected extent and severity and applied a scaling to convert it to a 1 to 5 rating scale in line with industry recommendations, which have been aligned to the NAMS ratings 1 (Excellent) to 5 (Very Poor).

This asset class is categorised a Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgment and are therefore unobservable.

Swimming Pools

Management performed an internal assessment of fair value with reference to indices at 30 June 2022. The primary source of the indices was the 2022 Rawlinson's Australian Construction Handbook. From the assessment, a movement from the last revaluation was recognised in the asset revaluation reserve.

Assets within this class are comprised of swimming pools and associated structures

A comprehensive valuation was conducted by APV as at 30 June 2019 using the cost approach. Significant unobservable inputs considered in the valuation of these assets are remaining useful life, pattern of consumption, dimensions, components, asset condition and residual value.

This asset class is categorised a Level 3 as some of the above-mentioned inputs used in the valuation of these assets require significant professional judgment and are therefore unobservable.

Open Space Assets

Management performed an internal assessment of fair value with reference to indices at 30 June 2022. The primary source of the indices was the 2022 Rawlinson's Australian Construction Handbook. From the assessment, a movement from the last revaluation was recognised in the asset revaluation reserve.

Open space assets include assets such as playground equipment, barbeques and other park facilities

As of 30 June 2018, the majority of open space assets were valued comprehensively by internal experts using Level 3 valuation inputs and the cost approach.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D2-1 Fair value measurement (continued)

As of 30 June 2019, Council revalued the groups of assets (fences, land improvements, irrigations) which were not covered at 30 June 2018 revaluation. The valuation was performed by internal experts using the cost approach.

Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

\$ '000	Fair value 2022	Valuation technique/s	Unobservable inputs
Infrastructure, property	, plant and	equipment	
Community Land	327,748	Land Values obtained from the NSW Valuer-General	Adjustments are made to observable inputs for zoning restrictions, topography, land shape and size
Crown Land	60,451	Land Values obtained from the NSW Valuer-General	Adjustments are made to observable inputs for zoning restrictions, topography, land shape and size
Land Under Roads	2,625	Englobo methodology	Land size
Land improvements	32,223	Cost Approach	Current replacement cost of modern equivalent asset, useful life, pattern of consumption and asset condition.
Buildings (Specialised and Non-Specialised)	257,170	Market-based direct comparison/cost approach	Market value if available. Otherwise, current replacement cost
Other Structures	22,306	Cost Approach	Current replacement cost of modern equivalent asset, useful life, pattern of consumption and asset condition.
Roads including bulk earthworks	1,053,760	Cost Approach	Current replacement cost of modern equivalent asset, useful life, pattern of consumption and asset condition.
Bridges	120,271	Cost Approach	Current replacement cost of modern equivalent asset, useful life, pattern of consumption and asset condition.
Footpaths	177,608	Cost Approach	Current replacement cost of modern equivalent asset, useful life, pattern of consumption and asset condition.
Stormwater Drainage	491,359	Cost Approach	Current replacement cost of modern equivalent asset, useful life, pattern of consumption and asset condition.
Swimming Pools	1,075	Cost Approach	Current replacement cost of modern equivalent asset, useful life, pattern of consumption and asset condition.
Open Space/Recreational Assets	54,774	Cost Approach	Current replacement cost of modern equivalent asset, useful life, pattern of consumption and asset condition.

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

	Total IPPE		
\$ '000	2022	2021	
Opening balance	2,397,833	2,354,933	
Total gains or losses for the period			
Fair value gains – other comprehensive income	153,729	26,228	
Other movements			
Disposals (written down value)	(11,422)	(26,942)	
Purchases (gross book value)	93,580	80,445	
Depreciation and impairment	(36,504)	(35,812)	
Transfer to Other assets held at cost	4,154	(1,019)	
Closing balance	2,601,370	2,397,833	
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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D2-1 Fair value measurement (continued)

Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

D3-1 Contingencies

1. Superannuation - Defined Benefits Schemes

Council makes employer contributions to the defined benefits categories of the Scheme at rates determined by the Scheme's Trustee. Employees also make member contributions to the Fund. As such, assets accumulate in the Fund to meet the member's benefit, as defined in the Trust Deed, as they accrue.

Council has an ongoing obligation to share in the future rights and liabilities of the Scheme. Favourable or unfavourable variations may arise should the financial requirements of the Scheme differ from the assumptions made by the Scheme's actuary in estimating the accrued benefits liability. Further disclosure relating to defined benefits schemes is shown at Note C3.4

2. Hazardous Materials Management

Council engaged with the independent expert (JMB Environmental Consulting Pty Ltd - JMBE) in 2018-19 to conduct a Hazardous Materials Management register. JMBE performed the risk assessment and assigned a risk score to each of the Council's buildings. Council has classified the cost of removal of hazardous material for low and very low rated risk items as a contingent liability totalling \$4.7m (\$4.4m in 2018-19 was indexed by CPI Inflation).

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

E People and relationships

E1 Related party disclosures

E1-1 Key management personnel (KMP)

Key management personnel (KMP) of the Council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly. Specifically, KMP of Council are the:

(a) Lord Mayor, (b) Councillors, (c) CEO and (d) Directors.

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2022	2021
Compensation:		
Short-term benefits	3,117	2,995
Other long-term benefits	216	235
Termination benefits	30	_
Total	3,363	3,230

KMP compensation includes all forms of consideration paid, payable or provided by the entity, or on behalf of the entity, in exchange for services rendered to the entity. If a person became a KMP of a reporting entity during a reporting period, no disclosure is required for any remuneration paid to that person before that person's appointment as KMP. If a person ceases to be a KMP during a reporting period, the entity is required to disclose that person's compensation for the period until cessation.

Short-term Renefits

Short-term benefits include cash salary and, where relevant for executives, lump sum payments, motor vehicle benefits, car parking and the fringe benefits tax paid or payable on these benefits.

E1-2 Councillor and Mayoral fees and associated expenses

2022	2021
482	478
212	274
107	110
801	862
	482 212 107

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

E2 Other relationships

E2-1 Audit fees

\$ '000	2022	2021
Auditors of the Council - NSW Auditor-General:		
(i) Audit and other assurance services		
Audit and review of current year's financial statements	212	200
Overruns for auditing of prior year financial statements recognised in current year	10	13
Local Roads and Community Infrastructure Program Audit for FY2021	7	_
Total Auditor-General remuneration	229	213
Total audit paid or payable to the Audit Office	229	213

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

F Other matters

F1-1 Statement of Cash Flows information

(a) Reconciliation of net operating result to cash provided from operating activities

\$ '000	2022	2021
Net operating result from Income Statement	124,896	69,451
Add / (less) non-cash items:		
Depreciation and amortisation	50,715	49,069
(Gain) / loss on disposal of assets	(22,999)	(19,215)
Non-cash capital grants and contributions	7,790	_
Work in kind received	(18,222)	(2,381)
Gain on Lease modification	(235)	(603)
Value of assets newly discovered at stocktake	_	(1,562)
Losses/(gains) recognised on fair value re-measurements through the P&L:		
 Investments classified as 'at fair value' or 'held for trading' 	2,797	(6,159)
 Revaluation decrements / impairments of IPP&E direct to P&L 	-	465
Share of net (profits)/losses of associates/joint ventures using the equity method	-	970
+/- Movement in operating assets and liabilities:		
(Increase) / decrease of receivables	(17,443)	(753)
Increase / (decrease) in provision for impairment of receivables	(11)	(165)
(Increase) / decrease of inventories	22	(22)
(Increase) / decrease of other current assets	1,598	(1,520)
Increase / (decrease) in payables	(556)	5,670
Increase / (decrease) in accrued interest payable	(40)	(36)
Increase / (decrease) in other accrued expenses payable	9,267	576
Increase / (decrease) in other liabilities	3,720	307
Increase / (decrease) in contract liabilities	(4,866)	16,175
Increase / (decrease) in employee benefit provision	(7,558)	5,293
Increase / (decrease) in other provisions	(129)	(417)
Net cash flows from operating activities	128,746	115,143

Council does not use Non-cash investing and financing activities.

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

F2-1 Commitments

Capital commitments (exclusive of GST)		
\$ '000	2022	2021
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
Property, plant and equipment		
Buildings	64,772	140,768
Plant and equipment	_	39
Footpaths	34,994	26,651
Roads, kerb and gutter	8,034	9,387
Bridges	545	721
Stormwater Drainage	171	230
IT and web assets	721	853
Other Structure	_	43
Open Space	6,122	5,895
Other	1,740	1,720
Total commitments	117,099	186,307

Details of capital commitments

Capital commitments relate to ongoing capital projects such as Parramatta Square development, Town Hall upgrade, Rydalmere Park Field upgrade, Charles Street Square works, roads, kerb and gutter maintenance, aquatic leisure centre etc.

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

F3-1 Events occurring after the reporting date

To be updated before signing on the 31 October 2022 if required.

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

Statement of developer contributions as at 30 June 2022

F4-1 Summary of developer contributions

\$ '000	Opening	Contribution received during t		Interest and			Held as restricted	Cumulativ balance of intern
	balance at 1 July 2021	Cash	Non-cash	investment income earned	Amounts expended	Internal borrowings	asset at 30 June 2022	borrowing (to)/fro
Open space	111	_	_	1	_	_	112	
Community facilities	8,765	251	_	42	_	-	9,058	
Traffic and parking	3,047	1	_	14	_	_	3,062	
Traffic and transport	2	_	-	_	_	_	2	
Councils OnLine	15	-	-	-	_	-	15	
Public domain projects	10,122	537	-	46	(1,106)	-	9,599	
River foreshore park	2,046	238	_	10	(185)	_	2,109	
Arts and cultural facility	8,140	377	_	33	(2,603)	_	5,947	
Recreation Facilities	5,467	314	_	18	(3,723)	_	2,076	
Historic buildings	1,357	63	_	6	_	_	1,426	
Car park enhancements	226	63	_	1	(9)	_	281	
Access and transport	11,349	380	_	52	(845)	_	10,936	
Ermington traffic and pedestrian	_	_	_	_	_	_	_	
Community facilities (A)	1,199	613	_	5	(1,747)	_	70	
Drainage, water quality and laneway	.,				(-,,			
nfrastructure	1,332	351	-	7	-	-	1,690	
Natural environment	-	116	-	-	(109)	-	7	
Open space and recreation	17	1,020	-	2	(1,034)	-	5	
Public domain	1,000	307	-	3	(874)	-	436	
Roads and shared paths	770	525	-	2	(931)	-	366	
Parramatta Square	8,111	11,914	-	55	(4,786)	-	15,294	
Open Space Land - Former Hills	4,728	1	-	21	(425)	-	4,325	
Open Space Capital - Former Hills	451	-	-	2	_	-	453	
Transport Facilities Capital - Former Hills	2,477	-	_	11	(120)	_	2,368	
Administration - Former Hills	1,085	-	-	_	_	-	1,085	
Stormwater Management - Former Hills	2,322	1	_	10	(548)	_	1,785	
Community Facilities - Former Hills	2,061	52	_	10	_	_	2,123	
Open Space and Recreation -Former Hills	3,394	171	_	15	(466)	_	3,114	
Roads and Natural Paths -Former Hills	2,956	198	_	10	(1,717)	_	1,447	
Natural Environment -Former Hills	57	25	_	_	_	_	82	
Public Domain -Former Hills	97	25	_	_	_	_	122	
Orainage and Water Quality -Former Hills	113	26	_	_	_	_	139	
Drainage & Water Quality (Former Hornsby)	255	3	_	1	_	_	259	
Public Domain - Former Hornsby	1.942	26	_	9	_	_	1,977	
Roads - Former Hornsby	1,718	15	_	8	(60)	_	1,681	
Open Space - Former Hornsby	13,666	131	_	63	(352)		13,508	

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

F4-1 Summary of developer contributions (continued)

			_					
	Opening	Contribution received during to		Interest and			Held as restricted	Cumulative balance of interna
	balance at	-	-	investment	Amounts	Internal	asset at 30 June	borrowing
\$ '000	1 July 2021	Cash	Non-cash	income earned	expended	borrowings	2022	(to)/fron
Community Facilities - Former Hornsby	2,978	18	_	12	(826)	-	2,182	
Plan Administration - Former Hornsby	54	17	-	-	(29)	-	42	
Other - Former Hornsby	3,101	542	-	16	_	-	3,659	
Community Facilities - Former Auburn	146	36	_	1	_	-	183	
Public Domain - Former Auburn	322	146	_	2	-	-	470	
Accessibilty and Traffic - Former Auburn	182	105	-	1	-	-	288	
Plan Administration - Former Auburn	33	1	_	-	-	-	34	
Open Space (HBW)	10,501	1,134	_	52	(277)	_	11,410	
Community Facilities (HBW)	255	-	-	1	_	-	256	
Traffic Management (HBW)	2,657	-	-	12	(116)	-	2,553	
Plan Administration (HBW)	318	-	_	1	(195)	-	124	
Community Facilities (Carter Street)	378	86	-	2	_	-	466	
Local Open Space (Carter Street)	999	226	-	5	-	_	1,230	
District Recreation (Carter Street)	2,271	514	_	12	-	-	2,797	
Active Transport (Carter Street)	757	171	_	4	-	_	932	
Traffic Management (Carter Street)	881	171	_	5	(23)	_	1,034	
Plan Administration (Carter Street)	30	7	_	-	(37)	_	-	
Parks and Recreation (former Holroyd)	131	16	-	1	_	-	148	
Sporting Fields (former Holroyd)	131	16	_	1	-	-	148	
Community Facilities (former Holroyd)	55	7	_	-	-	-	62	
Total S7.11 and S7.12 revenue under								
plans	126,578	20,957	-	585	(23,143)	-	124,977	
S7.4 planning agreements	4,065	10,173	2,057	36	(492)	_	13,782	
Total contributions	130.643	31,130	2.057	621	(23,635)	_	138,759	

Under the Environmental Planning and Assessment Act 1979, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

F4-2 S7.11 and S7.12 Contributions – under a plan

continued on next page.

	Opening	Contribution received during t		Interest and			Held as restricted	Cumulative balance of internal
\$ '000	balance at 1 July 2021	Cash	Non-cash	investment income earned	Amounts expended	Internal borrowings	asset at 30 June 2022	borrowings (to)/from
PARRAMATTA SECTION 7.11 CONTRIBU	TION PLAN NUMBER 1							
Traffic and parking	3,047	-	-	14	-	-	3,061	_
Total	3,047	_	_	14	_	_	3,061	_

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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

F4-2 S7.11 and S7.12 Contributions – under a plan (continued)

	Opening	Contribution received during to		Interest and			Held as restricted	Cumulative balance of internal
\$ '000	balance at 1 July 2021	Cash	Non-cash	investment income earned	Amounts expended	Internal borrowings	asset at 30 June 2022	borrowings (to)/from
PARRAMATTA COMPREHENSIVE SECTIO	N 7.11 CONTRIBUTION	I PLAN						
Open space	111	-	-	1	-	-	112	-
Plan management	_	1	-	-	-	-	1	-
Traffic and transport	2	-	-	-	-	-	2	-
Total	113	1	_	1		_	115	
PARRAMATTA COMPREHENSIVE SECTIO	N 7.12 CONTRIBUTION	PLAN (NON CITY CE	NTRE)					
Councils OnLine	15	_	_	-	_	_	15	_
Community facilities (A)	1,199	613	_	5	(1,747)	-	70	-
Drainage, water quality and laneway					,			
infrastructure	1,332	351	-	7	-	-	1,690	-
Natural environment	-	116	-	-	(109)	-	7	-
Open space and recreation	17	1,020	-	2	(1,034)	-	5	-
Public domain	1,000	307	-	3	(874)	-	436	-
Roads and shared paths	770	525	-	2	(931)	_	366	
Total	4,333	2,932		19	(4,695)		2,589	
Total PARRAMATTA COMPREHENSIVE SECTIO		,		19	(4,695)		2,589	
		,		19	(4,695)		9,058	
PARRAMATTA COMPREHENSIVE SECTIO	N 7.12 CONTRIBUTION	PLAN (CIVIC IMPRO	VEMENT)		(4,695) - (1,106)			
PARRAMATTA COMPREHENSIVE SECTIO Community facilities	N 7.12 CONTRIBUTION 8,765	PLAN (CIVIC IMPRO	VEMENT)	42	_	- - - -	9,058	=======================================
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects	N 7.12 CONTRIBUTION 8,765 10,123	PLAN (CIVIC IMPRO 251 537	VEMENT)	42 46	(1,106)		9,058 9,600	=======================================
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park	N 7.12 CONTRIBUTION 8,765 10,123 2,046	PLAN (CIVIC IMPRO 251 537 238	VEMENT)	42 46 10	(1,106) (185)		9,058 9,600 2,109	
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility	N 7.12 CONTRIBUTION 8,765 10,123 2,046 8,140	PLAN (CIVIC IMPRO 251 537 238 377	VEMENT)	42 46 10 33	(1,106) (185) (2,603)		9,058 9,600 2,109 5,947	- - - - -
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities	N 7.12 CONTRIBUTION 8,765 10,123 2,046 8,140 5,467	PLAN (CIVIC IMPRO 251 537 238 377 314	VEMENT)	42 46 10 33 18	(1,106) (185) (2,603)		9,058 9,600 2,109 5,947 2,076	-
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities Historic buildings	8,765 10,123 2,046 8,140 5,467 1,357	PLAN (CIVIC IMPRO 251 537 238 377 314 63	VEMENT)	42 46 10 33 18 6	(1,106) (185) (2,603) (3,723)		9,058 9,600 2,109 5,947 2,076 1,426	-
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities Historic buildings Car park enhancements	8,765 10,123 2,046 8,140 5,467 1,357 226	I PLAN (CIVIC IMPRO 251 537 238 377 314 63 63	VEMENT)	42 46 10 33 18 6	(1,106) (185) (2,603) (3,723)		9,058 9,600 2,109 5,947 2,076 1,426 281	- - - - - - - -
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities Historic buildings Car park enhancements Parramatta Square	8,765 10,123 2,046 8,140 5,467 1,357 226 8,111	I PLAN (CIVIC IMPRO 251 537 238 377 314 63 63 63		42 46 10 33 18 6 1	(1,106) (185) (2,603) (3,723) (9) (4,786)	-	9,058 9,600 2,109 5,947 2,076 1,426 281	- - - - - - - -
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities Historic buildings Car park enhancements Parramatta Square Access and transport	N 7.12 CONTRIBUTION 8,765 10,123 2,046 8,140 5,467 1,357 226 8,111 11,347 55,582	I PLAN (CIVIC IMPRO 251 537 238 377 314 63 63 11,914 380		42 46 10 33 18 6 1 55	(1,106) (185) (2,603) (3,723) (9) (4,786) (845)	-	9,058 9,600 2,109 5,947 2,076 1,426 281 15,294	-
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities Historic buildings Car park enhancements Parramatta Square Access and transport Total	N 7.12 CONTRIBUTION 8,765 10,123 2,046 8,140 5,467 1,357 226 8,111 11,347 55,582	I PLAN (CIVIC IMPRO 251 537 238 377 314 63 63 11,914 380		42 46 10 33 18 6 1 55	(1,106) (185) (2,603) (3,723) (9) (4,786) (845)	-	9,058 9,600 2,109 5,947 2,076 1,426 281 15,294	-
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities Historic buildings Car park enhancements Parramatta Square Access and transport Total SECTION 7.11 DEVELOPMENT CONTRIBU	8,765 10,123 2,046 8,140 5,467 1,357 226 8,111 11,347 55,582	PLAN (CIVIC IMPRO 251 537 238 377 314 63 63 11,914 380 14,137		42 46 10 33 18 6 1 55 52 263	(1,106) (185) (2,603) (3,723) (9) (4,786) (845) (13,257)	- - - - - - - - - -	9,058 9,600 2,109 5,947 2,076 1,426 281 15,294 10,934 56,725	- - - - - - - - - -
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities Historic buildings Car park enhancements Parramatta Square Access and transport Total SECTION 7.11 DEVELOPMENT CONTRIBU Open Space Land – Former Hills	N 7.12 CONTRIBUTION 8,765 10,123 2,046 8,140 5,467 1,357 226 8,111 11,347 55,582 TION PLAN - CARLING 4,728	PLAN (CIVIC IMPRO 251 537 238 377 314 63 63 11,914 380 14,137		42 46 10 33 18 6 1 55 52 263	(1,106) (185) (2,603) (3,723) (9) (4,786) (845) (13,257)		9,058 9,600 2,109 5,947 2,076 1,426 281 15,294 10,934 56,725	-
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities Historic buildings Car park enhancements Parramatta Square Access and transport Total SECTION 7.11 DEVELOPMENT CONTRIBU Open Space Land – Former Hills Open Space Capital – Former Hills	N 7.12 CONTRIBUTION 8,765 10,123 2,046 8,140 5,467 1,357 226 8,111 11,347 55,582 TION PLAN - CARLING 4,728 451	PLAN (CIVIC IMPRO 251 537 238 377 314 63 63 11,914 380 14,137		42 46 10 33 18 6 1 55 52 263	(1,106) (185) (2,603) (3,723) (9) (4,786) (845) (13,257)	-	9,058 9,600 2,109 5,947 2,076 1,426 281 15,294 10,934 56,725	-
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities Historic buildings Car park enhancements Parramatta Square Access and transport Total SECTION 7.11 DEVELOPMENT CONTRIBU Open Space Land – Former Hills Open Space Capital – Former Hills Transport Facilities Capital – Former Hills Administration – Former Hills	N 7.12 CONTRIBUTION 8,765 10,123 2,046 8,140 5,467 1,357 226 8,111 11,347 55,582 TION PLAN - CARLING 4,728 451 2,477	PLAN (CIVIC IMPRO 251 537 238 377 314 63 63 11,914 380 14,137		42 46 10 33 18 6 1 55 52 263	(1,106) (185) (2,603) (3,723) (9) (4,786) (845) (13,257)	-	9,058 9,600 2,109 5,947 2,076 1,426 281 15,294 10,934 56,725 4,325 453 2,368	-
PARRAMATTA COMPREHENSIVE SECTIO Community facilities Public domain projects River foreshore park Arts and cultural facility Recreation Facilities Historic buildings Car park enhancements Parramatta Square Access and transport Total SECTION 7.11 DEVELOPMENT CONTRIBU Open Space Land – Former Hills Transport Facilities Capital – Former Hills	N 7.12 CONTRIBUTION 8,765 10,123 2,046 8,140 5,467 1,357 226 8,111 11,347 55,582 TION PLAN - CARLING 4,728 451 2,477 1,085	I PLAN (CIVIC IMPRO 251 537 238 377 314 63 63 11,914 380 14,137 FORD PRECINCT	VEMENT)	42 46 10 33 18 6 1 55 52 263	(1,106) (185) (2,603) (3,723) - (9) (4,786) (845) (13,257) (425) - (120)	-	9,058 9,600 2,109 5,947 2,076 1,426 281 15,294 10,934 56,725 4,325 453 2,368 1,085	-

SECTION 7.12 DEVELOPMENT CONTRIBUTION PLAN-FORMER HILLS LGA LAND

continued on next page ... Page 75 of 83

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

F4-2 S7.11 and S7.12 Contributions – under a plan (continued)

		Contribution					Held as	Cumulative
	Opening balance at	received during t	he year	Interest and investment	Amounts	Internal	restricted asset at 30 June	balance of internal borrowings
\$ '000	1 July 2021	Cash	Non-cash	income earned	expended	borrowings	2022	(to)/from
Community Facilities – Former Hills	187	52	_	1	_	_	240	-
Open Space and Recreation -Former Hills	3,394	171	_	15	(466)	-	3,114	-
Roads and Natural Paths -Former Hills	2,956	198	-	10	(1,717)	-	1,447	-
Natural Environment -Former Hills	58	25	_	-	_	-	83	-
Public Domain -Former Hills	98	25	_	-	-	-	123	-
Drainage and Water Quality -Former Hills	113	26	-	-	-	-	139	-
Total	6,806	497	_	26	(2,183)	_	5,146	_
SECTION 7.11 FORMER EPPING AND HORNS	BBY TC							
Plan Administration – Former Hornsby	28	1	-	-	(29)	-	-	-
Community Facilities – Former Hornsby	808	17	-	2	(826)	-	1	-
Drainage & Water Quality (Former Hornsby)	255	3	-	1	_	-	259	-
Open Space – Former Hornsby	7,595	128	-	35	(283)	-	7,475	-
Public Domain – Former Hornsby	1,943	26	-	9	_	-	1,978	-
Roads – Former Hornsby	995	15	_	5	(60)	_	955	-
Total	11,624	190	_	52	(1,198)	_	10,668	
HORNSBY SECTION 7.11 DEVELOPMENT CO	NTRIBUTIONS PLA	N						
Roads - Former Hornsby	723	_	_	3	_	_	726	_
Open Space – Former Hornsby	6,071	3	_	28	(69)	_	6,033	_
Community Facilities – Former Hornsby	2,170	1	_	10	_	_	2,181	_
Plan Administration – Former Hornsby	26	_	_	_	_	_	26	_
Total	8,990	4	_	41	(69)	_	8,966	_
HORNSBY SECTION 7.12 DEVELOPMENT CO	NTRIBUTION PLAN							
Other – Former Hornsby	2,051	7	_	10	_	_	2,068	_
Total	2,051	7	_	10	_	_	2,068	_
AUBURN DEVELOPMENT CONTRIBUTIONS F	PLAN 2007 - PART E	RESIDENTIAL AND I	PART F EMPLO	YMENT				
Community Facilities – Former Auburn	147	5	_	1	_	_	153	_
Public Domain – Former Auburn	322	11	_	2	_	_	335	_
Accessibilty and Traffic – Former Auburn	182	3	_	1	_	_	186	_
Plan Administration – Former Auburn	33	1	_	_	_	_	34	_
Total	684	20	_	4	_	_	708	_
AUBURN DEVELOPMENT CONTRIBUTIONS F	PLAN 2007 - PART 0	HOMEBUSH BAY W	EST					
Open Space (HBW)	10,501	1		49	(277)	_	10,274	_
Community Facilities (HBW)	255		_	1	(2//)	_	256	_
Traffic Management (HBW)	2,657	_	_	12	(116)	_	2,553	_
continued on next page	2,000				(115)		2,000	Page 76 of 83

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

F4-2 S7.11 and S7.12 Contributions – under a plan (continued)

	Opening	Contribution received during t		Interest and			Held as restricted	Cumulative balance of internal
\$ '000	balance at 1 July 2021	Cash	Non-cash	investment income earned	Amounts expended	Internal borrowings	asset at 30 June 2022	borrowings (to)/from
Plan Administration (HBW)	318	_	_	1	(195)	_	124	_
Total	13,731	1	_	63	(588)	_	13,207	_
					(,			
CARTER STREET PRECINCT DEVELOPN								
Community Facilities (Carter Street)	378	86	-	2	-	-	466	-
Local Open Space (Carter Street) District Recreation (Carter Street)	999	226	-	5	-	-	1,230	-
Active Transport (Carter Street)	2,270	514	-	12 4	-	-	2,796	-
Traffic Management (Carter Street)	757	171	-	-	- (00)	-	932	-
Plan Administration (Carter Street)	881	171	-	5	(23)	-	1,034	-
	30	7			(37)			
Total	5,315_	1,175		28	(60)		6,458	
HOLROYD SECTION 7.11 DEVELOPMENT	T CONTRIBUTIONS PLAN	N 2013						
Community Facilities (former Holroyd)	55	7	_	_	_	_	62	_
Parks and Recreation (former Holroyd)	131	16	_	1	_	_	148	_
Sporting Fields (former Holroyd)	131	16	_	1	_	_	148	_
Plan administration (former Holroyd)	6	1	_	_	-	-	7	_
Total	323	40	_	2	_	_	365	_
SECTION 7.12 FORMER EPPING AND HO	RNSBY TC							
Other – Former Hornsby	1,051	205	_	5	-	-	1,261	_
Total	1,051	205	_	5	_	_	1,261	_
S7.11 New Outside CBD plan (effective S	eptember 2021)							
Plan Administration		16	_	_	_	_	16	_
Traffic and transport	_	330	_	1	_	_	331	_
Aquatic facilities	_	31	_	_	_	_	31	_
Community facilities	_	135	_	-	_	_	135	_
Indoor sports courts	_	102	_	-	-	_	102	-
Open space and outdoor recreation	_	1,133	_	3	_	_	1,136	_
Total	_	1,747	_	4	_	_	1,751	_
F4-3 S7.4 planning agree	ements							
S7.4 planning agreements								
Lennox Bridge Portals	567	305	2,057	16	_	_	888	_
Parramatta River Pedestrian Crossing	2,682	305	2,057	67	(493)	-	2,256	_
, and the cooling	2,002	_	_	01	(433)	_	2,236	_
continued on next page								Page 77 of 83

General Purpose Financial Statement

Item 13.8 - Attachment 1

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

F4-3 S7.4 planning agreements (continued)

	Opening	Contribution received during to		Interest and			Held as restricted	Cumulative balance of internal
\$ '000	balance at 1 July 2021	Cash	Non-cash	investment income earned	Amounts expended	Internal borrowings	asset at 30 June 2022	borrowings (to)/from
Local Road Works River Road West	181	_	_	(152)	_	_	29	_
Local road works Ermington	12	-	-	(10)	-	-	2	-
Robin Thomas Reserve	229	-	-	5	-	-	234	-
Bushland Regeneration Ponds Creek Reserve Wentworth Point Library and Community	24	-	-	-	-	-	24	-
Center VPA-21 Hassal St	-	-	-	-	-	-	-	-
VPA-21 riassal 31 VPA- 258-262 Pennant Hills Road and 17-20 Azile Court, Carligford VPA- Parramatta River Foreshore Revitalisation (180 George street,	93 353	-	-	9	-	-	95 362	-
Parramatta)	-	7,790	-	18	1	-	7,809	-
VPA 1-7 Thallon Street	-	390	-	1	-	-	391	-
VPA-14-20 Parkes Street Parramatta	_	1,688	-	5	-	-	1,693	-
Total	4,141	10,173	2,057	(39)	(492)	_	13,783	_

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

F5 Statement of performance measures

F5-1 Statement of performance measures – consolidated results

\$ '000	Amounts 2022	Indicator 2022	Indicator 2021	Benchmark
1. Operating performance ratio				
Total continuing operating revenue excluding capital grants and contributions less operating expenses 1,2	5,024	1.78%	(0.19)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions ¹	282,576	1.7076	(0.19)%	> 0.00%
2. Own source operating revenue ratio				
Total continuing operating revenue excluding all grants and contributions. 1	252.598	69.10%	78 67%	> 60 00%
Total continuing operating revenue 1	365,533	03.1076	70.0776	- 00.0070
3. Unrestricted current ratio				
Current assets less all external restrictions	334,461	4.34x	5.30x	> 1.50x
Current liabilities less specific purpose liabilities	77,120	410-411	0,00,0	
4. Debt service cover ratio				
Operating result before capital excluding interest and depreciation/impairment/amortisation 1	70.404			
Principal repayments (Statement of Cash Flows) plus	73,434 14,892	4.93x	3.40x	> 2.00x
borrowing costs (Income Statement)	14,032			
5. Rates and annual charges outstanding				
percentage				
Rates and annual charges outstanding	21,609	9.70%	8.58%	< 5.00%
Rates and annual charges collectable	222,836			

The ratio is outside the benchmark and deteriorated this year due to the impact of COVID-19 where Council did not actively pursue the collection of overdue rates and charges

6. Cash expense cover ratio

Current year's cash and cash equivalents plus all term				
deposits	450,408	20.24	19.98	> 3.00
Monthly payments from cash flow of operating and financing	22,259	mths	mths	mths
activities	-			

⁽¹⁾ Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

End of the audited financial statements

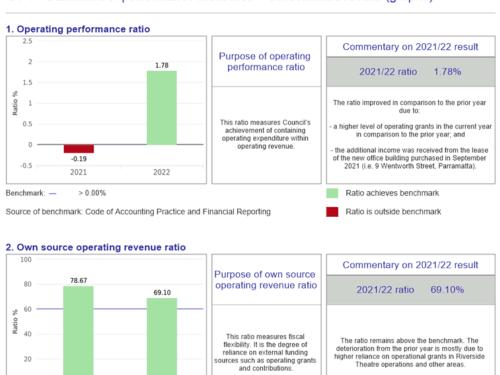
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⁽²⁾ Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

G Additional Council disclosures (unaudited)

G1-1 Statement of performance measures – consolidated results (graphs)

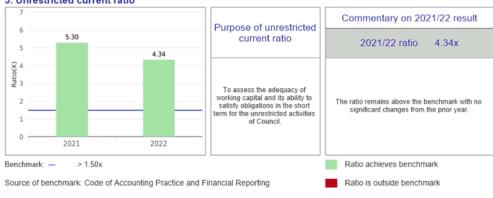




2022

3. Unrestricted current ratio

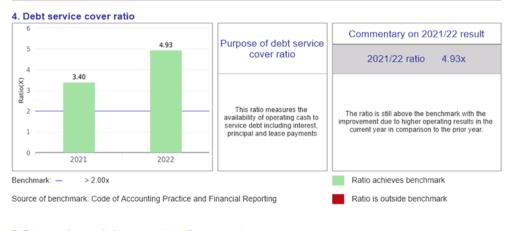
2021



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City of Parramatta Council | Notes to the Financial Statements 30 June 2022

G1-1 Statement of performance measures – consolidated results (graphs) (continued)



5. Rates and annual charges outstanding percentage



6. Cash expense cover ratio



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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

G1-2 Council information and contact details

Principal place of business:

126 Church Street Parramatta NSW 2150

Contact details

Mailing Address: PO BOX 32 Parramatta NSW 2124

Telephone: (02) 9806 5050 Internet: http://www.cityofparramatta.nsw.gov.au/ Facsimile: (02) 9806 5917 Email: council@cityofparramatta.nsw.gov.au

Officers

Chief Executive Officer

Bryan Hynes

Responsible Accounting Officer

John Angilley

Auditors

Audit Office of NSW Level 19, Tower 2 Darling Park, 201 Sussex St, Sydney NSW 2000

Opening hours: 8:30am - 4:30pm

Monday to Friday

Elected members Lord Mayor Donna Davis

Councillors

Samir Pandey (Deputy Lord Mayor) Pierre Esber Michelle Garrard Kellie Darley Lorraine Wearne Cameron Maclean Ange Humphries Georgina Valjack Donna Wang Henry Green Phil Bradley
Dr Patricia Prociv Dan Siviero Paul Noack

Other information ABN: 49 907 174 773

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General Purpose Financial Statement

City of Parramatta Council | Notes to the Financial Statements 30 June 2022

City of Parramatta Council

General Purpose Financial Statements

for the year ended 30 June 2022

Independent Auditor's Report:

Independent Auditor's Report

Please uplift Council's Audit Report PDF (opinion) for inclusion in the GPFS report (via the Home screen).

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Item 13.8 - Attachment 2

Special Purpose Financial Statement



Special Purpose Financial Statements

for the year ended 30 June 2022



Special Purpose Financial Statement

City of Parramatta Council

Special Purpose Financial Statements

for the year ended 30 June 2022

Contents	Page
Statement by Councillors and Management	3
Special Purpose Financial Statements:	
Income Statement of Car park operations Income Statement of Leasing of Council property	4 5
Statement of Financial Position of Car park operations Statement of Financial Position of Leasing of Council property	6 7
Note – Significant Accounting Policies	8
Auditor's Report on Special Purpose Financial Statements	11

Background

- These Special Purpose Financial Statements have been prepared for the use by both Council and the Office of Local Government in fulfilling their requirements under National Competition Policy.
- ii. The principle of competitive neutrality is based on the concept of a 'level playing field' between persons/entities competing in a market place, particularly between private and public sector competitors.
 - Essentially, the principle is that government businesses, whether Commonwealth, state or local, should operate without net competitive advantages over other businesses as a result of their public ownership.
- iii. For Council, the principle of competitive neutrality and public reporting applies only to declared business activities.
 - These include (a) those activities classified by the Australian Bureau of Statistics as business activities being water supply, sewerage services, abattoirs, gas production and reticulation, and (b) those activities with a turnover of more than \$2 million that Council has formally declared as a business activity (defined as Category 1 activities).
- iv. In preparing these financial statements for Council's self-classified Category 1 businesses and ABS-defined activities, councils must (a) adopt a corporatisation model and (b) apply full cost attribution including tax-equivalent regime payments and debt guarantee fees (where the business benefits from Council's borrowing position by comparison with commercial rates).

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Special Purpose Financial Statement

City of Parramatta Council

Special Purpose Financial Statements

for the year ended 30 June 2022

Statement by Councillors and Management made pursuant to the Local Government Code of Accounting Practice and Financial Reporting

The attached Special Purpose Financial Statements have been prepared in accordance with:

- the NSW Government Policy Statement 'Application of National Competition Policy to Local Government'
- the Division of Local Government Guidelines 'Pricing and Costing for Council Businesses A Guide to Competitive Neutrality'.
- · the Local Government Code of Accounting Practice and Financial Reporting,

Signed in accordance with a resolution of Council made on 31 October 2022.

To the best of our knowledge and belief, these statements:

- · present fairly the operating result and financial position for each of Council's declared business activities for the year, and
- · accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Donna Davis
Lord Mayor
31 October 2022

Bryan Hynes
Chief Executive Officer
31 October 2022

Sameer Pandey
Deputy Lord Mayor
31 October 2022

John Angilley
Responsible Accounting Officer
31 October 2022

31 October 2022

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Special Purpose Financial Statement

City of Parramatta Council | Income Statement of Car park operations | for the year ended 30 June 2022

City of Parramatta Council

Income Statement of Car park operations

for the year ended 30 June 2022

\$ '000	2022 Category 1	2021 Category 1
Income from continuing operations		
User charges	5,210	7,788
Total income from continuing operations	5,210	7,788
Expenses from continuing operations		
Employee benefits and on-costs	437	587
Materials and services	1,127	1,321
Depreciation, amortisation and impairment	587	739
Calculated taxation equivalents	1,417	1,843
Other expenses	1,173	2,247
Total expenses from continuing operations	4,741	6,737
Surplus (deficit) from continuing operations before capital amounts	469	1,051
Less: corporate taxation equivalent (25%) [based on result before capital]	(117)	(273)
Surplus (deficit) after tax	352	778
Plus accumulated surplus Plus adjustments for amounts unpaid:	149,241	146,347
- Taxation equivalent payments	1,417	1,843
- Corporate taxation equivalent	117	273
Closing accumulated surplus	151,127	149,241
Return on capital %	0.4%	0.9%
Subsidy from Council	3,714	669

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Special Purpose Financial Statement

City of Parramatta Council | Income Statement of Leasing of Council property | for the year ended 30 June 2022

City of Parramatta Council

Income Statement of Leasing of Council property

for the year ended 30 June 2022

	2022 1	2021
\$ '000	Category 1	Category 2
Income from continuing operations		
Rental revenue	3,870	311
Total income from continuing operations	3,870	311
Expenses from continuing operations		
Employee benefits and on-costs	464	89
Materials and services	231	34
Depreciation, amortisation and impairment	836	47
Calculated taxation equivalents	326	67
Other expenses	725	61
Total expenses from continuing operations	2,582	298
Surplus (deficit) from continuing operations before capital amounts	1,288	13
Less: corporate taxation equivalent (25%) [based on result before capital]	(322)	(3)
Surplus (deficit) after tax	966	10
Plus accumulated surplus Plus adjustments for amounts unpaid:	5,291	5,211
- Taxation equivalent payments	326	67
- Corporate taxation equivalent	322	3
Closing accumulated surplus	6,905	5,291
Return on capital %	1.7%	0.2%
Subsidy from Council	1,435	67

⁽¹⁾ Leasing Operations for 2022 is listed under Category 1 business activities.

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Special Purpose Financial Statement

City of Parramatta Council | Statement of Financial Position of Car park operations | for the year ended 30 June 2022

City of Parramatta Council

Statement of Financial Position of Car park operations

as at 30 June 2022

\$ '000	2022 Category 1	2021 Category 1
000	Category	Odlegory 1
ASSETS		
Non-current assets		
Receivables - Due from General Fund	831	_
Infrastructure, property, plant and equipment	114,304	113,139
Total non-current assets	115,135	113,139
Total assets	115,135	113,139
LIABILITIES		
Current liabilities		
Payables-due to general fund	_	63
Employee benefit provisions	70	116
Total current liabilities	70	179
Total liabilities	70	179
Net assets	115,065	112,960
EQUITY		
Accumulated surplus	94,622	147,124
Distribution to Council (equity)	(5,500)	(52,854)
Revaluation reserve	25,943	18,690
Total equity		
rotal equity	115,065	112,960

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Special Purpose Financial Statement

City of Parramatta Council | Statement of Financial Position of Leasing of Council property | for the year ended 30 June 2022

City of Parramatta Council

Statement of Financial Position of Leasing of Council property

as at 30 June 2022

\$ '000	2022 ¹ Category 1	2021 Category 2
ASSETS		
Non-current assets		
Receivables	27	_
Receivables – due from general fund	2,175	344
Infrastructure, property, plant and equipment	74,377	5,266
Total non-current assets	76,579	5,610
Total assets	76,579	5,610
LIABILITIES Current liabilities		
Employee benefit provisions Total current liabilities	49	11_
Total current liabilities	49	11
Non-current liabilities		
Employee benefit provisions	30	11
Total non-current liabilities	30	11
Total liabilities	79	22
Net assets	76,500	5,588
EQUITY		
Accumulated surplus	3,309	2,343
Distribution to Council (equity)	67,894	2,877
Revaluation reserves	5,297	368
Total equity	76,500	5,588
Total equity	76,500	5,5

⁽¹⁾ Leasing operations for 2021-22 is listed under Category 1 business activities.

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Special Purpose Financial Statement

City of Parramatta Council | Special Purpose Financial Statements 2022

Note - Significant Accounting Policies

A statement summarising the supplemental accounting policies adopted in the preparation of the Special Purpose Financial Statements (SPFS) for National Competition Policy (NCP) reporting purposes follows.

These financial statements are SPFS prepared for use by Council and the Office of Local Government. For the purposes of these statements, the Council is a non-reporting not-for-profit entity.

The figures presented in these Special Purpose Financial Statements have been prepared in accordance with the recognition and measurement criteria of relevant Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and Australian Accounting Interpretations.

The disclosures in these Special Purpose Financial Statements have been prepared in accordance with the *Local Government Act 1993* (NSW), the *Local Government (General) Regulation 2005*, and the Local Government Code of Accounting Practice and Financial Reporting.

The statements are prepared on an accruals basis. They are based on historic costs and do not take into account changing money values or, except where specifically stated, current values of non-current assets. Certain taxes and other costs, appropriately described, have been imputed for the purposes of the National Competition Policy.

The Statement of Financial Position includes notional assets/liabilities receivable from/payable to Council's general fund. These balances reflect a notional intra-entity funding arrangement with the declared business activities.

National Competition Policy

Council has adopted the principle of 'competitive neutrality' in its business activities as part of the National Competition Policy which is being applied throughout Australia at all levels of government.

The framework for its application is set out in the June 1996 NSW government policy statement titled 'Application of National Competition Policy to Local Government'.

The Pricing and Costing for Council Businesses, A Guide to Competitive Neutrality issued by the Office of Local Government in July 1997 has also been adopted.

The pricing and costing guidelines outline the process for identifying and allocating costs to activities and provide a standard for disclosure requirements.

These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, return on investments (rate of return), and dividends paid.

Declared business activities

In accordance with *Pricing and Costing for Council Businesses – A Guide to Competitive Neutrality,* Council has declared that the following are to be considered as business activities:

Category 1 - Bussines activities with gross operating turnover is over \$2 million

Car Park Operations

To generate income for the Council through operations of car parking facilities

Leasing Operations

To generate income for the Council through the leasing of Council-owned shops, buildings.

Category 2 - Bussines activities with gross operating turnover is less than \$2 million

Taxation equivalent charges

Council is liable to pay various taxes and financial duties. Where this is the case, they are disclosed as a cost of operations just like all other costs.

However, where Council does not pay some taxes which are generally paid by private sector businesses, such as income tax, these equivalent tax payments have been applied to all Council-nominated business activities and are reflected in Special Purpose Finanncial Statements.

continued on next page ...

Page 8 of 10

Special Purpose Financial Statement

City of Parramatta Council | Special Purpose Financial Statements 2022

Note - Significant Accounting Policies (continued)

For the purposes of disclosing comparative information relevant to the private sector equivalent, the following taxation equivalents have been applied to all Council-nominated business activities (this does not include Council's non-business activities):

Notional rate applied (%)

Corporate income tax rate - 25%

<u>Land tax</u> – the first \$822,000 of combined land values attracts **0%**. For the combined land values in excess of \$822,001 up to \$5,026,000 the rate is **1.6%** + **\$100**. For the remaining combined land value that exceeds \$5,026,000 a premium marginal rate of **2.0%** applies.

Payroll tax - 4.85% on the value of taxable salaries and wages in excess of \$1,200,000

Income tax

An income tax equivalent has been applied on the profits of the business activities

Whilst income tax is not a specific cost for the purpose of pricing a good or service, it needs to be taken into account in terms of assessing the rate of return required on capital invested.

Accordingly, the return on capital invested is set at a pre-tax level - gain/(loss) from ordinary activities before capital amounts, as would be applied by a private sector competitor. That is, it should include a provision equivalent to the corporate income tax rate, currently 25%.

Income tax is only applied where a gain / (loss) from ordinary activities before capital amounts has been achieved.

Since the taxation equivalent is notional – that is, it is payable to Council as the 'owner' of business operations - it represents an internal payment and has no effect on the operations of the Council. Accordingly, there is no need for disclosure of internal charges in the SPFS.

The rate applied of 25% is the equivalent company tax rate prevalent at reporting date. No adjustments have been made for variations that have occurred during the year.

Local government rates and charges

A calculation of the equivalent rates and charges for all Category 1 businesses has been applied to all assets owned, or exclusively used by the business activity.

Loan and debt guarantee fees

The debt guarantee fee is designed to ensure that Council business activities face 'true' commercial borrowing costs in line with private sector competitors. In order to calculate a debt guarantee fee, Council has determined what the differential borrowing rate would have been between the commercial rate and Council's borrowing rate for its business activities.

(i) Subsidies

Government policy requires that subsidies provided to customers, and the funding of those subsidies, must be explicitly disclosed. Subsidies occur where Council provides services on a less than cost recovery basis. This option is exercised on a range of services in order for Council to meet its community service obligations. The overall effect of subsidies is contained within the Income Statements of business activities.

(ii) Return on investments (rate of return)

The NCP policy statement requires that councils with Category 1 businesses "would be expected to generate a return on capital funds employed that is comparable to rates of return for private businesses operating in a similar field".

Such funds are subsequently available for meeting commitments or financing future investment strategies.

The actual rate of return achieved by each business activity is disclosed at the foot of each respective Income Statement.

The rate of return is calculated as follows

Operating result before capital income + interest expense

Written down value of IPPE as at 30 June

continued on next page ... Page 9 of 10

Special Purpose Financial Statement

City of Parramatta Council | Special Purpose Financial Statements 2022

Note - Significant Accounting Policies (continued)

As a minimum, business activities should generate a return equal to the Commonwealth 10 year bond rate which is 3.66% at 30 June 2022.

(iii) Dividends

Council is not required to pay dividends to either itself (as owner of a range of businesses) or to any external entities.

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Special Schedules



Special Schedules

for the year ended 30 June 2022



Special Schedules

City of Parramatta Council

Special Schedules

for the year ended 30 June 2022

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Special Schedules

City of Parramatta Council | Permissible income for general rates | for the year ended 30 June 2022

City of Parramatta Council

Permissible income for general rates

\$ '000	Notes	Calculation 2021/22	Calculation 2022/23
Notional general income calculation ¹			
Last year notional general income yield	a	155,184	159,357
Plus or minus adjustments ²	b	1,130	691
Notional general income	c = a + b	156,314	160,048
Permissible income calculation			
Special variation percentage ³	d	0.00%	2.50%
Or rate peg percentage	е	2.00%	0.00%
Plus special variation amount	$h = d \times (c + g)$	_	4,002
Or plus rate peg amount	$i = d \times e \times (c + g)$	3,127	_
Sub-total	k = (c + g + h + i + j)	159,441	164,050
Plus (or minus) last year's carry forward total	1	(146)	(20)
Less valuation objections claimed in the previous year	m	_	(43)
Sub-total	n = (I + m)	(146)	(63)
Total permissible income	o = k + n	159,295	163,987
Less notional general income yield	р	159,357	162,912
Catch-up or (excess) result	q = o - p	(63)	1,075
Plus income lost due to valuation objections claimed ⁴	r	43	_
Carry forward to next year ⁵	t = q + r + s	(20)	1,075

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called "supplementary valuations" as defined in the Valuation of Land Act 1916 (NSW).
- (3) The "special variation percentage" is inclusive of the rate peg percentage and where applicable Crown land adjustment.
- (4) Valuation objections are unexpected changes in land values as a result of land owners successfully objecting to the land value issued by the Valuer-General. Councils can claim the value of the income lost due to valuation objections in any single year.
- (5) Carry forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the NSW Government Gazette in accordance with section 512 of the Local Government Act 1993. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

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Item 13.8 - Attachment 3 Special Schedules

City of Parramatta Council | Report on infrastructure assets as at 30 June 2022 | for the year ended 30 June 2022

City of Parramatta Council

Report on infrastructure assets as at 30 June 2022

Asset Class Asse	Asset Category	to bring assets to satisfactory standard	service set by Council	2021/22 Required maintenance ^a	2021/22 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)		gross r	ition as eplacem	ent cos	t
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Buildings	Buildings	1,210	4,217	17,003	15,730	230,177	298,750	60.2%	32.0%	6.4%	1.2%	0.2%
	Sub-total	1,210	4,217	17,003	15,730	230,177	298,750	60.2%	32.0%	6.4%	1.2%	0.2%
Other	Other structures	201	703	_	_	22,306	26,897	8.7%	73.2%	15.5%	2.2%	0.4%
structures	Sub-total	201	703	_	_	22,306	26,897	8.7%	73.2%	15.5%	2.2%	0.4%
Roads	Roads Roads (including kerb and gutter and	7,004	22,498	15,561	15,429	903,010	1,226,705	32.6%	42.9%	22.7%	1.4%	0.4%
	traffic management devices)	-	_	_	_	_	_	0.0%	0.0%	13.0%	0.0%	0.0%
	Bridges	1	4	_	_	112,734	133,652	69.2%	29.8%	1.0%	0.0%	0.0%
	Footpaths	640	2,499	2,547	2,214	159,049	219,126	13.6%	37.7%	47.8%	0.9%	0.0%
	Bulk earthworks	_	_	-	-	103,869	103,869	100.0%	0.0%	0.0%	0.0%	0.0%
	Sub-total	7,645	25,001	18,108	17,643	1,278,662	1,683,352	37.2%	38.5%	22.8%	1.1%	0.3%

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Item 13.8 - Attachment 3 Special Schedules

City of Parramatta Council | Report on infrastructure assets as at 30 June 2022 | for the year ended 30 June 2022

City of Parramatta Council

Report on infrastructure assets as at 30 June 2022 (continued)

Asset Class A	Asset Category	Estimated cost to bring assets to satisfactory standard	agreed level of service set by	2021/22	2021/22 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets		ition as a		ntage of t
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	1	2	3	4	5
Stormwater	Stormwater drainage	5,631	16,792	5,469	6,230	458,743	664,924	9.3%	65.7%	22.4%	1.7%	0.9%
drainage	Sub-total	5,631	16,792	5,469	6,230	458,743	664,924	9.3%	65.7%	22.4%	1.7%	0.9%
Open space /	Swimming pools	_	_	_	_	959	1,512	0.0%	0.0%	0.0%	0.0%	100.0%
recreational	Other open space assets	703	2,541	25,148	23,549	47,493	79,374	46.5%	23.4%	26.5%	3.2%	0.4%
assets	Sub-total	703	2,541	25,148	23,549	48,452	80,886	45.6%	23.0%	26.0%	3.1%	2.3%
	Total – all assets	15,390	49,254	65,728	63,152	2,038,340	2,754,809	32.9%	44.3%	21.0%	1.3%	0.5%

⁽a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

Condition Integrated planning and reporting (IP&R) description

Excellent/very good No work required (normal maintenance)
Good Only minor maintenance work required

Satisfactory Maintenance work required

Poor Renewal required

Very poor Urgent renewal/upgrading required

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Special Schedules

City of Parramatta Council | Report on infrastructure assets as at 30 June 2022 | for the year ended 30 June 2022

63,152

65,728

49.254

96.08%

1.79%

102.08%

1.69%

> 100.00%

City of Parramatta Council

Asset maintenance ratio
Actual asset maintenance

Required asset maintenance

Cost to bring assets to agreed service level Estimated cost to bring assets to an agreed service level set by Council

Report on infrastructure assets as at 30 June 2022

\$ '000	Amounts 2022	Indicator 2022	Indicator 2021	Benchmark	
Buildings and infrastructure renewals ratio					
Asset renewals 1	34,358	00.500/	400.050/	400,000/	
Depreciation, amortisation and impairment	35,576	96.58%	166.25%	>= 100.00%	
Infrastructure backlog ratio					
Estimated cost to bring assets to a satisfactory standard	15,390	0.679/	0.68%	< 2.00%	
Net carrying amount of infrastructure assets	2,282,405	0.67%	0.00%	< 2.00%	

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Gross replacement cost

2,754,809

(*) All asset performance indicators are calculated using classes identified in the previous table.

⁽¹⁾ Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Item 13.8 - Attachment 3 Special Schedules

City of Parramatta Council | Report on infrastructure assets as at 30 June 2022 | for the year ended 30 June 2022

City of Parramatta Council

Report on infrastructure assets as at 30 June 2022



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Draft FA1776 Report on the Conduct of the Audit 2022



Cr Donna Davis Lord Mayor City of Parramatta Council PO Box 32 PARRAMATTA NSW 2124

Contact: Nirupama Mani
Phone no: 02 9275 7111
Our ref: D2220179/1776

XX October 2022

Dear Lord Mayor

Report on the Conduct of the Audit for the year ended 30 June 2022 City of Parramatta Council

I have audited the general purpose financial statements (GPFS) of the City of Parramatta Council (the Council) for the year ended 30 June 2022 as required by section 415 of the *Local Government Act* 1993 (the Act).

I expressed an unmodified opinion on the Council's GPFS.

This Report on the Conduct of the Audit (the Report) for the Council for the year ended 30 June 2022 is issued in accordance with section 417 of the Act. This Report should be read in conjunction with my audit opinion on the GPFS issued under section 417(2) of the Act.

SIGNIFICANT AUDIT ISSUES AND OBSERVATIONS

I identified the following significant audit issues and observations during my audit of the Council's financial statements. These issues and observations were addressed as part of my audit.

Review of privileged user activities

Australian Auditing Standards require the auditor to understand the Council's control activities and obtain an understanding of how it has responded to risks arising from Information Technology (IT). In 2021-22, the audit team reviewed the Council's IT control environment over its key business applications and identified a repeat issue related to a lack of review of privileged user activities in these systems

I have rated this matter as high risk and my audit findings will be reported in the Management Letter.

Level 19, Darling Park Tower 2, 201 Sussex Street, Sydney NSW 2000 GPO Box 12, Sydney NSW 2001 | t 02 9275 7101 | mail@audit.nsw.gov.au | audit.nsw.gov.au

INCOME STATEMENT

Operating result

	2022	2021	Variance
	\$m	\$m	%
Rates and annual charges revenue	204.5	197.8	3.4
Grants and contributions revenue	112.9	67.6	67.0
Operating result from continuing operations	124.9	69.5	79.7
Net operating result before capital grants and contributions	41.9	23.4	79.1

Rates and annual charges revenue of \$204.5 million increased by \$6.7 million (3.4 per cent) in 2021–22 due to:

- annual rate peg increase applied to ordinary rates (2.0 per cent)
- increase of \$2.2 million for domestic waste management service charges.

Grants and contributions revenue of \$112.9 million increased by \$45.3 million (67.0 per cent) in 2021–22 due to the:

- increase of \$21.2 million of developer contributions recognised during the year. The increase
 was mainly attributable to the higher s.7-11 cash contributions received of \$11.7 million and
 higher developer contributions related to the Voluntary Planning Agreement(s) of \$9.6 million
- increase of \$21.1 million of special purpose grants and non-developer contributions recognised during the year. The increase was mainly attributable to the higher cash contributions received of \$14.3 million related to the Parramatta Aquatic Centre.

The Council's operating result from continuing operations of \$124.9 million (including depreciation and amortisation expense of \$50.7 million) was \$55.4 million higher than the 2020–21 result. This was mainly due to:

- \$6.7 million increase in rates and annual charges, \$45.3 million increase in grant and contributions provided for operating and capital purposes and \$10.5 million increase in other income
- offset by \$5.3 million decrease in user fees and charges and \$9.4 million increase in materials and services expenses.

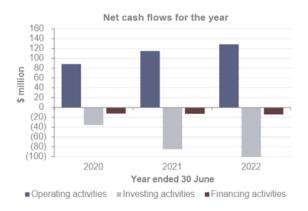
The net operating result before capital grants and contributions of \$41.9 million was \$18.5 million higher than the 2020–21 result. This was mainly due the assets received from the NSW Government for the Paramatta Light Rail of \$16.2 million.

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STATEMENT OF CASH FLOWS

The Council's cash and cash equivalents balance at 30 June 2022 was \$63.3 million. Net cash flows for the year decreased by \$11.1 million.

The overall decrease in net cash flows was due to net cash outflows used in investing activities of \$126.0 million mainly from purchase of infrastructure, property, plant and equipment and net cash outflows used in financing activities of \$13.9 million. This was offset by net cash inflows of \$128.7 million in operating activities.



FINANCIAL POSITION

Cash and investments

Cash and investments	2022	2021	Commentary	
	\$m	\$m		
Total cash, cash equivalents and investments	551.0	553.3	Cash and cash equivalents and investments decreased by \$2.3 million	
Restricted and allocated cash, cash equivalents and investments:			 Externally restricted funds mainly comprise development contributions, proceeds from the sale of the Museum of Applied Arts and Sciences (MAAS) site, specific purpose unexpended grants and domestic waste management. 	
 External restrictions 	258.7	261.1	Internally restricted cash and investments are	
Internal allocations	178.7	205.1	restricted due to Council policy. Restricted funds comprise of funds set aside for the Property and significant assets reserve (\$170.8 million), Employee leave entitlements (\$6.4 million), parki meters (\$0.4 million) and Urgent ward works (\$0.4 million). The Property and significant assets reserve represent funds set aside from the sale of property, such as the Parramatta Square site.	

Debt

The Council had borrowings of \$12.5 million at 30 June 2022, of which \$9.7 million is classified as a current liability to be settled within the next 12 months. Council repaid loan principal of \$9.2 million during the year.

Item 13.8 - Attachment 4

PERFORMANCE

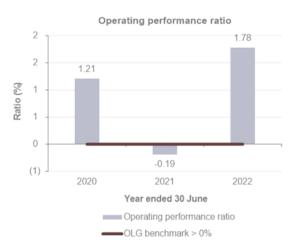
Performance measures

The following section provides an overview of the Council's performance against the performance measures and performance benchmarks set by the Office of Local Government (OLG) within the Department of Planning and Environment.

Operating performance ratio

The Council exceeded the OLG benchmark for the current reporting period.

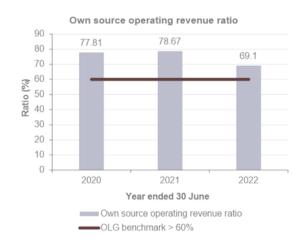
The 'operating performance ratio' measures how well council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by OLG is greater than zero per cent.



Own source operating revenue ratio

The Council exceeded the OLG benchmark for the current reporting period.

The 'own source operating revenue ratio' measures council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.



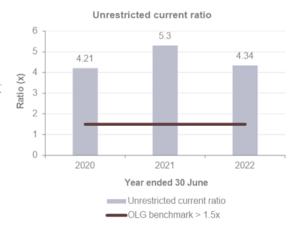
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Item 13.8 - Attachment 4

Unrestricted current ratio

The Council exceeded the OLG benchmark for the current reporting period.

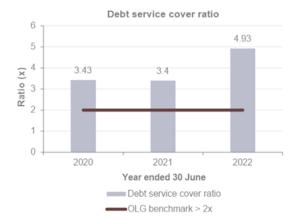
The 'unrestricted current ratio' is specific to local government and represents council's ability to meet its short-term obligations as they fall due. The benchmark set by OLG is greater than 1.5 times.



Debt service cover ratio

The Council exceeded the OLG benchmark for the current reporting period.

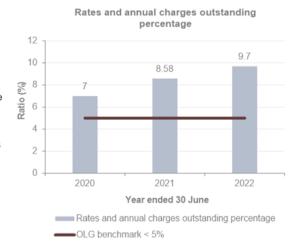
The 'debt service cover ratio' measures the operating cash to service debt including interest, principal and lease payments. The benchmark set by OLG is greater than two times.



Rates and annual charges outstanding percentage

The Council did not meet the OLG benchmark for the current reporting period. This ratio has been impacted by COVID-19 where Council did not pursue certain debtors in financial hardship.

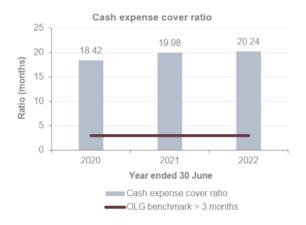
The 'rates and annual charges outstanding percentage' assesses the impact of uncollected rates and annual charges on council's liquidity and the adequacy of debt recovery efforts. The benchmark set by OLG is less than 5 per cent for metropolitan councils.



Cash expense cover ratio

The Council exceeded the OLG benchmark for the current reporting period

This liquidity ratio indicates the number of months the council can continue paying for its immediate expenses without additional cash inflow. The benchmark set by OLG is greater than three months.



Infrastructure, property, plant and equipment renewals

The Council incurred \$34.4 million on asset renewals during 2021-22, which is a decrease of \$23.8 million in asset renewals from the prior year. The decrease is mainly attributable to a decrease in renewals of capital works in progress of \$12.1 million and a decrease of \$7.2 million in renewals for roads.

Legislative compliance

My audit procedures did not identify any instances of non-compliance with legislative requirements or a material deficiency in the Council's accounting records or financial statements. The Council's:

- accounting records were maintained in a manner and form to allow the GPFS to be prepared and effectively audited
- staff provided all accounting records and information relevant to the audit.

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Item 13.8 - Attachment 4

Draft FA1776 Report on the Conduct of the Audit 2022

Nirupama Mani Director, Financial Audit

Delegate of the Auditor-General for New South Wales

cc: Bryan Hynes, Acting Chief Executive Officer
Dr. Col Gellatly, AO, Chair of the Audit, Risk and Improvement Committee
Michael Cassel, Secretary of the Department of Planning and Environment

7



INDEPENDENT AUDITOR'S REPORT

Report on the general purpose financial statements

City of Parramatta Council

To the Councillors of City of Parramatta Council

Opinion

I have audited the accompanying financial statements of City of Parramatta Council (the Council), which comprise the Statement by Councillors and Management, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2022, the Statement of Financial Position as at 30 June 2022, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended and notes comprising a summary of significant accounting policies and other explanatory information.

In my opinion:

- the Council's accounting records have been kept in accordance with the requirements of the Local Government Act 1993, Chapter 13, Part 3, Division 2 (the Division)
- the financial statements:
 - have been prepared, in all material respects, in accordance with the requirements of this Division
 - are consistent with the Council's accounting records
 - present fairly, in all material respects, the financial position of the Council as at 30 June 2022, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial statements have come to light during the audit.

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Other Information

The Council's annual report for the year ended 30 June 2022 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the special purpose financial statements and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the special purpose financial statements and Special Schedule - Permissible income for general rates.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

The Councillors' Responsibilities for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements in accordance with Australian Accounting Standards and the *Local Government Act 1993*, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- · that the Council carried out its activities effectively, efficiently and economically
- on the Original Budget information included in the Income Statement, Statement of Cash Flows, and Note B5-1 Material budget variations
- on the Special Schedules. A separate opinion has been provided on Special Schedule - Permissible income for general rates
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.

Nirupama Mani

Director, Financial Audit

Delegate of the Auditor-General for New South Wales

Nimpana Mary.

2 November 2022 SYDNEY



INDEPENDENT AUDITOR'S REPORT

Report on the special purpose financial statements

City of Parramatta Council

To the Councillors of City of Parramatta Council

Opinion

I have audited the accompanying special purpose financial statements (the financial statements) of City of Parramatta Council's (the Council) Declared Business Activities, which comprise the Statement by Councillors and Management, the Income Statement of each Declared Business Activity for the year ended 30 June 2022, the Statement of Financial Position of each Declared Business Activity as at 30 June 2022 and the Significant accounting policies note.

The Declared Business Activities of the Council are:

- · Car park operations
- Leasing of Council property.

In my opinion, the financial statements present fairly, in all material respects, the financial position of the Council's Declared Business Activities as at 30 June 2022, and their financial performance for the year then ended, in accordance with the Australian Accounting Standards described in the Significant accounting policies note and the Local Government Code of Accounting Practice and Financial Reporting 2021–22 (LG Code).

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as the auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the Significant accounting policies note to the financial statements which describes the basis of accounting. The financial statements have been prepared for the purpose of fulfilling the Council's financial reporting responsibilities under the LG Code. As a result, the financial statements may not be suitable for another purpose.

Other Information

The Council's annual report for the year ended 30 June 2022 includes other information in addition to the financial statements and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements and Special Schedules (the Schedules).

My opinion on the financial statements does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and Special Schedule 'Permissible income for general rates'.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

The Councillors' Responsibilities for the Financial Statements

The Councillors are responsible for the preparation and fair presentation of the financial statements and for determining that the accounting policies, described in the Significant accounting policies note to the financial statements, are appropriate to meet the requirements in the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to:

- obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the financial statements.

A description of my responsibilities for the audit of the financial statements is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited financial statements on any website where they may be presented
- about any other information which may have been hyperlinked to/from the financial statements.

Nirupama Mani Director, Financial Audit

Delegate of the Auditor-General for New South Wales

Nimpana Mary.

2 November 2022 SYDNEY



INDEPENDENT AUDITOR'S REPORT

Special Schedule - Permissible income for general rates

City of Parramatta Council

To the Councillors of City of Parramatta Council

Opinion

I have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of City of Parramatta Council (the Council) for the year ending 30 June 2023.

In my opinion, the Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting 2021–22 (LG Code) and is in accordance with the books and records of the Council.

My opinion should be read in conjunction with the rest of this report.

Basis for Opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under the standards are described in the 'Auditor's Responsibilities for the Audit of the Schedule' section of my report.

I am independent of the Council in accordance with the requirements of the:

- Australian Auditing Standards
- Accounting Professional and Ethical Standards Board's APES 110 'Code of Ethics for Professional Accountants (including Independence Standards)' (APES 110).

I have fulfilled my other ethical responsibilities in accordance with APES 110.

Parliament promotes independence by ensuring the Auditor-General and the Audit Office of New South Wales are not compromised in their roles by:

- providing that only Parliament, and not the executive government, can remove an Auditor-General
- mandating the Auditor-General as auditor of councils
- precluding the Auditor-General from providing non-audit services.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of Matter - Basis of Accounting

Without modifying my opinion, I draw attention to the special purpose framework used to prepare the Schedule. The Schedule has been prepared for the purpose of fulfilling the Council's reporting obligations under the LG Code. As a result, the Schedule may not be suitable for another purpose.

Other Information

The Council's annual report for the year ended 30 June 2022 includes other information in addition to the Schedule and my Independent Auditor's Report thereon. The Councillors are responsible for the other information. At the date of this Independent Auditor's Report, the other information I have received comprise the general purpose financial statements, special purpose financial statements and Special Schedule 'Report on infrastructure assets as at 30 June 2022'.

My opinion on the Schedule does not cover the other information. Accordingly, I do not express any form of assurance conclusion on the other information. However, as required by the *Local Government Act 1993*, I have separately expressed an opinion on the general purpose financial statements and the special purpose financial statements.

In connection with my audit of the Schedule, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Schedule or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude there is a material misstatement of the other information, I must report that fact.

I have nothing to report in this regard.

The Councillors' Responsibilities for the Schedule

The Councillors are responsible for the preparation of the Schedule in accordance with the LG Code. The Councillors' responsibility also includes such internal control as the Councillors determine is necessary to enable the preparation of the Schedule that is free from material misstatement, whether due to fraud or error.

In preparing the Schedule, the Councillors are responsible for assessing the Council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Schedule

My objectives are to:

- obtain reasonable assurance whether the Schedule as a whole is free from material misstatement, whether due to fraud or error
- issue an Independent Auditor's Report including my opinion.

Reasonable assurance is a high level of assurance, but does not guarantee an audit conducted in accordance with Australian Auditing Standards will always detect material misstatements. Misstatements can arise from fraud or error. Misstatements are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions users take based on the Schedule.

A description of my responsibilities for the audit of the Schedule is located at the Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar8.pdf. The description forms part of my auditor's report.

The scope of my audit does not include, nor provide assurance:

- that the Council carried out its activities effectively, efficiently and economically
- about the security and controls over the electronic publication of the audited Schedule on any website where it may be presented
- about any other information which may have been hyperlinked to/from the Schedule.

Nirupama Mani Director, Financial Audit

Delegate of the Auditor-General for New South Wales

Nimpana Mary.

2 November 2022 SYDNEY

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER 13.6

SUBJECT Quarterly Budget Review - September 2022

REFERENCE F2022/00105 - D08750106

REPORT OF Financial Planning and Analysis Manager

CSP THEME: FAIR

WORKSHOP/BRIEFING DATE: SEE CONSULTATION SECTION

PURPOSE:

To present for adoption the September 2022 Quarterly Budget Review Statement (QBRS).

RECOMMENDATION

- (a) **That** Council adopt the September 2022 Quarterly Budget Review Statement (QBRS) and the Responsible Accounting Officer's report on the financial position of the Council (**Attachment 1**).
- (b) **Further, that** Council approve the revised budget for the 2022/23 financial year:
 - i) Net operating result (including capital) of \$73.6m
 - ii) capital revenue of \$76.2m
 - iii) capital expenditure of \$259.3m.

BACKGROUND

- Clause 203 of the Local Government (General) Regulation 2021 requires the Responsible Accounting Officer (Chief Finance and Information Officer) to prepare and submit to the Council a Quarterly Budget Review Statement that shows by reference to the estimates of income and expenditure set out in the Operational Plan, a revised estimate of the income and expenditure for the full financial year.
- 2. The Responsible Accounting Officer is also required to report whether the financial position of the Council is satisfactory, having regard to the original estimate of income and expenditure.

ISSUES/OPTIONS/CONSEQUENCES

- 3. The attached September 2022 Quarterly Budget Review Statement (QBRS) includes an analysis of the reasons for the major variances from the previously adopted budget. Explanations for major variances are in line with the parameters previously agreed by Council i.e. Budget variations greater than +/- 10% of the current budget or greater than +/- \$100,000 of the current budget. Below is a summary of key variances.
- 4. Underlying Net Operating Result (excl Capital & Asset Disposals) of \$0.8m is (\$2.5m) lower than the Original budget mainly due to:

- i. Increase of (\$10.1m) in Expenses driven by:
 - a) (\$2.5m) for Sydney Water Breakthrough works on noncouncil assets (funded by public domain contribution \$3.8m),
 - b) (\$2.2m) Revaluation of Roads, Open spaces, Pathway and other Storm water assets,
 - c) (\$0.9m) Riverside Redevelopment Business case,
 - d) (\$0.9m) HRIS budget brought forward from future years,
 - e) (\$0.5m) Rollover of PHIVE event and marketing,
 - f) (\$0.3m) Tipping fees,
 - g) (\$0.3m) electricity charges in facilities management,
 - h) offset with \$2.3m savings on account of vacant positions across the organisation.
- ii. Uplift in Income by \$4.2m as a result of:
 - a. increase in Interest income (+\$2.9m),
 - b. increase in user charges & fees (+\$2.4m),
 - c. partially offset by subdued parking fines revenues and event revenue (\$1.1m)
- iii. Uplift in Operating Grants & Contributions of \$3.4m:
 - a. mainly driven by Civil Infrastructure flood grants \$1.0m, Places to swim \$0.9m, CBD Parramatta Nights \$0.7m and Westinvest Grants \$0.7m.
- 5. The (\$50.3m) increase in capital expenditure to \$259.3m (Budget: \$209.0m) is primarily driven by projects such as PS Public Domain (\$23.6m), PAC (\$11.5m), Upgrade of Townhall (\$7.4m), Community Recycling Facility (\$5.0m), PRUAIP FS Garside (\$5.3m), PRUAIP Good & Bridge St (\$4.2m), Rydalmere Park Master Plan (\$3.7m), Roads Renewal Program (\$3.5m), Morton / Alfred St Pedestrian Bridge Works (\$3.8m), Pavilion Capital Improvement Program (\$1.5m), Charles St Sq works (\$1.2m) and Asbestos Removal Program (\$1.1m), Parramatta Sq Public Art (\$1.1m) and Parramatta Art Studio Relocation (\$0.6m).

CONSULTATION & TIMING

Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
Sep22- Oct22	Business managers and Executive	Feedback has been incorporated in the QBRS document	Report and budgets updated as agreed	Finance/CFIO

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
27 th Oct 2022	Finance Committee	NA	YTD Sep results were reviewed and the September reforecast discussed as currently being finalised.	Finance/CFIO

LEGAL IMPLICATIONS FOR COUNCIL

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

FINANCIAL IMPLICATIONS FOR COUNCIL

9. If Council resolves to approve this report in accordance with the proposed resolution, the financial impacts on the budget are summarized above and detailed in the attached QBRS.

Amit Sharma

Financial Planning and Analysis Manager

John Angilley

Chief Financial and Information Officer

Bryan Hynes

Acting Chief Executive Officer

ATTACHMENTS:

1 Attachment 1 - QBRS Sep-22 21 Pages

REFERENCE MATERIAL



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RESPONSIBLE ACCOUNTING OFFICERS REPORT

Executive Summary

RECOMMENDATIONS

That Council adopt the September 2022 Quarterly Budget Review Statement and the Responsible Accounting Officer's report on the financial position of the Council.

Underlying Net Operating Result (excl Capital & Asset Disposals) of \$0.8m is (\$2.5m) lower than the Original budget.

The Net Operating result excluding capital is forecasted at Net deficit of (\$2.5m), which is (\$5.2m) lower than Original Budget.

Key Highlights:

- Reductions to the P&L:
 - Increase in Materials & Contracts (\$7.1m)
 - o Increase in Depreciation (\$4.4m)
 - Decrease in Other Revenue (\$1.1m)
- > Improvements to the P&L:
 - Uplift in Car Park Revenue +\$2.1m
 - Vacancies savings +\$2.3m
 - o Interest income +\$2.9m current global investment outlook and higher return on Term Deposits
 - Receipt of Operating grant & contributions +\$3.4m

September 2022 Financial Statements & Movements

The City of Parramatta's financial position is reflected in the following pages of the 2022-23 September Quarterly Review.

\$'000	2022/23 Original Budget	Current Budget	Proposed Adjustments	September QR	September YTD Actual
Income					
Rates & Annual Charges	211,246	211,246	41	211,287	210,383
User Charges & Fees	34,325	34,325	2,393	36,718	8,348
Other Revenue	20,720	20,720	(1,126)	19,594	4,035
Interest	8,581	8,581	2,874	11,455	2,780
Operating Grants	20,224	20,224	3,640	23,865	3,202
Capital Grants	45,755	45,755	14,115	59,869	2,856
Operating Contributions & Donations	3,167	3,167	(224)	2,943	341
Capital Contributions & Donations	14,872	14,872	1,451	16,323	4,100
Internal Revenue	15,239	15,239	(7,115)	8,123	1,924
Gain in Share in Joint Venture	500	500	-	500	-
Total Operating Revenue	374,628	374,628	16,050	390,677	237,969
Expense					
Employee Costs	136,897	136,899	2,359	134,539	31,568
Borrowing Costs	425	425	(131)	555	193
Materials & Contracts	60,947	60,945	(7,070)	68,014	12,573
Depreciation & Amortisation	49,652	49,652	(4,381)	54,033	12,974
Other Operating Expenses	47,455	47,455	(885)	48,340	11,863
Internal Expenses	16,017	16,017	9,032	6,986	1,925
Total Operating Expenses	311,392	311,392	(1,076)	312,467	71,095
Operating Surplus/Deficit	63,236	63,236	14,974	78,210	166,873
Loss/(Gain) on Asset Disposal	-	-	4,573	4,573	230
Net Operating Result	63,236	63,236	10,401	73,637	166,643
Operating Surplus/(Deficit) before Capital	2,610	2,610	(5,165)	(2,556)	159,688
Underlying Operating Surplus / (Deficit)					
(ex Capital & Asset Disposals)	3,388	3,388	(2,508)	880	159,919

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2022-23 September Quarterly Review

KEY MOVEMENTS

The net operating result before capital revenue is (\$5.2m) lower than Original Budget and higher by \$10.4m (incl. Capital revenue).

Revenue - favourable by \$16.0m:

- \$14.1m Capital Grants Mainly driven by additional \$5.7m to be received for Norwest T-way, \$4.7m Morton/Alfred St pedestrian bridge works.
- \$3.4m Operating Grants & Contributions Civil Infrastructure flood grants \$1.0m, Places to swim \$0.9m, CBD Parramatta Nights \$0.7m and Westinvest Grants \$0.7m.
- > \$2.4m User Charges and Fees \$2.1m Uplift in Car Park Revenue, \$0.8m Increase in DA Fees, \$0.2m Rezoning fees, \$0.4m uplift in Childcare fees, offset by drop of (\$0.5m) in Community Hub Booking fees and (\$0.6m) in Bookable Venue hire Income, due to delayed opening of PHIVE and Town Hall.
- (\$1.1m) Other Revenue- (\$0.5m) Parking Fine revenue, (\$0.4m) decline in Events revenue and (\$0.2m) decline in outdoor activations & retail.
- \$2.9m Interest current global investment outlook and higher return on Term Deposits.
- (\$7.1m) Internal Revenue Reallocation of Fleet charge-out between Internal Expense/Revenue.

Expenses – unfavourable by (\$1.1m):

- > (\$7.1m) Materials & Contracts (\$2.5m) Sydney Water Breakthrough works (public domain contributed), (\$0.9m) Riverside Redevelopment Business case, (\$0.9m) HRIS budget brought forward from future financial years, (\$0.5m) cleaning contracts (DWM funded), (\$0.5m) Rollover of PHIVE event and marketing budget, Little India Activation and Live Music Festival, (\$0.4m) PHIVE Book purchases, (\$0.4m) Leisure Facility Management Software rollover, (\$0.4m) Parking contract costs, (\$0.3m) Facilities maintenance, (\$0.2m) Parking Meter maintenance, and (\$0.1m) Fleet fuel costs.
- > (\$4.4m) Depreciation & Amortisation (\$2.2m) Revaluation of Roads, Open spaces, Pathway and other Storm water assets, (\$0.3m) PAC early construction completion, (\$0.2m) Furniture and Fittings, (\$0.4m) Security assets and (\$0.3m) Riverside.
- > \$2.4m Employee Costs Vacant positions across the organisation continue to provide cost savings to budget.
- (\$4.6m) Loss on asset disposal Disposal of Footpaths (\$2.5m), Open Space (\$0.8m), Roads (\$0.8m) and Other Structures (\$0.5m).
- > (\$0.9m) Other Operating Expense increase in tipping fees, electricity charges for facilities management and Parking levy.
- > \$9.0m Internal Expense Reallocation of Fleet charge-out between Internal Expense/Revenue.

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Directorate P&L Summary

Table 1.2: Operating Result summarises the key movements by revenue & operating expense for each directorate.

\$'000 Income	2022/23 Original Budget	Current Budget	Proposed Adjustments	September QR	September YTD Actual
Corporate Services & Executive Office	185,781	185,781	2,762	188,543	168,790
City Engagement and Experience	954	954	201	1,156	475
City Strategy	1,612	1,612	687	2,298	736
Property & Place	44,466	44,466	39	44,506	8,581
City Assets and Operations	105,172	105,172	10,560	115,732	49,649
Community Services	17,036	17,036	(755)	16,281	3,567
City Planning and Design	19,606	19,606	2,556	22,162	6,170
Total Income	374,628	374,628	16,050	390,677	237,969
Expense					
Corporate Services & Executive Office	48,802	48,802	(1,574)	50,376	14,142
City Engagement and Experience	20,280	20,280	(1,463)	21,744	3,965
City Strategy	8,646	8,646	(124)	8,770	1,532
Property & Place	27,319	27,319	(7,718)	35,037	6,449
City Assets and Operations	136,368	136,368	6,496	129,872	31,338
Community Services	46,622	46,622	2,863	43,759	9,188
City Planning and Design	23,353	23,353	444	22,910	4,482
Total Expense	311,392	311,392	(1,076)	312,467	71,095
Loss/(Gain) on Asset Disposal	-	-	4,573	4,573	230
Net Operating Result	63,236	63,236	10,401	73,637	166,643
Operating Surplus/(Deficit) before Capital	2,610	2,610	(5,165)	(2,556)	159,688
Underlying Operating Surplus / (Deficit) (ex Capital & Asset Disposals)	3,388	3,388	(2,508)	880	159,919

Item 13.6 - Attachment 1 - QBRS Sep-22

KEY MOVEMENTS BY DIRECTORATE

- > CA&O's \$17.1m favourable mainly due to improvement in Capital Grants and savings in salaries from vacant positions.
- > P&P (\$7.7m) unfavourable mainly due to rollover of Southern Precinct renewal, additional depreciation costs and employee costs. Offsetting increase in user charges from car parks.
- City Planning \$3.0m favourable mainly due to increase in DA fees from Melrose Park DA and increase in Capital Contributions.
- > Community Services \$2.1m favourable mainly due to employee cost savings. Offset with lower fees from Community Hub & bookable venues.
- City Engagement (\$1.3m) unfavourable driven by materials & contracts with Events, PHIVE and Admin costs increasing.
- > City Strategy \$0.6m favourable mainly due to additional operating grants. Open position in employee costs.
- Corporate Services / Exec Office \$1.2m favourable driven by Interest income adjustment, offset with works compensation adjustment and depreciation costs.

Capital Expenditure Statement

Table 1.3: Summarises the key movements in Capital expenditure by directorate, with corresponding funding source movements.

\$'000	2022/23 Original Budget	Current Budget	Proposed Adjustments	September QR	September YTD Actual
Capital Expenditure					
Corporate Services & Executive Office	4,638	4,638	195	4,832	450
City Strategy	300	300	284	584	7
Property & Place	104,343	104,343	41,237	145,580	21,267
City Assets and Operations	87,470	87,470	7,234	94,704	8,273
Community Services	7,872	7,872	2,491	10,363	743
City Planning and Design	4,400	4,400	(1,159)	3,241	177
Total Capital Expenditure	209,022	209,022	50,282	259,304	30,918
Funding Source					
Transfer From Special Rates Reserve	2,120	2,120	(670)	1,450	40
Transfer From Domestic Waste Reserve	14,900	14,900	260	15,160	11
Transfer From Section 94	50,897	50,897	13,237	64,135	4,919
Transfer From Grants & Contributions Reserves	50,539	50,539	1,170	51,710	5,118
Transfer From Stormwater Levy Reserve	560	560	-	560	-
Transfer from Internally Restricted Reserves	90,005	90,005	36,285	126,290	18,465
Total Funding Source	209,022	209,022	50,282	259,304	28,553
Net Budget Result	-	-	-	-	2,365

Capital Major Works

Key Capital works with Total project cost in excess of \$10m.

\$'000	Funding	Original Budget	September QR	2023/24	2024/25	2025/26	Project Update
Parramatta Square Public Domain Development	Working Funds; s94/s7.11	3,527	27,141	-	-	-	River Flow Capital costs to be finalized in design development including landscaping works that depart from base/reference design. To be completed by Dec 2022.
2. Aquatic Centre Parramatta	Working Funds; s94/s7.11; Grants	30,478	41,971	-	-	-	Handover from Lipman in April 2023, for operational readiness by July 2023.
3. 5 Parramatta Square Development - New Council Facilities	Working Funds	477	3,931	-	-	-	Facilities opened in Sep 2022, heritage interpretation pending. Rollover due to delays in opening facilities
4. Riverside Theatre Redevelopment	Property Reserve	-	1,155	55,000	-	-	Post-budget Council approval of \$1.0m to be spent on business case preparation and design competition, funded by Property Reserve.
5. Upgrade of The Town Hall	Property Reserve	15,755	21,641	-	-	-	Post-budget Council approval to increase budget to \$32m, design finalisation for Town Hall underway including AV and lighting.
6. Dence Park Pool	s94/s7.11; Grants	15,941	11,814	6,045	-	-	Awaiting engineers report to finalise scope and costs, targeting opening of summer 2024/25
7. Pedestrian Bridge Works - Morton/Alfred	Working Funds; Grants	8,598	12,356	-	-	-	Construction continuing, currently scheduled for completion in April 2023.
8. Civic Link Program (Capital)	s94/s7.11	1,715	753	8,000	7,300	-	Draft Design and Performance Brief developed, including implementation staging

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Capital Major Works

Capital works with budget in excess of \$10m (cont.).

\$'000	Funding	Original Budget	September QR	2023/24	2024/25	2025/26	Project Update
9. Community Recycling Facility	DWM	10,000	14,960	-	-	-	Delivery of CRC is on track, discussions ongoing on various funding options.
10. PRUAIP - Fs Garside	s94/s7.11; Grants	10,099	9,351	3,500	-	-	Estimated to be completed by October 2023.
11. Charles Street Square Works	s94/s7.11; Grants	6,767	7,923	-	-	-	Construction continuing and currently scheduled for completion in March 2023.

Capital Variances

Variance in capital works in excess of \$500k.

\$'000	2022/23 Original Budget	Current Budget	Proposed Adjustments	September QR	September YTD Actual	Project Status	Comment
Parramatta Square Public Domain Development	3,527	3,527	23,614	27,141	8,077	Progressing - behind schedule	Realignment of total project budget of \$54.6m. To be completed by Dec 2022
Aquatic Centre Parramatta	30,478	30,478	11,493	41,971	7,664	In Progress - on track	Realignment of total project budget of \$88.6m. To be completed by Apr 2023, with operational readiness in June 2023.
Commercial Buildings Capital Renewal	7,555	7,555	(7,405)	150	-	Delayed	Timing of 9WW fit out - not required this FY.

Capital Variances

Variance in capital works in excess of \$500k (cont.).

\$'000	2022/23 Original Budget	Current Budget	Proposed Adjustments	September QR	September YTD Actual	Project Status	Comment
Upgrade Of The Town Hall	15,755	15,755	5,885	21,641	2,824	In Progress - on track	Post-budget Council approval to increase budget to \$32m - for completion by Dec 2023.
Community Recycling Facility	10,000	10,000	4,960	14,960	11		Realigning mispost From Doyle Ground.
Alfred Street Cycleway Stage Two	5,250	5,250	(4,950)	300	4	Progressing - behind schedule	Detailed design completed as per original program. However, release of grant funding for construction not yet approved by TfNSW. Therefore, budget reduced to reflect this. Delay due to release of funds.
Integrated Parking Solutions Program	5,750	5,750	(4,735)	1,015	-	In Progress - on track	Post-budget Council approval, to be phased over next 2 years.
LRCI Doyle Ground Playground and Shade Sail Replacement	4,700	4,700	(4,700)	-	-		Realigning mispost to Community Recycling Facility.
PRUAIP - Good and Bridge Street	-	-	4,159	4,159	1,099	Progressing - behind schedule	Carryover of unspent funds from FY 2021/22. Remaining grant funding to potentially be transferred to another PRUAIP project.
Dence Park Pool	15,941	15,941	(4,128)	11,814	19	In Progress - on track	Rephasing of costs across FY23-25.
Pedestrian Bridge Works - Morton/Alfred	8,598	8,598	3,758	12,356	1,767	In Progress - on track	Carryover of unspent funds from FY 2021/22. Construction continuing and currently scheduled for completion in April 2023.

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Capital Variances

Variance in capital works in excess of \$500k (cont.).

\$'000	2022/23 Original Budget	Current Budget	Proposed Adjustments	September QR	September YTD Actual	Project Status	Comment
Norwest T-Way Shared Path	4,100	4,100	(3,700)	400	27	Progressing - behind schedule	Detailed design completed as per original program. However, release of grant funding for construction not yet approved by TfNSW. Therefore, budget reduced to reflect this. Delay due to release of funds.
Rydalmere Park Master Plan	-	-	3,539	3,539	639	Progressing - behind schedule	Realignment of remaining budget, proposing to use underspend from stage 2 towards design of stage 3.
Roads Renewal Program	5,000	5,000	3,500	8,500	1,271	In Progress - on track	Carryover of unspent funds from FY 2021/22
5 Parramatta Square Development - New Council Facilities	477	477	3,454	3,931	(246)	Progressing - behind schedule	Realignment of remaining budget - opened in Sep 2022, heritage interpretation pending. Rollover due to delays in opening facilities.
George Street East Cycleway	2,750	2,750	(2,500)	250	10	In Progress - on track	This project is grant funded. Design 2022/23, construction 2023/24. Original budget rephased to reflect this.
Major Council Plant & Other Equipment Replacement Program	1,500	1,500	(1,500)	-	-		Internal project realignment.
Pavilion Capital Improvement Program	250	250	1,467	1,717	77	Progressing - behind schedule	Carryover of unspent funds from FY 2021/22
Max Ruddock Reserve Amenities Upgrade	1,453	1,453	(1,453)	-	-	Delayed	Previously funded by s7.11 fund not suitable for project - project now picked up by WestInvest.

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Capital Variances

Variance in capital works in excess of \$500k (cont.).

\$'000	2022/23 Original Budget	Current Budget	Proposed Adjustments	September QR	September YTD Actual	Project Status	Comment
City River Program Of Works	1,585	1,585	(1,277)	307	59	Progressing - behind schedule	Funding bids prepared, Coordination with Powerhouse Parramatta interfaces ongoing.
Charles Street Square Works	6,767	6,767	1,156	7,923	925	Progressing - behind schedule	Carryover of unspent funds from FY 2021/22. Scheduled delayed by significant inclement weather and associated flooding of adjacent Parramatta River. Construction continuing and currently scheduled for completion in March 2023.
Riverside Theatre Redevelopment	-	-	1,155	1,155	5	In Progress - on track	Post-budget Council approval for business case costs (incl staff time and design competitions).
Council Plant, Fleet & Other Equipment Replacement Program	-	-	1,150	1,150	132		Internal project realignment.
Parramatta Square Public Art	1,284	1,284	1,126	2,410	772	In Progress - on track	Carryover of unspent funds from FY 2021/22
Asbestos Remediation Works Program	500	500	1,111	1,611	282	In Progress - on track	Carryover of unspent funds from FY 2021/22
Stewart Street Reserve Upgrade	-	-	1,000	1,000	-	In Progress - on track	New Places to Roam grant funding.
Stewart Street Reserve Upgrade	-	-	1,000	1,000	-	In Progress - on track	New Places to Roam grant funding.
Footpaths Construction Program	415	415	971	1,386	1,001	Progressing - behind schedule	Carryover of unspent funds from FY 2021/22
Civic Link Program (Capital)	1,715	1,715	(962)	753	54	Progressing - behind schedule	Draft Design and Performance Brief developed, including implementation staging. Decrease due to resourcing and timing of project rephased

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Capital Variances

Variance in capital works in excess of \$500k (cont.).

\$'000	2022/23 Original Budget	Current Budget	Proposed Adjustments	September QR	September YTD Actual	Project Status	Comment
Places To Swim	-	-	900	900	-	Progressing - behind schedule	Lake Parramatta Upgrades not originally in approved budget as BC was not approved at the time. Commenced in FY22/23
Phillip Street Smart St Stage 2	1,872	1,872	828	2,700	8	In Progress - on track	Grant funding acquired, rollover from FY22
Implementation Of The Milson Park Masterplan	-	-	822	822	-	Progressing - behind schedule	Carryover of unspent funds from FY 2021/22
CBD Outdoor Dining Project 1	-	-	796	796	383	Delayed	Council approved project in Nov 2021, however was missed from original budget. Timing unknown due to dependency of PLR asset handover.
Community Buildings Capital Improvement	1,350	1,350	791	2,141	-	In Progress - on track	Additional budget required to complete FS Garside Accessibility works, and Rydalmere bowling club cooling tower.
BNP - Sherwood Street Shops	918	918	(768)	150	-	In Progress - off track	Carryover of unspent funds from FY 2021/22, Better Neighbourhood Projects approved by Council in Jun 2021.
PRUAIP - FS Garside	10,099	10,099	(748)	9,351	62	Progressing - behind schedule	Realignment of budget - Estimated to be completed by October 2023.
Federal and State Governments Stimulus Funding	-	-	660	660	516	Progressing - behind schedule	Carryover of unspent funds from FY 2021/22
IT Works Upgrade Program	890	890	660	1,550	-	Progressing - behind schedule	Consolidation of budgets into one account.

Capital Variances

Variance in capital works in excess of \$500k (cont.).

\$'000	2022/23 Original Budget	Current Budget	Proposed Adjustments	September QR	September YTD Actual	Project Status	Comment
Southern Precinct Renewal Project	2,250	2,250	649	2,899	22	Progressing - behind schedule	Carryover of unspent funds from FY 2021/22
Relocation - Parra Artist Studio	-	-	639	639	-	In Progress - on track	Post budget Council approval in Sep 2022 to relocate PAS to 3-5 Bridge St, Granville. Fit out to be completed by Mar 2023
Stormwater Drainage Renewal Program	1,000	1,000	(562)	438	30	In Progress - on track	Carryover of unspent funds from FY 2021/22
BNP - Epping Town Centre High Streets Upgrade	-	-	557	557	-	In Progress - off track	Carryover of unspent funds from FY 2021/22, Better Neighbourhood Projects approved by Council in Jun 2021
LRCI - Jordan Street To Alfred St	-	-	550	550	159	Progressing - behind schedule	Construction underway, albeit delayed by inclement weather and material shortages. Scheduled for completion by December 2022.
Epping To Carlingford Cycleway and Path	-	-	500	500	227	In Progress - on track	Additional grant funding has been approved by TfNSW for construction of a new cyclist/pedestrian bridge over Terrys Creek. On Track for completion in November 2022 as per funding agreement.
Southern Precinct Renewal Project	2,250	2,250	649	2,899	22	Progressing - behind schedule	Carryover of unspent funds from FY 2021/22
Relocation - Parra Artist Studio	-	-	639	639	-	In Progress - on track	Post budget Council approval in Sep 2022 to relocate PAS to 3-5 Bridge St, Granville. Fit out to be completed by Mar 2023
Stormwater Drainage Renewal Program	1,000	1,000	(562)	438	30	In Progress - on track	Carryover of unspent funds from FY 2021/22.

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Reserve Balance Summary

The following table provides a forecast of Councils restricted cash (internally and externally restricted reserves) and the forecast movements to and from reserves for the 2022/23 September Forecast.

	2022/23 Original Budget \$'000	Current Budget	Proposed Adjustments \$'000	Sep QR \$'000	Actuals as at 30 Sep2022 \$'000
Externally Restricted Cash Reserves:					
Domestic Waste Management	43,051	43,051	(4,603)	38,448	77,639
Grants and Contributions	32,618	32,618	17,108	49,727	29,700
Developer Contributions	138,773	138,773	(51,147)	87,626	137,721
Special Rates	8,572	8,572	(2,633)	5,939	8,246
Stormwater Levy	1,715	1,715	(350)	1,365	2,955
Cultural Reserve	34,054	34,054	705	34,759	32,626
Total Externally Restricted Cash Reserves	258,784	258,784	(40,920)	217,864	288,886
Internally Restricted Reserves:					
Employee Leave Entitlements	6,400	6,400	0	6,400	6,400
Parking Meters	414	414	184	598	(380)
Property Development Reserve	284,831	284,831	(89,330)	195,501	265,431
CBD Infrastructure	945	945	(945)	0	835
Ward Works	219	219	0	219	219
Total Internally Restricted Cash Reserves	292,809	292,809	(90,091)	202,718	272,505
Total Restricted Reserves	551,593	551,593	(131,012)	420,581	561,391
Working Funds Reserve	93,365	93,365	(2,339)	91,026	222,036

Council's cash position estimates an unrestricted balance of \$91.0m as of end of Jun 2023, against the \$222.0 million recorded as at 30th September. The unrestricted balance will continue to diminish as Council expends it on operational expenses and capital projects during the last quarter of the financial year. The funds have been invested in accordance with Council's investment policy.

Tender Contracts Awarded

The following table provides a list of tender contracts for specific works for the period 1 July to 30 September 2022.

Council Meeting Approval Date	Term	Contractor	Description	Tender Number	Contract Amount (excl. GST)	Budgeted (Y / N)
25-Jul-22	5 years	Azbuild Pty Ltd ABN: 80 089 795 639	Environmental Construction Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	Blue Tongue EcoSystems Pty Ltd ABN: 20 814 532 556	Environmental Restoration and Construction Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	Bushland Management Solutions ABN: 75 151 856 030	Environmental Restoration and Construction Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	Civilscape ABN: 18 623 204 062	Environmental Construction Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	Dragonfly Environmental Pty Ltd ABN: 73 644 186 630	Environmental Restoration and Construction Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	Ecohort Ltd ABN: 40 107 405 934	Environmental Restoration Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	National Trust of Australia ABN: 82 491 958 802	Environmental Restoration Works	33/2021	\$2,604,485.00 pa	Y

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Tender Contracts Awarded

The following table provides a list of tender contracts for specific works for the period 1 July to 30 September 2022 (cont.).

Council Meeting Approval Date	Term	Contractor	Description	Tender Number	Contract Amount (excl. GST)	Budgeted (Y / N)
25-Jul-22	5 years	Optimal Stormwater ABN: 53 139 725 894	Environmental Restoration and Construction Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	RMA Contracting ABN: 28 092 116 704	Environmental Restoration and Construction Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	Symbiota Ecology ABN: 31 619 542 639	Environmental Restoration Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	Toolijooa ABN: 64 095 536 388	Environmental Restoration and Construction Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	Total Earth Care ABN: 14 043 484 770	Environmental Restoration and Construction Works	33/2021	\$2,604,485.00 pa	Y
25-Jul-22	5 years	Waratah Eco Works ABN: 12 097 350 064	Environmental Restoration and Construction Works	33/2021	\$2,604,485.00 pa	Y
8-Aug-22	3 years plus 2 x 1 year options	Nexon Asia Pacific Pty Ltd (ABN 70 095 335 023)	Provision of Network Carriage and Software- Defined Wide-Area Network (SD-WAN) Managed Services	1/2022	\$1,660,000	Y

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Tender Contracts Awarded

The following table provides a list of tender contracts for specific works for the period 1 July to 30 September 2022 (cont.).

Council Meeting Approval Date	Term	Contractor	Description	Tender Number	Contract Amount (excl. GST)	Budgeted (Y / N)
12-Sep-22	Extent of work	RELD Group Pty Ltd (ABN: 31 623 218 397)	Ermington Community Centre, Library and Carpark Accessibility Upgrade works	39/2021	\$899,130	Y
12-Sep-22	Extent of work	Statewide Civil Pty Ltd	Kerb & gutter, stormwater drainage and associated works at Coffey Street and Hilder Road, Ermington between River Road and Tristram Street	4/2022	\$360,744	Y
26-Sep-22	Extent of work	Greater West Landscapes Pty Ltd	Stage 1 of the Arthur Phillip Park Upgrade Project	16/2022	\$511,800	Y

Item 13.6 - Attachment 1 Attachment 1 - QBRS Sep-22

External Legal & Consultancy Fees

The following table provides a total of Legal & Consultancy services to 30th September 2022.

Expense	Expenditure YTD \$'000	Budgeted (Y/N)
External Legal Fees	508	Y
Consultancy Fees	870	Y

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high-level specialist or professional advice to assist decision making by management. Generally, it is the advisory nature of the work that differentiates a consultant from other contractors.

Where any expenses for Consultancy or Legal Fees (including Code of Conduct expenses) have not been budgeted for, an explanation is to be given. Report on external expenses only (not internal expenses).

RESPONSIBLE ACCOUNTING OFFICERS REPORT

Responsible Accounting Officer's Statement
Quarterly Budget Review

For the period 1 July 2022 to 30 September 2022

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review statement for the City of Parramatta Council for the quarter ended 30/09/2022 indicates that Council's projected financial position at 30/6/2023 will be satisfactory at year-end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

John Angilley Responsible Accounting Officer

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REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER 13.7

SUBJECT Request to commence public exhibition of the draft Parramatta

Development Control Plan (Harmonisation DCP)

REFERENCE F2022/00105 - D08751655

REPORT OF Team Leader Strategic Land Use Planning

CSP THEME: INNOVATIVE

WORKSHOP/BRIEFING DATE: 28 September 2022; 5 October 2022; 19 October 2022; 21 November 2022

PURPOSE:

The purpose of this report is to seek Council endorsement for public exhibition of the draft City of Parramatta Development Control Plan (draft DCP) as part of the Land Use Harmonisation Framework. The draft DCP has been prepared to support the draft Parramatta LEP, which has been submitted to the Department of Planning and Environment and is awaiting finalisation.

RECOMMENDATION

- (a) **That** Council approve the draft City of Parramatta Development Control Plan (draft DCP) at **Attachment 1** for the purposes of public exhibition.
- (b) **That** Council endorse administrative changes to the stand-alone DCPs for Wentworth Point and Homebush Bay West for the purposes of public exhibition. These changes involve:
 - removing references to former council LEPs or DCPs that are to be repealed;
 - removing references to former councils as the consent authority; and
 - transferring certain current Auburn DCP controls (which would otherwise disappear when the Auburn DCP is repealed as part of this process) that relate to parking and loading, adaptable housing units and water management to ensure there is no change to the DCP controls that apply in these precincts..
- (c) That Council notify all landowners within the City of Parramatta as part of the public exhibition of the draft DCP and the public authorities and stakeholders who made submissions during the public exhibition of the draft Harmonisation Local Environmental Plan or requested to be consulted during previous stages of the Harmonisation project.
- (d) **That** the results of the public exhibition be reported to Council for its consideration.
- (e) Further, that Council delegates authority to the Chief Executive Officer to make any changes of a minor, administrative and/or non-policy nature to the DCPs during the finalisation of exhibition documents.

BACKGROUND

Council Amalgamations

- 1. In May 2016, the new City of Parramatta (the City) was created from parts of the former council areas of Auburn, Holroyd, Hornsby, Parramatta and The Hills as a part of the council boundary changes.
- 2. As a result, different land use plans and controls apply to different parts of the City creating an inconsistent and complex policy framework where different planning controls apply in different parts of the City. **Figure 1** shows the LEPs and DCPs applying to the new City.

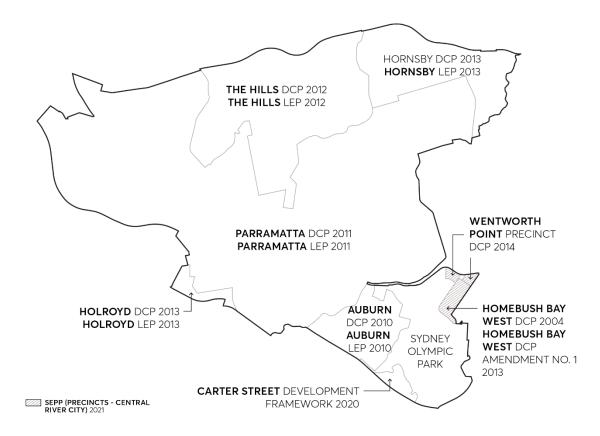


Figure 1 - Map showing the LEPs and DCPs resulting from the council boundary changes in May 2016 that currently apply to the City of Parramatta

Land Use Planning Harmonisation Framework

- 3. The Land Use Planning Harmonisation Framework (see **Figure 2**) was established to consolidate the following inherited plans:
 - a. Five (5) Local Environmental Plans (LEP);
 - b. Nine (9) Development Contribution Plans; and
 - c. Five (5) Development Control Plans (DCP) (excluding the four standalone DCPs managed by the State Government as shown in **Figure 1**).

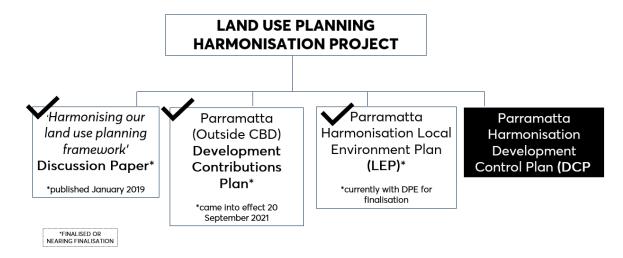


Figure 2 – Land Use Planning Harmonisation Framework

- 4. Council prepared the Land Use Planning Harmonisation Discussion Paper (Discussion Paper) as the first stage of the harmonisation review process. The Discussion Paper identified the differences between the existing LEPs and DCPs that currently apply in the City and suggested options for how local planning controls could be consolidated (or 'harmonised').
- 5. Council endorsed the Discussion Paper on 26 November 2018 and placed it on public exhibition from 21 January to 4 March 2019 for the community to comment on the proposed direction for the harmonisation process.

Draft Harmonisation Local Environmental Plan

- 6. Following feedback from the community, the Discussion Paper informed the policy direction for the draft Harmonisation LEP Planning Proposal. This consolidated the five LEPs applying to the City to produce one LEP for the City.
- 7. Following the receipt of a Gateway Determination in April 2020 (and subsequent public exhibition) the Harmonisation LEP was endorsed by Council in July 2021 and sent to the DPE for finalisation as shown in **Figure 2**.
- 8. Council staff have been working with DPE to finalise the legal drafting of the new consolidated LEP which is expected to come into force in the coming months. The draft Harmonisation DCP (the subject of this report) is critical in supporting the implementation of the new LEP.

Harmonisation Development Contribution Plan

9. The Parramatta (Outside CBD) Development Contributions Plan was finalised and adopted in September 2021 and consolidated the nine separate development contributions plans applying to the new City (excluding the Parramatta CBD and Sydney Olympic Park).

Harmonisation Development Control Plan

10. As shown in **Figure 2** above, the Harmonisation DCP is the final component of the Land Use Planning Harmonisation Framework.

11. The draft DCP found in **Attachment 1** is the subject of this report and has been prepared by City Planning and Design with input from specialist staff across multiple directorates at Council.

SCOPE & METHODOLOGY

Former Council DCPs

- 12. The overarching scope for the draft Harmonisation DCP (draft DCP) is largely administrative and aims to consolidate and rationalise existing policy from the five former Council DCPs to deliver one set of planning objectives and controls for the new City of Parramatta. The draft DCP seeks to consolidate the following former Council DCPs:
 - a) Parramatta DCP 2011,
 - b) Holroyd DCP 2013,
 - c) The Hills DCP 2012,
 - d) Hornsby DCP 2013 and
 - e) Auburn DCP 2010
- 13. **Figure 1** above shows the five former Council DCPs listed above that currently apply to the City of Parramatta.
- 14. Like the Harmonisation LEP, the Discussion Paper informed the policy direction for the draft Harmonisation DCP. **Attachment 2** builds on the Discussion Paper and provides a direct 'line of sight' between the Discussion Paper recommendation and the draft Harmonisation DCP controls and approach. Particularly **Attachment 2** outlines the following per theme:
 - a. summary of key differences across the five DCPs,
 - b. Discussion Paper recommendation,
 - c. draft Harmonisation DCP approach.
- 15. Council staff have identified as part of the Harmonisation review process that due to key differences across the five DCPs; changes to policy at a state level; and industry benchmarks, some policy improvements and/or additions were needed to ensure the harmonised controls are robust, sophisticated, best practice, and fit for purpose for the City of Parramatta.
- 16. These policy improvements and/or additions are outlined below under 'Policy Changes'.
- 17. In addition, a number of non-policy, administrative (or 'housekeeping') amendments were also made as part of the harmonisation process. These include (but not limited to):
 - a. updating references to legislation and SEPPs,

- b. updating figures to improve legibility,
- c. converting principles into either an objective or control,
- d. amending the structure (as discussed below under 'Draft DCP Structure').

State Government 'standalone' DCPs

- 18. In addition to the five former Council DCPs, **Figure 2** above shows the four standalone DCPs managed by the State Government that do not form part of the draft Harmonisation DCP:
 - a. Homebush Bay West DCP 2004 Volume 1 & Volume 2
 - b. Homebush Bay West DCP (Amendment 1) 2013
 - c. Wentworth Point DCP (Amendment 1) 2014
 - d. Carter Street Development Framework 2020
- 19. These DCPs continue to remain as 'stand-alone' DCPs. They are part of State Government initiated policy frameworks and support State policy including State Environmental Planning Policy (Precincts Central River City) which absorbed SREP 24 Homebush Bay. The integration of these DCPs into the draft DCP is not appropriate as they are precinct specific detailed controls that are difficult to integrate into the DCP. In addition, the Homebush Bay/Wentworth Point DCP's involve precincts where there is a limited number of remaining sites. Once these remaining sites are developed the DCP controls will have little on-going value and so there is minimal value in including/retaining them in the harmonised DCP in the longer term.
- 20. However, administrative 'non-policy' changes are proposed to the Homebush Bay West and Wentworth Point DCPs to be reflective of the council boundary changes. These administrative changes include:
 - a. replacing references to the former Auburn City Council (which is referenced as the consent authority) to the City of Parramatta:
 - b. replacing references to the Auburn LEP which will be superseded by the new Parramatta LEP;
 - c. transferring controls referenced within the Auburn DCP (which will be superseded by the implementation of the new Parramatta DCP) that relate to parking and loading, adaptable housing units and water management into Wentworth Point DCP to retain the existing policy framework for the precinct;
 - d. other changes as needed to retain existing policy.

POLICY CHANGES

- 21. As explained above under 'Scope and Methodology', the scope for the draft DCP (**Attachment 1**) is the consolidation of existing policy from the five former Council DCPs. However, there are some policy areas that extend beyond strict consolidation and propose new policy to ensure the harmonised controls are robust, best practice, and fit for purpose for the City of Parramatta.
- 22. These policy areas are outlined below, with **Attachment 3** providing an explanation of the new policy and justification for its suitability as part of the Harmonisation DCP process.

Dual occupancy development

- 23. New building envelope, landscaping, and design controls to improve bulk and scale and development outcomes for dual occupancy development across the City. This followed a review of the current development outcomes and aim to address the key issues arising with dual occupancy development under the current controls.
- 24. A more detailed summary of dual occupancy provisions are contained in **Attachment 3**, and the controls in their entirety can be found in Part 3 Residential Controls Section 3.3.2 in **Attachment 1**.

Manor Houses and Terraces

- 25. New controls have been prepared for Manor Houses and Terraces (which are permitted only in R3 and R4 areas) to support these land uses introduced under Part 3B Low Rise Housing Diversity Code in Codes SEPP. Due to the absence of controls for these typologies within the existing five DCPs, the Discussion Paper recommended development controls be prepared to support the design and planning for these uses.
- 26. A more detailed summary of the manor house and terrace controls are contained in **Attachment 3**, and the controls in their entirety can be found in Part 3 Residential Controls Section 3.4.3 and Section 3.4.2 in **Attachment 1**.

Tree Preservation and Management

- 27. Following Council's resolution of 26 April 2022 to review Council's tree preservation and management controls as part of the preparation of the draft DCP, the controls have been updated to:
 - a. Strike a balance between allowing new development and preserving the well-established tree coverage to protect the amenity.
 - b. Better protect the trees that contribute the most tree canopy and amenity.
 - c. Offer additional protection to special areas without being onerous and impractical.
 - d. Ensure controls can be practically applied to manage compliance and expectations.

28. A more detailed summary of tree preservation and management controls are contained in **Attachment 3**, and the controls in their entirety can be found in Part 5 Environmental Management – Section 5.3.4 in **Attachment 1**.

Environmental Performance

- 29. As part of the harmonisation process, Council officers undertook a review of environmental performance provisions. As recommended by the Discussion Paper, the draft DCP proposes controls to reflect the building performance controls contained within the Parramatta City Centre DCP relating to energy and water efficiency. This is to ensure controls respond to industry benchmarks and legislative updates.
- 30. A more detailed summary of environmental performance controls are contained in **Attachment 3**, and the controls in their entirety can be found in Part 5 Environmental Management Section 5.4 in **Attachment 1**.

Electric Vehicles

- 31. The transition to electric vehicles and the phasing out of fossil fuel use are key strategies to reduce emissions and move to a low carbon future. Draft EV controls have been prepared with consideration to the existing controls within the City Centre DCP and prepared in consultation with Council's City Strategy team. Detail on the controls are contained in **Attachment 3**, and will help support the new City of Parramatta's transition towards more sustainable travel.
- 32. A more detailed summary of Electric Vehicle controls are contained in **Attachment 3**, and the controls in their entirety can be found in Part 6 Traffic and Transport Section 6.2.3 in **Attachment 1**.

DRAFT DCP STRUCTURE

- 33. Council staff reviewed the structure of the five DCPs applicable to the City of Parramatta as part of the harmonisation review process and identified a number of differences to the way policies and planning themes were grouped and ordered within the DCPs.
- 34. Unlike the Standard Instrument for LEPs released by the State Government, there is currently no standard template for DCPs across New South Wales. DPE exhibited a discussion paper on a standard DCP template in 2018/2019 however this did not progress. Whilst the standard template did not progress, Council staff considered the standard template as part of the harmonisation process and preparation of the draft DCP. Some elements, for example grouping controls by themes, were progressed into the draft DCP.
- 35. **Figure 3** compares the current Parramatta DCP 2011 to the proposed draft Harmonisation DCP. The Parramatta DCP has been chosen because it is the DCP that applies to the greatest proportion of the current LGA. The draft Harmonisation DCP has taken a theme-based approach to improve functionality and group relevant policies together to assist in the navigation of controls and policies compared to the current Parramatta DCP 2011 where controls for the same theme are divided throughout the DCP.

PARRAMATTA DCP 2011

- 1. Introduction
- 2. Site Planning*
- 3. Development Principles*
- Special Precincts**
- 5. Other Provisions*

*Sections split into respective technical themes as their own Parts

**Restructured based on LSPS centres hierarchy and the Parramatta City Centre standalone DCP

HARMONISATION DCP

- 1. Introduction
- 2. Design and Place
- 3. Residential Uses
- 4. Non-residential Uses
- 5. Environmental Management
- 6. Traffic and Transport
- 7. Heritage and Archaeology
- 8. Centres and Precincts
- 9. City Centre

Figure 3 – Comparison of Parramatta DCP 2011 and draft Harmonisation DCP

- 36. A theme-based approach will assist both the applicant in preparing and Council in assessing Development Applications.
- 37. **Attachment 4** provides further detail on the content of each part of the DCP and the approach taken as part of the Harmonisation process.

ENGAGEMENT STRATEGY FOR PUBLIC EXHIBITION

- 38. The engagement strategy for the exhibition of the draft Parramatta DCP has been prepared consistent with Council's current *Community Engagement Strategy* (December 2019) as well as the statutory requirements under the *EP&A Act 1979* for DCPs. The engagement strategy will be delivered with assistance from Council's City Engagement Team and involves the following elements:
 - a. 28 day exhibition period;
 - b. Frequently asked questions (FAQs);
 - c. Community Summary Sheet;
 - d. Public notices and social media;
 - e. Notification email to contacts on the Land Use Harmonisation Framework Contact List:
 - f. Webpage promotion on: the Land Use Harmonisation Framework webpages; and a new Participate Parramatta and temporary 'On exhibition' webpages will be created;
 - g. Online submission portal and formal submission process;

- h. Letters to Public Authorities listed in recommendation; and
- Opportunities for stakeholders to speak to a Council Officer via phone calls referred to as 'Phone a Planner' sessions
- 39. It is recommended that Council notify (via letter) all landowners within the City of Parramatta of the public exhibition of the draft DCP. This is to ensure all landowners have the opportunity to review the draft DCP and supporting exhibition material and provide feedback.
- 40. It is also recommended that the public authorities and stakeholders consulted during the public exhibition of the draft Harmonisation LEP also be consulted via letter or email of the public exhibition.
- 41. Any stakeholder who made a submission as part of the exhibition process for the Discussion Paper and Harmonisation LEP (which form part of the Land Use Harmonisation Framework) will also be notified of the public exhibition, as well as any stakeholder on the Land Use Harmonisation Framework Contact List. The stakeholders include residents and individuals, developers, landowners and community interest groups. This will provide submitters with an opportunity to be consulted with as part of this process.

CONSULTATION & TIMING

42. Council staff briefed Councillors on the general approach to the draft DCP and specific policy matters across four workshops as per the table below. The focus of the workshops were based on areas of the draft DCP that extended beyond strictly consolidating existing policy, and presented some policy change. The focus of the workshops align with the key policy changes outlined above in 'Policy Changes'.

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
Councillor workshop:	ALL except Cllr Esber, Cllr Garrard,	Raised questions and provided feedback in relation	Responses provided at Councillor	Group Manager Strategic Land Use Planning
28 September 2022	Cllr Green	to tree canopy cover, existing controls in Hornsby	Workshop held on 19 October	
General introduction		DCP, tree removal controls, review of	2022.	
and Tree Preservation and Management		'Areas of Special Significance' and review offsetting for tree removal.		
Councillor workshop:	Cllr Bradley, Cllr Davis, Cllr Green,	Information requested on Council's	Matters relating to enforcement	Group Manager Strategic Land Use Planning
5 October 2022	Cllr Humphries, Cllr Pandey,	enforcement powers in relation to complaints about	issues have been referred to Council's	
	Cllr Prociv,	dual occupancy	Regulatory	

Dual Occupancy Development Controls	Cllr Valjak, Cllr Wang, Cllr Wearne	development certified under the Complying Development Certificate process. Councillor Green requested a briefing on why Dual Occupancy is permitted in the South Parramatta HCA.	services team and to be dealt with separate from the DCP. An email to Councillor Green has also been sent to respond to the enquiry regarding dual occupancy development within the South Parramatta HCA.	
Councillor Workshop: 19 October 2022 Water Management and General overview of other policy changes relating to Environmental Performance, EV controls, and Manor Houses and Terraces	ALL except Cllr Prociv and Cllr Valjak	Raised questions and requested an update on the Environmental Zones and how they were dealt with in Harmonisation LEP.	Email response provided to Councillor.	Group Manager Strategic Land Use Planning

Timing

- 43. The draft DCP controls will be exhibited for a 28-day exhibition period in accordance with the above engagement approach with a report back to Council anticipated by mid-2023 on the outcome of the exhibition and whether any changes are required in response to feedback received.
- 44. Given the time taken to prepare for a consultation of this scale it will not be possible to commence exhibition prior to the Christmas/New Year exclusion period between 20 December and 10 January (inclusive) as stipulated by the current Community Engagement Strategy (December 2019). For this reason it

- is expected that the exhibition will commence in late January or early February 2023.
- 45. Should the draft LEP come into effect ahead of the adoption of the draft DCP, the existing DCPs will continue to apply until Council approve the draft DCP for finalisation.

SAVINGS AND TRANSITIONAL ARRANGEMENTS

- 46. It is recommended that Council adopt savings and transitional arrangements in relation to the current DCPs and the draft DCP once placed on exhibition.
- 47. It is recommended that the following arrangements be adopted for inclusion in the Introduction section of the new DCP:
 - If a development application has been lodged before the commencement of the draft DCP in relation to land to which the draft DCP applies, and the development application has not been finally determined before the commencement of the draft DCP, the development application must be determined as if the draft DCP had not commenced.
- 48. This is to assist with managing the development assessment process for development applications during the transition between the current five DCPs and the new consolidated draft DCP coming into effect.

CONSISTENCY WITH LOCAL STRATEGIC PLANNING STATEMENT

- 49. The City of Parramatta's *Local Strategic Planning Statement (LSPS) "City Plan 2036"* came into effect on 31 March 2020. The LSPS sets out the 20-year land use planning vision for the City of Parramatta local government area (LGA) and responds to broader priorities identified in the Central City District Plan and Council's Community Strategic Plan. The planning priorities are supported by policy directions and actions to guide future changes to the City's land use planning controls.
- 50. Council's policy direction for the 'new' City of Parramatta will be clearer and deliver on Council's Local Strategic Planning Statement (LSPS) intention to: "improve the development application assessment process and provide a level of consistency in the planning framework" in the City for stakeholders (p.24 LSPS). The draft DCP will complement the provisions in the new, harmonised LEP for the City of Parramatta and will create a clear set of development controls consistent with long term strategic directions.

LEGAL IMPLICATIONS FOR COUNCIL

51. There are no legal implications for Council associated with this report. The proposed Engagement Strategy is consistent with the requirements in the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and Council's Community Engagement Strategy (December 2019).

FINANCIAL IMPLICATIONS FOR COUNCIL

52. Costs associated with the public exhibition of the draft DCP are fully funded from the City Planning and Design budget.

	FY 21/22	FY 22/23	FY 23/24	FY 24/25
Revenue				
Internal Revenue				
External Revenue				
Total Revenue				
Funding Source	N/A			
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	N/A			
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	Nil			

NEXT STEPS

- 53. It is recommended that Council approve the draft DCP found in **Attachment 1** for the purposes of public exhibition to:
 - a. Support the draft LEP that is soon to be finalised and deliver consolidated objectives and controls for the new City of Parramatta.
 - b. Complete the Land Use Planning Harmonisation Framework (with the draft DCP being the final planning instrument to be consolidated post council amalgamations)
- 54. Should Council approve the draft DCP for the purposes of public exhibition, the next steps include:
 - a. Exhibiting the draft DCP and consultation material in accordance with the engagement approach above.
 - b. Review submissions and report back to Council on the outcomes of the public exhibition, and request Council to adopt the DCP (subject to any amendments and whether they trigger re-exhibition of the DCP).

55. Any matters that are raised during the exhibition period and identified as matters outside of the project scope are anticipated to be dealt with as part of a future review, following approval of the DCP.

Sonia Jacenko

Team Leader Strategic Land Use Planning

Robert Cologna

Group Manager, Strategic Land Use Planning

Jennifer Concato

Executive Director City Planning and Design

John Angilley

Chief Financial and Information Officer

Bryan Hynes

Acting Chief Executive Officer

ATTACHMENTS:

1	Draft Parramatta Development Control Plan (DCP) (separately	1030
Adebe	enclosed)	Pages
2 <u>↓</u>	Summary of draft City of Parramatta DCP and response to	51 Pages
Adebe	Discussion Paper recommendations	
3₫	Key Policy Matters	9 Pages
Adebe		
4 <u>↓</u>	Table of proposed DCP Structure, Key Features, and Changes	11 Pages
207		J

REFERENCE MATERIAL

ATTACHMENT 2 – Summary of draft CoP DCP and response to Discussion Paper Recommendations

Council prepared the Land Use Planning Harmonisation Discussion Paper (Discussion Paper) as the first stage of the harmonisation review process. The Discussion Paper identified the differences between the existing LEPs and DCPs that currently apply in the City and suggested options for how local planning controls could be consolidated (or 'harmonised').

Council endorsed the Discussion Paper on 26 November 2018 and a copy can be viewed here: Land Use Planning Harmonisation Discussion Paper

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Abbreviations used in this Attachment

ARHSEPP	State Environmental Planning Policy (Affordable Rental Housing) 2009
ADG	Apartment Design Guide
AS	Australian Standard
BCA	
	Building Code of Australia
Codes SEPP	State Environmental Planning Policy (Exempt and Complying Codes) 2008
CoP	City of Parramatta
DCP	Development Control Plan
Education and Child Care SEPP	State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
EP&A Act	Environmental Planning & Assessment Act 1979
EV	Electric Vehicle
HCA	Heritage Conservation Area
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
SEPP	State Environmental Planning Policy
SEPP 19	State Environmental Planning Policy No 19 – Bushland in Urban Areas
SEPP 55	State Environmental Planning Policy No 55 – Remediation of Land
SEPP 64	State Environmental Planning Policy No 64 – Advertising and Signage
SOPA	Sydney Olympic Park Authority
Biodiversity and Conservation SEPP	State Environmental Planning Policy (Biodiversity and Conservation) 2021

Table 1 - General

Topics: Introductory sections and definitions, Notification procedures, Submission requirements

Topic			COV HOR			Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Introductory sections and	~	√	~	✓	~	All of the DCPs have an introduction chapter that sets out legislative information, definitions,	A consolidated introduction chapter will be adopted in the DCP.	Consistent with the recommendations of the Discussion Paper.
definitions			previous amendments, aims and objectives and other administrative information.	Part 1 contains a consolidated introduction with administrative updates to reflect the new boundary with a land application map. This includes a statement to explain that this DCP will repeal the five DCPs that were inherited from Auburn, Holroyd, Hornsby The Hills, and Parramatta.				
								Savings and transitional provisions are also included to ensure that development applications lodged under the previous DCP are not disadvantaged.
								Refer to Part 1 – Introduction of the draft CoP DCP.
Notification procedures	~	~	~	~	V	Notification requirements vary across the DCPs, particularly in regards to minimum exhibition	Under recent amendments to the EP&A Act, Councils are required to prepare a Community	Consistent with the recommendations of the Discussion Paper.
						times and notification requirements (e.g. adjoining vs adjacent land owners).	Participation Plan, which sets out when and how Council will engage with the community, including notification of development proposals. DCP notification requirements will be reviewed as part of work to prepare a Community Participation Plan.	In December 2020, Council consolidated the various sets of development application (DA) notification requirements from the Development Control Plans, into a single and consistent set of requirements. The Consolidated Development Application Notification Requirements have formed an appendix to the Community Engagement Strategy.
								The DCP has been updated to make reference to the updated list of requirements which supersedes former requirements, including Appendix 5 Notification requirements from Parramatta DCP 2011.
								Refer to Part 1 – Introduction, Section 1.9 of the draft CoP DCP.
Submission requirements	V	×	×	×	×	Auburn DCP includes a section outlining the documents and information required to be submitted with a development application. Other DCPs do not, but provide the information instead through Council's website.	It is proposed to keep a list of submission requirements on Council's website as this allows them to most easily be kept up to date. A separate section in the DCP is not considered necessary. Submission requirements will be reviewed as necessary as part of the	Part 1 contains a link to Council's website outlining information on submitting a development application. However, in some instances, development application submission requirements for specific development types within the DCP have been retained with minor updates to reflect recommendations from the Discussion Paper

Topic	DCP coverage				Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
						development of the consolidated DCP to reflect the policies and controls that will be included.	relating to that development. This applies to some requirements in Part 4 Non-Residential Uses, Part 5 Environmental Management. For example, Part 4 submission details for Places of Public Worship include the requirement to lodge a Noise Impact Assessment and Operational Plan of Management as this is current practice.
							Refer to Part 1– Introduction, Section 1.9 of the draft CoP DCP.

Table 2 - Hazard and Pollution Management

Topics: Flooding, Stormwater management, Protection of groundwater, Soil management (sedimentation, acid sulfate soils and salinity), Sloping sites, Land contamination, Air quality, Bush fire prone land

Topic DCP coverage AUB HOL HOR PAR HIL	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Flooding	Parramatta, Auburn, Holroyd and The Hills DCPs take a similar approach, applying detailed development controls to development based on land use type and a site's level of flood risk. General principles and controls are broadly consistent across these DCPs, however there is some variation in the language used and in some of the detailed requirements, such as those for car parking areas and emergency evacuation. The DCPs generally limit the most sensitive and critical uses to locations with lowest flood risk, however there are some differences. Parramatta DCP considers sensitive land uses such as child care centres, hospitals, schools and seniors housing as unsuitable anywhere within the extent of the largest flood that could ever occur (the 'Probable Maximum Flood'). Other DCPs allow these uses in medium and/or low risk areas. Within the highest flood risk areas, most DCPs tend to only support open space uses and 'concessional development', being one-off small scale extensions to existing development (generally of no more than 10% in floor area). Holroyd DCP also specifies that larger scale redevelopment may be supported in high flood risk areas where there is an economic imperative. By contrast to the other DCPs, Hornsby DCP provides a very limited set of controls.	Detailed DCP controls will be reviewed to ensure a clear and consistent set of requirements are applied to development on flood prone land, consistent with the NSW Floodplain Development Manual. The controls will guide a merit based assessment of development to ensure that appropriate measures are taken to reduce or eliminate the risks from flooding to owners and occupiers of flood prone property and the wider community. It is proposed to use a matrix style approach, backed with clear and unambiguous controls, to clearly identify the specific design and siting controls that apply to development, based on the type of land use and degree of flood risk. Sensitive uses, such as child care centres, schools, seniors housing and hospitals are not considered suitable on flood prone land. This matter is also discussed in Section 7.3 of the Discussion Paper. Less sensitive uses, such as residential and commercial development, may be located within the flood planning area (the area covered by water in a 1 in 100-year flood plus freeboard of 500mm), but not in floodways, high hazard flowpaths or significant flood storage areas. Development within high flood risk areas will be limited to low intensity open space uses and 'concessional development', being one-off minor additions or alterations to existing properties of up to 10% of existing habitable floor area. Consistent with the current approach taken by DCPs, development will need to demonstrate that it will not expose people to unacceptable risk, or significantly increase flood affectation elsewhere, such as by altering flood flows, velocities or levels.	The recommendations from the Discussion Paper have largely been adopted with some changes to support existing policy. The existing Parramatta DCP 2011 controls have been updated to reflect recent State and Federal policy amendments such as; National Best Practice Guidance Australian Institute of Disaster Resilience (AIDR) Handbook 7 Considering Flooding in Land Use Planning (2021) Local Environmental Plan (LEP) clauses which introduces flood related development controls The existing Parramatta DCP 2011 controls have also been further supplemented with suitable controls carried across from other DCPs currently applying to the City of Parramatta. Controls carried across from other DCPs applying to the City of Parramatta were workshopped with City of Parramatta Council engineers to ensure only suitable controls have been carried across to apply to the new City. Where suitable, this included some of the contemporary best practice controls contained within the exhibited Parramatta City Centre DCP. An overview of the key controls and policy direction within the draft CoP DCP are included below: General flooding controls are proposed in addition to the flood matrix, in line with a risk-based approach to floodplain development and mitigation of potential harm based on a merit assessment consistent with the current Floodplain Development Manual have been added. This includes additional controls outlining flood study and modelling

Topic	DCP coverage	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
			It is proposed to adopt controls relating to the design of car parking consistent with those within the Parramatta DCP. These strongly discourage basement car parks within the floodplain. Where basement car parks are necessary they are required to be protected from all flooding and provide an adequate emergency response and evacuation plan. Over the longer term Council is undertaking new flood studies covering the new LGA, which will inform the preparation of a new floodplain risk management study and plan. Further review of DCP controls may be required once this work is completed.	requirements, which requires greater consideration for surrounding sites. Basement car parking continues to be discouraged in the floodplain. However, in instances where Council may consider basement car parking due to other site planning considerations, the draft CoP DCP contains additional controls to clarify requirements for basement car parking within the floodplain to minimise risk Sensitive uses continue to be prohibited in the floodplain. However, the draft CoP DCP includes controls to outline requirements for centre based childcare facilities and aged care facilities which must be demonstrated for such development to be considered in the floodplain by Council. Controls have been added to outline Council's expectations for flood hazard modelling. Land use categories have been updated in line with State Government flood planning guidelines. Where provisions such as 'shelter in place' are already permitted under the current PDCP 2011, controls outlining further requirements have been added. Controls have been added to clarify Council's expectation for development adjoining floodways and foreshore areas. Requirements for flood warning and emergency response plans have been added to ensure practical plans are applied. In line with the current approach, it is outlined that warning and response plans cannot be considered to reduce the hydraulic hazard. Additional controls relating to flooding have been added for development adjoining water ways. New objectives have been included to encourage the naturalisation and seminaturalisation of concrete floodway channels and creeks where feasible. New controls have been added that require development to

Topic		eraç	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
					incorporate protection and conservation of riparian zones, as well as facilitating human access, amenity and public safety as appropriate. Refer to Part 5— Environmental Management, Section 5.1 of the draft CoP DCP.
Stormwater management			All DCPs include controls aimed at managing the impacts of stormwater runoff from development sites which are broadly similar in intent, however there are some differences in detailed requirements. Auburn DCP has less of a focus on Water Sensitive Urban Design (WSUD) than the others. Generally, DCPs require development to not increase run-off from a site. In addition, certain development is required to incorporate treatment measures. One difference between DCPs is the development thresholds for when stormwater treatments controls are to be applied. For example, Parramatta DCP requires a WSUD Strategy for residential development as small as 5 dwellings on sites of 1,500sqm or more, whereas other DCPs set a larger site-area based threshold (Holroyd DCP: 2,500sqm+ and Hornsby DCP: 2,000sqm+). Holroyd, Hornsby, and Parramatta DCPs (and The Hills DCP, in part) prescribe minimum stormwater quality targets that development requiring a WSUD Strategy needs to meet. There is some variation in these targets across DCPs. Some DCPs also include technical requirements for the design of drainage systems. There is opportunity to review the controls so that they better align with Council's vision of bringing back swimming to the Parramatta River by 2025. The Harmonisation process also presents an opportunity to update controls so that they are clearer, more effectively implemented and reflect latest best practice.	It is proposed to include objectives and design principles consistent with those in Parramatta DCP as these are considered to be reasonably comprehensive. Stormwater management controls will be updated to ensure they reflect best practice. It is proposed to adopt thresholds for requiring stormwater treatment measures consistent with Parramatta DCP. Much of the development in Parramatta is on smaller sites, therefore adopting the larger site thresholds of other DCPs would result in very few developments being required to implement WSUD and achieve stormwater quality targets. For development that meets the thresholds, it is proposed to apply the stormwater treatment targets set out in Parramatta DCP as these are consistent with targets set by other Sydney councils and Sydney Olympic Park Authority (SOPA). However, it is recommended that the targets for hydrocarbons, oil and grease be updated to require a 90% reduction in the post development mean annual load, consistent with those set by SOPA. It is also proposed: That development should use landscape based approaches to meet stormwater quality controls as these provide benefits beyond stormwater quality treatment, in line with the broader intentions of water sensitive urban design. Where stormwater treatment measures are required, to require developers to provide evidence that they have put in place a minimum three-year contract for the	The recommendations from the Discussion Paper have largely been implemented in the draft CoP DCP. Examples of these include: Improving reduced stormwater treatment targets by increasing the reduction targets. Specifying WSUD requirements for smaller developments and larger developments. Specifying landscape based measures and methods to achieve WSUD. Technical specifications for the design of drainage will be retained within Council Development Engineering Design Guidelines. To reflect best practice and distil between stormwater management, WSUD and on-site detention management requirements, additional changes have been made and these include: New provisions derived from the review and consolidation of Council's Stormwater Disposal Policy into the DCP. Elevating key references from Council's Development Engineering Design Guidelines to strengthen controls and provide better guidance. Refer to Part 5– Environmental Management, Section 5.1.3 of the draft CoP DCP.

Topic	оср		ige	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
					 maintenance of on-site water treatment technology. Where stormwater treatment measures are required, to include a requirement for development to reduce storm-water runoff from a site (compared to current requirements for no net increase). This will assist with reducing pollutant loads of waterways and to encourage water collection and reuse. A reduction target of approximately 10% is proposed. It is also proposed to adopt the Holroyd LEP clause for stormwater management in the consolidated LEP (refer to Appendix A of the Discussion Paper). Technical specifications for the design of drainage can be covered by a companion document and do not need to be included in the DCP. 	
Protection of groundwater				Parramatta DCP is the only document with a standalone section on groundwater protection. Holroyd DCP makes reference to groundwater, but these provisions are insubstantial and relate back to WSUD and salinity.	As detailed controls for groundwater protection are only found in Parramatta DCP, it is proposed to retain these provisions in the consolidated DCP.	The recommendations from the Discussion Paper have been implemented in the draft CoP DCP. To improve the management and discharge of groundwater additional controls have been added to the draft CoP DCP. These have also been prepared in response to the limitations of the current controls that have arisen during the development assessment process. The key changes are outlined below and have been guided by Council's Engineers. New provisions with clear requirements for the different phases of a development including: during construction phase only (including temporary aquifer interference) in the long term with tanked construction and minimal aquifer interference in the long term with non-tanked (waterproofed) construction and aquifer interference. Preparation of Groundwater Guidelines by Council's technical specialists to be published on Council website to assist applicants with the use of the controls.

Topic			COV HOR			Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
								Refer to Part 5– Environmental Management, Section 5.1.5 of the draft CoP DCP.
Soil management (sedimentation, acid sulfate soils and salinity)						All DCPs include controls for erosion and sedimentation. These controls are generally consistent and reference the guidelines in Managing Urban Stormwater: Soils and Construction (the 'Blue Book') published by Landcom. Hornsby DCP is generally clearer and more prescriptive than the other DCPs and sets out different submission requirements depending on the size of a development site. Controls for acid sulfate soils are only included in Parramatta and Hornsby DCPs. Both DCPs are generally consistent. Salinity is addressed in Parramatta and Holroyd DCPs only. While Holroyd DCP is more detailed on this issue, both DCPs are consistent in that they adopt the Western Sydney Salinity Code of Practice as the basis for identifying when and what investigations and measures are needed to address potential salinity risk. The Holroyd DCP controls are applied in conjunction with the Salinity Map in Holroyd LEP to identify potential salinity risk. Parramatta DCP instead refers to the Salinity Study Map for Western Sydney. Both maps are based on the same source data.	Where a site is disturbed, it is proposed to require development to provide appropriate erosion sedimentation control measures to control runoff, mitigate soil erosion and trap pollutants before they can reach downslope lands and receiving watercourses. Such measures are to be designed in accordance with the 'Blue Book', as per the current approach across most of the DCPs. Application requirements will be in accordance with the level of sensitivity and amount of disturbed area on the site. It is proposed to retain the controls in Parramatta DCP for acid sulfate soils and apply these across the LGA, as these provisions reflect established procedures and are consistent with Hornsby DCP. It is proposed to retain the Parramatta DCP controls for salinity and apply these across the LGA. As the Western Sydney Salinity Code of Practice provides detailed guidance on salinity management additional DCP controls are not considered necessary to manage this issue in the LGA. Given the extension of the Parramatta DCP salinity controls to the former Holroyd area, it is proposed to remove the Holroyd LEP salinity clause from the consolidated LEP. It is noted that the BCA outlines technical requirements for the management of salinity and acid sulfate soils.	The recommendations from the Discussion Paper have been implemented in the draft CoP DCP. The draft CoP DCP retains the Acid Sulfate Soils and Salinity provisions from the Parramatta DCP 2011. In line with the structural changes proposed as part of the draft CoP DCP, the development principles were converted into an objective or control. Administrative or 'housekeeping' changes made to ensure contemporary policy references. For example, reference to the Salinity Study Map for Western Sydney 2006 was removed and updated with the new Map of Salinity Potential in Western Sydney 2022. Refer to Part 5 – Environmental Management, Section 5.2 of the draft CoP DCP.
Sloping sites	•	~	*	~	~	All DCPs have controls for sloping sites and cut and fill, which have a consistent aim to minimise disturbance to the natural topography of a site. Holroyd, Hornsby and The Hills DCPs prescribe maximums for how much cut and fill can occur.	There is a need for clear and strong controls in the LGA. For sloping sites, it is proposed to retain the provisions in Parramatta DCP, with the addition of the Hornsby DCP requirement for a geotechnical report for development applications on sites with a gradient of 20% or greater.	The recommendations from the Discussion Paper have been implemented in the draft CoP DCP. As per the Discussion Paper the Parramatta DCP 2011 controls have been transferred into the draft CoP DCP and supplemented with maximum cut and fill provisions from the Hornsby, Holroyd and the Hills DCPs; along with the Hornsby DCP

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Topic			COV			Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
						Parramatta and Auburn DCPs do not, applying more general provisions. Hornsby and The Hills DCPs mandate when a geotechnical report is required, which the other DCPs do not.	It is proposed to prescribe maximum cut and fill provisions, drawing on the controls in Holroyd, Hornsby and The Hills DCPs. Consideration will be given to the most appropriate controls to adopt. It is anticipated that the strongest controls will be retained.	requirement for a geotechnical report for development applications on sites with a gradient of 20% or greater. Refer to Part 5 – Environmental Management, Section 5.2.4 of the draft CoP DCP.
Land contaminatio n	×				·	Most DCPs have controls which aim to reduce potential land contamination and any associated risk to public health and the environment. The controls generally focus on when a contamination assessment is required or when a DA is needed for remediation work. Parramatta and Hornsby DCPs rely on the provisions of SEPP 55 for investigating and managing land contamination. Parramatta and Holroyd DCPs have a supporting asbestos / contaminated land policy, which provide information for the local community and wider public about land contamination and Council's responsibilities. The Hills DCP only has controls for the Wright's Road precinct in Kellyville, which do not apply in the City of Parramatta LGA.	It is proposed to adopt the provisions in Parramatta DCP, as these controls are considered to be the strongest. The list of 'activities that may cause contamination' (Table 2.4.4.1 of Parramatta DCP) will be expanded to include works that may disturb asbestos on known James Hardie Legacy Contamination sites, which were once used for the disposal of asbestos products. Contaminated land will also be managed under the Contaminated Land Management Act 1997, the EP&A Act and SEPP 55, which supersede the provisions of the DCP where there is an inconsistency. The State Government has indicated it intends to replace SEPP 55 with a new Remediation of Land SEPP. A further review of the DCP may be required once the new SEPP comes into effect.	The recommendations from the Discussion Paper have been implemented in the draft CoP DCP. As recommended in the Discussion Paper, proposed Land Contamination controls have retained and adopted those in the Parramatta DCP. In the table 'Activities that May Cause Contamination', any works on James Hardy Legacy sites although specifically mentioning earthworks, has been expanded to include any works that may cause potential disturbances to land. Legislation references have been updated to include the current legislative framework, which as flagged by the Discussion Paper, supersedes the provisions of the DCP. This includes all references to SEPP 55 being replaced with SEPP (Resilience and Hazards) 2021. Refer to Part 5 – Environmental Management, Section 5.2.5 of the draft CoP DCP.
Air quality	~	¥	•	V	~	All of the DCPs have controls for managing air quality. The intent is broadly consistent - to protect air quality and reduce pollution and odour emissions – but the matters for consideration differ, such as what reports are required to support a DA. Air quality controls in Auburn, Holroyd and The Hills DCPs apply to industrial development only, whereas Parramatta and Hornsby DCPs apply more generally. Hornsby DCP also has special considerations for sensitive land uses (e.g. child care centres) near major roads and requires an Air Quality Assessment in these cases. Holroyd DCP requires an assessment of air quality for	It is proposed to adopt the approach in Parramatta DCP, which is to apply air quality controls to all development that may cause atmospheric pollution or odour. A new requirement will be inserted from Hornsby DCP that requires an Air Quality Assessment for air quality sensitive uses (e.g. child care centres) that are proposed within 100m of a major road. Updates will be made to reference current legislative requirements, including the need to for all development to be undertaken in accordance with the <i>Protection of the Environment Operations Act 1997</i> , the	The recommendations from the Discussion Paper have been implemented in the draft CoP DCP. As per the Discussion Paper the Parramatta DCP 2011 controls have been transferred into the draft CoP DCP and supplemented with the Air Quality Assessment for air quality sensitive uses control from the Hornsby DCP. Legislation references have been updated to include the current legislative framework, which as flagged elsewhere in the Discussion Paper, supersedes the provisions of the DCP.

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Topic		СР			ge	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
						industrial developments to be submitted with a DA.	Protection of the Environment Operations (Clear Air) Regulation 2010, the Infrastructure SEPP, relevant Australian Standards and any other requirements of the NSW Environmental Protection Authority, such as Approved Methods of Modelling and Assessment of Air Pollutants in New South Wales and the Technical Framework - Assessment and Management of Odour from Stationary Sources in NSW.	Refer to Part 5 – Environmental Management, Section 5.2.6 of the draft CoP DCP.
Bush fire prone land	×	×	✓	×	~	The City of Parramatta has inherited bush fire prone land from The Hills and Hornsby LGAs. Council is currently working with the NSW Rural Fire Services (RFS) to review and update the mapping of bush fire prone land in the LGA. Both The Hills and Hornsby DCPs have controls for bush fire management, which generally require compliance with the RFS publication <i>Planning for Bush Fire Protection 2006</i> . Hornsby DCP has a small number of additional matters for consideration relating to asset protection zones and minimising the need for bush fire hazard reduction.	It is proposed to adopt the provisions from Hornsby DCP. The <i>EP&A Act</i> requires all development on bush fire prone land to be undertaken in accordance with <i>Planning for Bush Fire Protection 2006</i> , which identifies best practice guidelines for developing in bush fire prone areas. As such, detailed additional DCP controls are not considered necessary.	The recommendations from the Discussion Paper have been implemented in the draft CoP DCP. Bush fire prone land controls from the Hornsby DCP have been added, and references to the most current bush fire policy framework (i.e. <i>Planning for Bush Fire Protection 2019</i>) have been included. Refer to Part 5 – Environmental Management, Section 5.2.7 of the draft CoP DCP.

Table 3 – Protection of the Natural Environment

Topics: General landscaping controls, Biodiversity, Tree and vegetation protection, Natural waterways and riparian zones

Topic	СР				Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
General landscaping controls					All DCPs have landscaping controls for residential and non-residential development, which cover issues such as minimum dimensions, siting and planting requirements. These controls vary across DCPs, particularly minimum landscaping requirements and detailed design specifications. Holroyd and The Hills DCPs are generally more detailed and have a number of technical requirements not found in other DCPs, including for construction standards, maintenance, drainage and considerations during/after construction. All DCPs include objectives and/or controls seeking existing trees and vegetation to be considered in the design of development and retained, where possible. Controls for landscaping and deep soil areas are not clearly differentiated in DCPs. While 'landscaped areas' may include hard surfaces (e.g. driveways) or swimming pools, 'deep soil zones' are areas of natural ground with no impervious obstructions above or below. Deep soil is important as it promotes healthy growth of large trees, protects existing mature trees and allows water to infiltrate naturally to ground water. Green roofs and walls are poorly addressed across DCPs and their role should be considered further, as they can contribute to greening and cooling of our urban environments.	It is proposed to adopt minimum landscaping and deep soil controls for all residential and non-residential development types. Refer to Sections 2-5 of the Discussion Paper for proposed residential controls. The remaining landscaping and deep soil controls will be reviewed further to develop a strong and concise set of controls. Key objectives will be enhancing the appearance of development, providing privacy and amenity to occupants, supporting tree canopy cover and biodiversity. Where possible, existing vegetation and natural features should be retained. Further consideration will be given to green roofs and walls, as they provide many environmental and community benefits, such as improved air quality, cooling temperatures and insulating buildings. Green roofs and walls are supported by Council's Environmental Sustainability Strategy 2017. It is not considered necessary to include technical specifications for landscaping design and construction in the DCP (such as pot sizes, tree stock standards, certification of completed works and maintenance periods), as many of these overlap with Australian Standards and are addressed through special conditions of consent. These provisions will be reviewed further to ascertain what level of detail is needed in the DCP. All new dwellings will be required to submit a landscape plan, consistent with The Hills and Hornsby DCPs.	The recommendations from the Discussion Paper have been implemented in the draft CoP DCP, with some additional controls added. Consistent with the recommendations from the Discussion Paper, general landscaping and deep soil controls that apply to all development have been updated and reworded to remove ambiguity in their application. This includes defining deep soil to not be located above any structure (such as a basement). As a consequence of the varying controls across DCPs, controls have been adapted in consultation with Council's Landscaping and Tree Management Team and City Design Team to deliver suitable landscaping and vegetation controls. These include additional controls reinforcing the requirement of existing healthy trees to be incorporated into Landscape Plans during the design phase of a development. This is to ensure suitable protection of established trees and design outcomes that integrate existing healthy trees with new development and landscaping. This also creates a link to the Tree Preservation controls and reinforces the requirements of the applicant. In line with Council's Environmental Sustainability Strategy and Council Resolution of 26 April 2022 to review tree management controls, additional objectives and controls were added to provide deep soil areas for canopy trees and vegetation planting. For example, it is proposed to increase the soil depth required for a landscaping area from 1.0m to 1.2m This will help support larger tree plantings and deliver deep soil zones capable of accommodating trees to meet Councils tree canopy targets. This is also consistent with the Apartment Design Guideline. Refer to Part 2 – Open Space and Landscape, Section 2.7 of the draft CoP DCP.
Biodiversity	 	Ĺ	Ľ	Ĺ	consideration of the impact of development on	additional detailed controls from Hornsby DCP to	have been implemented in the draft CoP DCP.

Topic		vera	_		Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Tree and				•	biodiversity and waterways. The intent of the DCPs is broadly consistent, however there is some variation in the detailed requirements. Most of the DCPs refer back to requirements under biodiversity legislation, however a number of these references are out of date and need to be updated. Of the DCPs, Hornsby DCP has the most detailed controls, which include prescriptive measures covering landscaping adjacent to bushland, roadside vegetation, land adjoining public open space and provisions for aquatic biodiversity (wetlands, salt marshes, and fish habitats). The DCP requires buffer zones (setbacks) of 10m - 20m to be maintained to significant bushland and vegetation. Parramatta and The Hills DCPs also include requirements for development to consider potential impacts on adjoining bushland, but do not prescribe specific setbacks. However, Parramatta DCP does require development to consider the need for buffer zones to be protect adjoining bushland. Parramatta, The Hills and Hornsby DCPs include a list of tree and vegetation native to the local area to assist with species selection for landscaping and tree replacement. The lists of species differ somewhat.	ensure the strongest provisions for biodiversity are adopted. Otherwise, it is proposed to generally retain the controls in Parramatta DCP. References to repealed policy will be removed/updated to ensure the controls are consistent with current legislation and State policy. It is proposed to require development sites to incorporate a buffer zone of at least 10m from all significant bushland and ecological sites (E2 zoned sites and sites mapped on the LEP Biodiversity Map). This will help prevent bushland being cleared under the RFS's 10/50 Vegetation Clearing Code. It will also assist with implementing SEPP 19 which requires Councils to take into account the impact of development on adjoining public bushland. This proposal is discussed further in Section 7.1 of the Discussion Paper. It is proposed to review and update the list of native vegetation communities and plant species so that it encompasses the new LGA boundary. This will be informed by current mapping published by the NSW Office of Environment and Heritage. It is not proposed to adopt a recommended planting list for street trees, as street tree planting should be undertaken in consultation with council staff and take into account the characteristics of each site (e.g. overhead powerlines vs underground lines).	Some additional controls have also been added to the DCP. Consistent with the recommendations from the Discussion Paper, controls are prepared in accordance with the existing controls from the Parramatta DCP 2011 and those from Hornsby DCP. These relate to development avoiding fragmentation of existing native vegetation and the retention natural features such as wetlands. Legislation references have been updated to include the current legislative framework, which as flagged elsewhere in the Discussion Paper, supersedes the provisions of the DCP. Additional controls to support changes to legislation also introduced. For example, requirements for when a Biodiversity Offset Scheme is triggered under the <i>Biodiversity Conservation Regulation 2017</i> . The list of appropriate tree species for planting has been updated to be suitable for the new City of Parramatta boundary. The supporting control has been updated to say that whilst preference for indigenous and/or endemic species reflective of the vegetation of the local area, exotic species appropriate to the landscape setting may also be considered by Council. This was considered appropriate by Council's Tree Management Team as it provides guidance on the preferred trees to be planted, but also allow some flexibility as indigenous or endemic trees may not be suitable or practical in all circumstances. An additional control to specify the minimum setback for tree plantings from buildings and drainage lines is also included to ensure sufficient space and minimise impact on development and infrastructure. Refer to Part 5 – Environmental Management, Section 5.3.1 of the draft CoP DCP.
vegetation protection					protection. There are differences in the criteria for when a tree or vegetation is protected, and the exemptions that may apply. For instance, the height threshold for trees ranges from 3.6m or	consistent with those within Parramatta and Hornsby DCPs to the remainder of the LGA, including the list of exempt tree works. This will ensure a consistent approach to tree and	recommendations of the Harmonisation Discussion Paper (i.e. the Parramatta and Hornsby DCP controls), and have been amended following a detailed review carried out by Council Officers in

Topic	DCP coverage	Summary of differences	Recommendations within Harmonisation Discussion Paper –	Proposed Harmonisation DCP Controls
	AUB HOL HOR PAR HIL	above under Holroyd DCP to 6m or above under The Hills DCP. Auburn and The Hills DCPs also include canopy spread and trunk widths as criteria for protection. A number of the DCPs also protect tree and mangrove vegetation on public land and trees on heritage conservation areas or heritage items, regardless of their size. In February 2018 Council adopted amendments to Hornsby DCP to increase the level of protection of trees to land that was formerly within the Hornsby LGA. These amendments increased protection of trees by extending controls consistent with the Parramatta DCP to this area. Hornsby DCP also includes additional protections for all bushland and vegetation on heritage listed properties.	vegetation protection is achieved. The DCP provisions will be updated to ensure they are consistent with current legislation and the Vegetation SEPP. The proposed threshold for protected trees and vegetation are: • Any tree or palm with a height equal to or exceeding 5 metres • Any tree or mangrove vegetation located on public land, irrespective of size • Any tree or plant, irrespective of size, that is or forms part of a heritage item, heritage conservation area, Aboriginal object or is within an Aboriginal Place of heritage significance • All vegetation in bushland areas The proposed threshold of 5m for trees of private properties will protect mature trees that contribute the most to amenity and tree canopy cover across the LGA. This threshold strikes a balance between protecting tree canopy cover and not placing an unreasonable burden on homeowners by requiring approval for tree works on minor vegetation that does not significantly contribute to canopy cover. This matter is also discussed in Section 7.1 of the Discussion Paper.	response to the Council Resolution from 26 April 2022 that stated the following: That Council review its tree preservation and management controls as part of the preparation of the Draft Harmonisation Development Control Plan (DCP) to ensure they properly provide for the protection of trees within the City of Parramatta. Key controls The draft CoP DCP requires written consent (via Development Application or Tree Permit Application) for works to the following trees: Any tree or palm - whether indigenous, endemic, exotic or introduced species with a height equal to or exceeding five (5) metres. This retains the Parramatta threshold (as recommended by the Discussion Paper) and is considered to protect trees that contribute to canopy cover. Any tree, bushland, or mangrove vegetation located on public land, irrespective of size This retains the Parramatta threshold (as recommended by the Discussion Paper). Any tree that is or forms part of an Aboriginal place of heritage significance (existing in PDCP 2011), or that is located on land mapped 'high sensitivity' on the Aboriginal sensitivity map (added as part of Harmonisation process). This retains the Parramatta PDCP 2011 threshold that requires development approval for works to any tree or plant irrespective of size that is an Aboriginal place of heritage significance. The draft CoP DCP proposes the same level of protection for

Topic	DCP coverage			Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
					Canadi y 2013	land with high Aboriginal sensitivity to increase protection to these areas.
						Any tree with a height equal to or exceeding three (3) metres or any tree capable of growing to a height of 3 metres (where the tree with a height less than 3 metres has been intentionally planted):
						a. that is or forms part of a heritage item, or that is within a heritage conservation area (existing in PDCP 2011)
						b. that is located within a Special Character Area as defined by this DCP (added as part of Harmonisation process).
						This amends the Discussion Paper recommendation which retains the current Parramatta DCP 2011 threshold for these special areas. Replacing 'any tree or plant irrespective of size' with 'any tree with a height equal to or exceeding three (3) metres or any tree capable of growing to a height of 3 metres (where the tree with a height less than 3 metres has been intentionally planted)' will deliver additional protection within special areas (i.e. 3m vs 5m) without development approval for works to small plants and shrubs. This will allow gardens to be maintained, while protecting amenity, and importantly, canopy trees.
						The draft DCP also adds to the special areas which this control applies by adding Special Character Areas (as defined by the draft DCP).
						Vegetation on land identified as 'Biodiversity' on the City of Parramatta LEP 2022 Natural Resources Map.
						This is consistent with the recommendations of the Discussion Paper and is a requirement of the

Topic		СО	ge HIL	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
	Π				,	Biodiversity Conservation Act 2016 and Biodiversity and Conservation SEPP 2021.
						A number of other changes are proposed to the DCP to improve protection and management of trees. These are outlined below.
						Other changes
						A number of other changes are proposed to the DCP to improve protection and management of trees. These are outlined below:
						Exemptions removed to protect more trees (i.e. consent required)
						To support tree canopy cover, the following are no longer exemptions and require consent:
						Tree works to any tree on the <i>Biosecurity Act</i> 2015 (NSW). Some trees on this list offer significant contribution to canopy (e.g. Camphor Laurel) and are proposed to not be exempt in order to increase protection of canopy cover.
						Tree works on a tree where the trunk of the tree at ground level is within 3 metres of legally constructed building, carport, or swimming pool. This is to offer additional protection to trees on private land and further helps protects canopy cover. However, it is noted that the CDC process allows tree removal for these trees.
						Removal of some species from the exempt tree species list. This means more tree specifies requires work approval and will assist in canopy protection.
						Administrative amendments
						A table outlining the type of tree applications required has been introduced to remove any ambiguity and make the section clearer for those seeking to undertake works. The table was modelled off the table currently used within the Hornsby DCP, and explicitly outlines

lopic	DCP coverage				Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Natural ✓ waterways	·	~	~	~	Most DCPs include some objectives and/or controls relating to natural waterways, but	It is proposed to include controls seeking the retention and, where appropriate, the	Council's interpretation of major and minor tree works. Reference to State Environmental Planning Policy (Vegetation in Non Rural Areas) 2017 was replaced with State Environmental Planning Policy (Biodiversity and Conservation) 2021, and other general updates to standards and policies referenced. Refer to Part 5 – Environmental Management, Section 5.3.4 of the draft CoP DCP. The recommendations from the Discussion Paper have been implemented in the draft CoP
and riparian zones					Parramatta and Hornby DCPs are the only documents with a standalone section. The intent of the Parramatta and Hornsby DCP controls are similar, but Hornsby DCP controls are more detailed. Both DCPs require provision of vegetated buffers along waterways. Development within 40m of the bank of a waterway, with the exception of dwellings and dual occupancies and other minor works, needs to be referred to the NSW Office of Water for approval. The NSW Office of Water requires development to maintain or rehabilitate vegetated riparian corridors along waterways. Also see above discussion on flooding and stormwater management and in Section 7.3 of the Discussion Paper.	enhancement of natural watercourses and riparian vegetation to ensure our waterways are adequately protected. These will be based on the principles and controls in Hornsby and Parramatta DCPs. It is proposed to include a requirement that development must maintain a vegetated riparian zone along waterways, consistent with NSW Office of Water guidelines and Parramatta and Hornsby DCPs. For sites fronting creeks a vegetated buffer zone of at least 10m (measured from the top of the bank) will be required to maintain the environmental integrity of the riparian zone. A minimum buffer zone will allow for some development to occur (i.e. minor structures), but the rest must be vegetated. This proposal is also discussed in Section 7.2 of the discussion paper. The NSW Office of Water will require larger setbacks to major waterways such as the Parramatta River, as per the Guidelines for Riparian Corridors on Waterfront Land. Development will also need to comply with any applicable LEP foreshore building line and riparian land controls (refer to Appendix A of the Discussion Paper).	DCP. Some additional controls have also been added to the DCP. As per the Discussion Paper, the objectives and controls have been prepared in accordance with the existing controls from the Parramatta DCP 2011 and those from Hornsby DCP. However, additional objectives and controls from the draft Parramatta City Centre DCP have been included to encourage the naturalisation and seminaturalisation of concrete floodway channels and creeks where feasible. New controls have been added that require a development to incorporate protection and conservation of riparian zones, as well as facilitating human access, amenity and public safety as appropriate. Refer to Part 5 – Environmental Management, Section 5.3.2 of the draft CoP DCP.

Table 4 - Environmental Performance

Topics: Passive design measures, Energy efficiency and renewables, Water efficiency and reuse, Water management

Topic		СР (Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Passive design measures	V	~	~	~	V	All DCPs have passive design controls which are based on established principles that promote solar design, daylight access and natural ventilation. There are some minor differences in the requirements, otherwise the provisions are	As the controls are mostly consistent and based off well-established industry standards, it is proposed to retain the controls in Parramatta DCP, including a floor to ceiling height requirement of 2.7m for all residential floors	Consistent with the Discussion Paper recommendation, the requirement for 2.7m minimum floor to ceiling heights have been maintained for all residential dwelling types (excluding attics).
						broadly consistent.	(excluding attics).	Refer to Part 3 – Residential Development of the draft CoP DCP.
								A minimum floor to ceiling height has also been included for all commercial development.
								Refer to Part 4 – Non-Residential Development, Section 4.2 of the draft CoP DCP.
Energy efficiency and renewables		~	\	>	×	All DCPs include objectives and controls seeking to reduce energy use in development. Mandatory energy efficiency targets for residential development are set by the State Government through the Building and Sustainability Index (BASIX) and are not required to be included in DCPs to have effect. Residential apartment buildings are also required to take into consideration the criteria and guidance in the Apartment Design Guide, published by the State Government. Some DCPs include performance targets for non-residential development. Parramatta and The Hills DCPs require certain non-residential development to achieve a minimum of 4-star rating under the Australian Building Greenhouse Rating Scheme, which has since been replaced by the National Australian Built Environment Rating System (NABERS). Hornsby DCP encourages non-residential development to achieve a 4-star rating under the Green Building Council of Australia's Green Star Rating tool. DCPs also include design principles for development that Is not required to meet a specified performance target. A common requirement is for the use of solar hot water	All development will be required to incorporate measures to reduce energy use, consistent with well-established principles of passive solar design, natural ventilation and the use of efficient fittings and appliances. Energy efficiency targets for residential development will continue to be mandated through BASIX requirements. For large non-residential development, it is proposed to adopt updated performance targets. Large scale retail and industrial developments will also be required to install solar PV. These proposals are outlined in Section 7.4 of the Discussion Paper. Higher outcomes focused energy efficiency targets will encourage uptake of renewable technologies, such as solar HW, heat pump and PV. Non-residential development below the proposed thresholds will be required to incorporate energy efficiency measures for mechanical heating and cooling, lighting and hot water systems, consistent with those within Parramatta DCP (Section 3.2.4 design principles P3 to P5).	Consistent with the recommendations from the Discussion Paper, Council officers have undertaken a review of the provisions to reflect industry standard and legislation updates. Environmental Performance controls have been updated to reflect the exhibited draft Parramatta City Centre DCP that respond to industry benchmarks. Council officers considered the suitability of applying such controls across the whole City in line with the Discussion Paper recommendation. Controls have been introduced with the intent to reduce reliance on the main energy grid and reduce energy bills and the whole of life cost of energy services. Current State Environmental Planning Policy (Sustainable Buildings) 2022 requires all 'large commercial' buildings to minimise the use of on-site fossil fuels, as part of the goal of achieving net zero emissions in New South Wales by 2050. In line with the intent of the SEPP, the following is proposed; • All new commercial development and non-residential development that is State Significant development specified in State Environmental Planning Policy (Planning Systems) 2021, Schedule 1, Section 13-15 are to use only electricity (grid provided and on-site

Topic	DCP coverage	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
		systems that have a minimum 3.5-star energy efficiency rating. Auburn DCP encourages the use of renewable energy to power lighting in commercial and industrial schemes. Some of the language and controls in DCPs are now out of date and don not reflect current industry standards and ratings systems. There is therefore an opportunity to update controls as part of the DCP harmonisation process to reflect current industry standards and assist in achieving Council's strategic objectives.	It is proposed to require documentation to be submitted with development applications to demonstrate how developments comply with the relevant controls including requiring architectural plans to be marked up with BASIX certificate (where required) commitments and specifications. This is consistent with current Parramatta DCP controls and will improve compliance, leading to better energy efficiency outcomes.	renewables) for all energy requirements associated with normal operations. Where it is demonstrated that the intended use of the building requires a process or equipment that is not able to be served by electricity, fossil fuels may be provided to service that service only. Evidence shall be provided with the application of market testing and equipment supplier advice to confirm that an electricity powered alternative is not technically possible. Energy and water efficiency targets proposed for non-residential development similar to those required by the City Centre DCP are proposed. A Green Star certification requirement for industrial development has been introduced, as industrial development is not covered by the NABERS rating system. Existing controls have been refined to ensure they are practical and allow for adequate future environmentally sustainable infrastructure within buildings. Proposed onsite water capture and reuse requirements that relate to Water Sensitive Urban Design (WSUD) are proposed where BASIX is not required. Comprehensive requirements have been introduced to reduce new development's contribution to urban heat. The controls will require the reduction of heat created from things such as; Roof surfaces Open space, Facades, Reflectivity/glare, Heating cooling systems. The controls are intended to apply to high density development such as residential development that is 3 storeys or more, similar to the NSW Department of Planning and Environment Apartment Design Guide prompt, and higher

Topic	DCP coverage				Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Water		_		~	All DCDs include some objectives and controls	All development will be required to include water	density non-residential uses outlined in the controls. Refer to Part 5 – Environmental Management, Section 5.4.1 of the draft CoP DCP. Consistent with the recommendations from the
Water efficiency and reuse					All DCPs include some objectives and controls relating to water efficiency or reuse, however many of these are focused on the collection and reuse of rainwater. Mandatory water efficiency targets for residential development are set by the State Government through the Building and Sustainability Index (BASIX) and are not required to be included in DCPs to have effect. Residential apartment buildings are also required to take into consideration the criteria and guidance in the Apartment Design Guide, published by the State Government. Parramatta and Hornsby DCPs include detailed requirements for water efficiency in non-residential development. These controls are broadly similar and include a target for 80% of non-potable water demand to come from rainwater/alternative water sources. The Hills DCP includes requirements for water efficient fittings and appliances for industrial development, but does not include water use targets. Auburn DCP requires commercial and industrial development to connect to recycled water systems if serviced by a dual reticulation system. Some of the language and controls within DCPs are out of date and do not reflect current industry standards and ratings systems. There is therefore an opportunity to update controls as part of the DCP harmonisation process to reflect current industry standards and assist in achieving Council's strategic objectives.	All development will be required to include water savings measures consistent with those already required by Parramatta and Hornsby DCP controls, including the use of highly efficient fixtures and appliances. Water efficiency targets for residential development will continue to be mandated through BASIX requirements. It is proposed to insert a control requiring the BASIX certificate, marked up plans and specifications are to be submitted with applications, consistent with current Parramatta DCP controls. This will improve compliance, leading to better water efficiency outcomes. For large non-residential development, it is proposed to adopt updated performance targets. It is also proposed to require large scale residential and commercial schemes to provide dual piping for recycled water use. These proposals are outlined in Section 7.4 of the Discussion Paper. Smaller non-residential development will be required to comply with water saving measures, similar to those prescribed in Parramatta DCP (Section 3.3.6.2 control C3). Applicants will be required to demonstrate compliance with the relevant controls by submitting a water efficiency report demonstrating how water saving measures have been incorporated into the design.	Consistent with the recommendations from the Discussion Paper, Council officers have undertaken a review of the provisions to reflect industry standards. New objectives are proposed to increase resilience and water security by requiring an alternative water supply to buildings and to reduce barriers to connect to future non-drinking water supply infrastructure. Controls have also been strengthened building on existing Parramatta DCP controls and controls from the City Centre DCP, changes proposed include; Smart water meter controls have been included in the DCP Reference to BASIX requirements are included in the DCP and updated requirements for residential development that is not covered under BASIX. Large scale non-residential development to achieve updated water efficiency targets based on the NABERS rating system. Green Star rating requirements introduced for industrial development. Provide adequate space in development to allow future environmentally sustainable infrastructure within buildings. Documentation demonstrating achievement of water efficiency targets included as a requirement in the DCP. Dual water reticulation system able to support the immediate or future connection to a recycled water network required for large development. Water efficiency targets for large development updated to reflect industry standards.

Topic	DCP coverage					Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Water management		HOL			HIL	All DCPs have controls for waste, but the provisions vary regarding management, storage and collection. In September 2017, Council secured a new seven-year contract for waste collection and resource recovery services, which applies to the entire LGA. Council also introduced new Waste Management Guidelines in Parramatta DCP to reflect the new waste contract. These provide information on waste management plans, demolition and construction, performance criteria for DAs involving demolition/construction and bin sizes, storage and collection.		
								2019, Waste Classification Guidelines 2014 and Protection of the Environment Operations (Waste) Regulation 2014. The amendments include: • waste generation rates, to update according to Food and Garden Organics (FOGO) services throughout the LGA; • a reduction in the fortnightly capacity to residual bin sizes of 140L/fortnight; • development type specific controls for waste collection; and • performance criteria by development type. Refer to Appendix 2 Waste Management Guidelines. Refer to Part 5 – Environmental Management, Section 5.4.9 of the draft CoP DCP.

Table 5 - Heritage and Archaeology

Topics: General heritage controls (including signage controls), Archaeology, Aboriginal cultural heritage, Heritage conservation areas

Topic DCP coverage	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
General heritage controls (including signage controls)	All of the DCPs have objectives and controls for development on and in the vicinity of heritage items and heritage conservation areas. The intent of the provisions is broadly consistent; however, there are some differences in language and the level of detail of controls. For instance, Hornsby DCP is very detailed and has separate controls for heritage items and heritage conservation areas, whereas Auburn DCP only includes brief controls for residential development within the vicinity of a heritage item. All DCPs, except Auburn, have objectives and controls for signs on heritage items/buildings. The intent of each DCP is broadly consistent, however the provisions vary and some DCPs are more prescriptive than others, particularly The Hills and Hornsby DCPs. A consistent approach is needed to ensure any new signage is sympathetic to heritage items. There is also a need for new controls to address more recent issues, such as placement of solar panels and satellite dishes and automatic gates.	Given the intent of controls across LEPs is broadly consistent, significant changes are not considered necessary to harmonise controls. It is proposed to generally retain the objectives and controls in Parramatta DCP as these provisions are considered to be relatively strong and well established in the LGA. Though some controls from other DCPs will be used where these are stronger or supplement those within the Parramatta DCP, such as those relating to: Civic, commercial development and adaptive reuse (Holroyd and Hornsby DCPs) Landscaping and gardens (Holroyd, The Hills and Hornsby DCPs) Signs on heritage items (Holroyd, The Hills and Hornsby DCPs) Some amendments may be necessary to ensure controls are clear and terminology is consistent with current industry language. This may result in the modification or deletion of some controls that are considered to be outdated or superfluous. It is also proposed to insert new controls relating to: Provide controls about visible elements of new technologies on heritage items and in conservation areas Restrict mechanical and automated opening mechanisms on gates Retain at least 50% of sites as garden spaces for heritage houses in residential use	 The proposed provisions are consistent with the recommendations from the Discussion Paper as per the below: Controls prepared to retain the Parramatta DCP 2011, some updated controls from the Hornsby DCP Inclusion of new additional provisions to manage new technologies such as solar energy systems are included in section 7.6 of the DCP. The provisions will be supported by further guidance contained in Appendix 3 of the draft CoP DCP. Provisions from Hornsby DCP relating to commercial development and adaptive uses have also been supplemented by figures. Upon further consideration by Council officers, additional amendments have been made and these include: Inclusion of provisions from Hornsby DCP to support 'development in the vicinity of heritage'. The introduction of these controls will remove ambiguity around the expectations of development and will ensure that new work is sympathetic to heritage areas. Inclusion of fence typologies from Hornsby DCP to deliver better design outcomes as part of heritage controls. Inclusion of updated provisions for driveways to better protect/adaptive reuse of sandstone areas from <i>Public Domain Guidelines</i> and Hornsby DCP which addresses observations from recent development activity in Parramatta North. Structural changes were also made as part of the harmonisation process to assist the practical application and enforcement of the controls. The general heritage control and the Heritage Conservation Area (HCAs) controls have been merged into one Part of the DCP to assist with the

Topic		СР ног				Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
							,	usage of the DCP by both Council and the applicant. Non-policy or administrative changes were also made to the draft CoP DCP. This includes removing duplicated controls contained within the general heritage section and the HCAs; updates to legislation references; and replacing figures of poor quality or legibility.
								This section of the DCP has been prepared in consultation with Council's Heritage advisor.
								Refer to Part 7 – Heritage and Archaeology, of the draft CoP DCP.
Archaeology	×	×	×	~	· ·	Specific controls for archaeology are only prescribed in Parramatta and The Hills DCPs. The DCPs generally have the same intent - to protect sites of archaeological significance - but the requirements differ. The controls in The Hills DCP only apply to sites identified as an 'archaeological site' in Schedule 5 of the LEP, requiring an Archaeological Assessment for development/disturbance of these sites. Five of these sites now fall within the City of Parramatta LGA. Under Parramatta DCP, all development that may affect archaeology must comply with the legal obligations set out in legislation, such as the Heritage Act 1977 (NSW). If development is proposed on a site in the Parramatta Historical Archaeological Landscape Management Study (PHALMS), it must also comply with the relevant management recommendations set out in this Study. It is noted that PHALMS only applies to particular sites in the LGA, including Parramatta City Centre, Harris Park, North Parramatta, Westmead, Rydalmere and Camellia. A permit from NSW Office of Environment and Heritage may also be required for excavation work.	It is proposed to adopt the controls in Parramatta DCP, as these provisions are considered to be stronger and offer more protection for archaeology than those in The Hills DCP. All DAs on land that contains archaeology must comply with relevant legislation. Minor amendments may be required to ensure the terminology used is consistent with current industry language, otherwise the controls will be consistent with the provisions in Parramatta DCP. The archaeological sites identified in The Hills LEP that are now located within our LGA will be transferred into the consolidated LEP. The additional requirements in The Hills DCP for these sites will be given further consideration.	Consistent with the recommendations from the Discussion Paper, controls were prepared in accordance with the existing controls from the Parramatta DCP 2011. Upon further consideration by Council Officers, additional amendments have been made and these include: Inclusion of a new objective that has been adapted from The Hills DCP and Hornsby DCP to minimise the likelihood of disturbance to archaeological relics. Inclusion of a new objective that has been adapted from The Hills DCP and Hornsby DCP to minimise the likelihood of disturbance to archaeological relics. Inclusion of a new objective that has been adapted from The Hills DCP and Hornsby DCP to minimise the likelihood of disturbance to archaeological relics. The deciliate improved management of archaeological resources, additional provisions Hornsby DCP 2013 have also been incorporated in this section of the DCP. These are italicised below: Works, including landscaping and associated elements, should be located away from sites and potential sites containing archaeological relics. The depth and extent of excavation should minimised where land contains, or is likely to contain, archaeological remains or relics. This section of the DCP has been prepared in consultation with Council's Heritage advisor.

Topic		СР				Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
								Refer to Part 7 – Heritage and Archaeology, Section 7.7 of the draft CoP DCP.
Aboriginal cultural heritage	×	×	V	V	×	Controls for Aboriginal heritage are prescribed in Parramatta and Hornsby DCPs only. Both DCPs require appropriate consideration of the impact of development on known or potential Aboriginal archaeological sites or sites of cultural significance. However, the trigger for when an Aboriginal archaeological assessment is required vary. Parramatta DCP has both set criteria and a 'sensitivity map' which identifies sites more likely to have Aboriginal heritage. This map, in conjunction with the set criteria, is used to determine whether an Aboriginal Heritage Assessment is required. Hornsby DCP does not have a sensitivity map, relying on a list locational criteria to determine whether an Aboriginal Heritage Assessment is required.	It is proposed to adopt the objectives and controls in Parramatta DCP, as these provisions are considered to be the strongest. It is proposed to retain the 'Sensitivity Map' approach and extend this across the entire LGA. A visual representation is clearer and easier to understand than set criteria alone. Land sensitivity maps are widely used by Local Councils in NSW and are also recommended under the draft <i>Aboriginal Cultural Heritage Bill 2018</i> . Should this approach be taken, Council will engage a suitably qualified consultant with experience in Aboriginal archaeology to map the new areas of the LGA.	Consistent with the recommendations from the Discussion Paper, controls are prepared in accordance with the existing controls from the Parramatta DCP. An Aboriginal Sensitivity Map has been included in the draft CoP DCP that include the new City boundary (see Figure 7.8.1 in Part 7). Refer to Part 7 – Heritage and Archaeology, Section 7.8 of the draft CoP DCP.
Heritage conservation areas	×	V	V	V	V	All land transferred to the City of Parramatta LGA contain some heritage conservation areas (HCA). Most DCPs include controls for these areas. Holroyd, Hornsby and Parramatta DCPs include specific controls for each HCA, as well as general controls that apply more broadly to all HCAs. By contrast, The Hills DCP applies the general controls in its heritage section and does not include individual controls for each HCA. Auburn DCP does not include any HCA controls.	Any existing HCA-specific controls applying to land in the LGA will be carried over into the consolidated DCP. Controls relating to Granville and South Granville HCAs will be excluded from the consolidated DCP, as these areas no longer fall within the LGA. Consideration of general controls applying to HCAs will be included in the review of general heritage controls discussed above.	The proposed provisions are consistent with the recommendations from the Discussion Paper. This section of the DCP has been prepared in consultation with Council's Heritage advisor. The following amendments have been made: Duplicate controls across the general heritage section and the HCAs have been removed, and both the general heritage controls and HCAs have be contained in one Part of the DCP. Inclusion of existing controls relating to 'utilities' from Hornsby DCP. In the absence of specific objectives and controls for various HCAs, the general heritage controls apply with the exception of Silverwater Prison Complex. However, to avoid any conflict with the provisions published on the State Heritage Inventory, Silverwater Prison Complex relies on information detailed on the NSW State Heritage Inventory

Topic			rag Par	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
						 A number of inherited HCA were not supported by information consistent with PDCP standard and therefore, where appropriate, information has been derived from the NSW State Heritage Inventory. Heritage Inventory sheets inherited from the Former Hills Shire Council for Burnside Homes Conservation Area have been carried over and provide HCA-specific controls. The headings and numbering was reformatted to be consistent with PDCP standard. All figures have been redrafted for clarity, legibility and consistency. Some figures have been consolidated with other figures to succinctly convey the relevant information. Most figures have been relocated to the General Provisions section, apart from HCA-prescriptive figures. A consequential amendment to the Harris Park West HCA as a result of the City Centre planning
						 proposal has been reflected in the DCP, including: Changed to the land application map's boundary to reflect its new boundary. The addition of subsection 7.10.3.6 to explain the application of Part 9 – Parramatta City Centre Controls. Due to the number of HCAs across the LGA, structural changes are also proposed for this section. These include:
						Categorisation of the HCAs by ward and a supporting figure to illustrate the HCAs by ward. In addition, structural changes were also made as part of the harmonisation process to assist the practical application and enforcement of the controls. The general heritage control and the Heritage Conservation Area (HCAs) controls have been merged into one Part of the DCP to assist with the usage of the DCP by both Council and the applicant.

Topic	DCP coverage	Summary of differences	Harmonisation Discussion Paper —	Proposed Harmonisation DCP Controls
	AGB NOE NOR PAR MIL		January 2019	Refer to Part 7 – Heritage, Section 7.10 of the draft CoP DCP.

Table 6 - General Design Controls

Topics: Views and vistas, General building form and massing controls, FSR/site coverage, Fences, Visual and acoustic amenity, Public domain, culture and public art, Disabled Access, Pedestrian Access, Safety and security

Topic			COV			Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Views and vistas	×				×	Three DCPs have controls that require new development to be designed in a way that minimises the obstruction of significant views or vistas. The intent of the DCPs is broadly consistent - to preserve and enhance significant views - and there is a lot of overlap across the controls. Parramatta DCP's provisions apply generally and are not specific to any particular development type. Holroyd only prescribes controls for residential development, and Hornsby DCP has controls for view sharing which only apply to dwelling houses. Holroyd is the only DCP that has an objective about protecting views to and from public places, however Parramatta DCP has a development control to this effect. Parramatta DCP identifies protected views and vistas in an appendix (Appendix 2 – Views and Vistas). Other DCPs do not.	It is proposed to apply the provisions in Parramatta DCP, as these are considered to be clearer than those in other DCPs. It is also proposed to insert the Holroyd DCP objective about protecting public views and vistas to support the DCP controls and to make it clear these views are to be preserved where possible. The protected views and vistas in Appendix 2 of Parramatta DCP will also be retained as these views are considered to be important to the LGA and will assist with the implementation of the policy. Additional views may be identified through future updates to the DCP, such as part of precinct planning.	The Parramatta DCP 2011 controls have been retained as per the Discussion Paper, and the Holroyd DCP control to protect public views and vistas from streets and public places has been included. The Views and Vistas Appendix has been retained, with the new City boundary applied to the overarching Views and Vistas map (Figure A1.2.1). The views from Granville have been removed to reflect the new boundary. Refer to Part 2 – Design and Place, Section 2.8 and Appendix 1 of the draft CoP DCP.
General building form and massing controls	V	~	V .	~	¥ '	All DCPs have general controls and principles to guide the built form of new buildings, with the common purpose of ensuring development is of a high quality design compatible with its context. A range of matters are addressed including façade design (e.g. articulation, materials, proportions and position of entries), roof design, balustrade design, how the design responds to context/climate and the relationship between the building and the public domain. The approach and level of detail varies across the DCPs depending on the proposed use and building typologies. Built form is also determined by height, floor space and permitted land uses, which are controlled by the LEP as well as other more detailed DCP design controls.	As these controls are general in nature they will be reviewed to ensure a set of clear and succinct provisions are included in the consolidated DCP and remove duplication with other controls. Generally, it is anticipated that general controls will be adopted for both residential and non-residential development in regards to: Overall design quality Façade design Building siting Building materials Landscaping, deep soil, parking and fencing A standalone section for 'massing' or 'bulk and scale' is not considered necessary, as the size of a building will ultimately be determined by height, setback and landscaping controls.	Recommendations from the Discussion Paper have been adopted into the draft CoP DCP and have been reviewed to ensure there will be no duplication of themes throughout the DCP. The general building form and massing controls are largely consistent with the Parramatta DCP 2011. As part of the structure review work that formed the harmonisation process, this section now falls under Part 2 Design in Context. This Part was reviewed to ensure all objectives and controls contained within this section are highly specific to the context of Parramatta. These controls have been refined to ensure that everything contained within this Part will be generally applicable to all building types. Any information formerly included in this section that is considered to be specific to certain building types

Topic		СР (Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
						In addition, many design matters are addressed by the <i>ADG</i> for residential apartments (including		only have been relocated to the relevant sections in Part 3 or 4 of the DCP.
						shop top housing).		The controls relating to massing have been retained to provide further guidance on how the envelope controls are to be translated into a building design that is compatible with its surrounding context.
								Refer to Part 2 – Design and Place of the draft CoP DCP.
FSR/site coverage	~	V	V	V	V	Some DCPs prescribe floor space ratios, gross floor area and/or site coverage controls for	It is not proposed to carry over these controls into the consolidated DCP. It is considered more	Recommendations from the Discussion Paper have been adopted into the DCP.
						different land uses. For example, The Hills DCP prescribes floor space ratio controls for dual occupancy developments (0.5:1) and maximum	appropriate to include FSR controls in the LEP where they will have maximum weight.	As FSR controls will be contained within the LEP, it is not necessary to repeat this in the DCP.
						site coverage controls for single dwellings.	Controls for site coverage/floor area are unnecessary as FSR, in conjunction with setbacks and deep soil controls, will ultimately determine the maximum size of developments.	Site coverage will be guided by setback and deep soil requirements, and therefore unnecessary to specify site coverage controls.
							,	Refer to Part 2 – Design and Place of the draft CoP DCP.
Fences	~	✓	✓	~	V	All DCPs have controls for fencing, but the detailed requirements vary.	As many forms of fencing can be carried out as exempt or complying development under the	Recommendations from the Discussion Paper have been adopted into the DCP.
						Controls for fencing in heritage conservation areas or special character areas will be addressed separately in the DCP.	Codes SEPP, detailed provisions in the DCP are not considered necessary and the current design principles in Parramatta DCP will be retained.	The controls are mostly prepared from retained Parramatta DCP 2011 controls, noting the prevalence of the <i>Codes SEPP</i> in guiding this sort of development.
								Refer to Part 2 – Design and Place, Section 2.6 of the draft CoP DCP.
Visual and acoustic	~	~	~	V	~	The intent of DCPs is broadly consistent – to provide a high level of visual and acoustic	It is proposed to adopt the approach in Parramatta DCP, which is to have general	Recommendations from the Discussion Paper have been adopted into the DCP.
amenity						privacy for residents - but there are differences in the detailed design requirements. All DCPs have controls for residential development, but only some have provisions for non-residential development. Some of the key differences include balcony design, noise	controls applying to all development and then additional controls specific to each development type. The controls in Parramatta DCP will be substantially retained, as these provisions are considered quite strong. Appropriate controls for noise generating	The approach to visual and acoustic amenity has been largely adopted from the Parramatta DCP 2011. Additional controls have been drafted to strengthen Council's ability to respond to issues observed in the current development application process, such as:
						restrictions, fence treatments and design of building elements (e.g. location of windows).	business and industrial developments will be adopted from other DCPs to ensure these developments do not have any adverse impacts	Specifying the preferred location of balconies to prevent overlooking.

Topic			COV HOR			Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Public domain, culture and public art	~	~	~	~	×	All of the DCPs have considerations for acoustic amenity, which overlap somewhat with privacy controls. Parramatta and Holroyd DCPs prescribe maximum internal noise levels for particular developments, whereas others refer back to relevant legislation. Hornsby DCP has specific requirements for construction noise, noise sensitive development and noise generation development. The Infrastructure SEPP also includes requirements for development near major roads and rail corridors, including for internal sound levels for residential development. Most DCPs contain provisions relating to various aspects of the public domain, including the interface of buildings with the street and the provision of street trees and other landscaping elements. Parramatta DCP is supported by the recently updated Public Domain Guidelines, which sets the protocol for all public domain improvements in the LGA. The provisions in other DCPs are written more as principles, not controls. Auburn DCP requires development to consider public domain plans where these have been prepared for specific precincts, such as Newington. Hornsby DCP also contains masterplans for a number of its town centres. Holroyd DCP makes reference to a Landscape Masterplan. Public art is addressed in most DCPs, but Parramatta DCP is generally the most prescriptive and is the only DCP that requires consideration of social and cultural elements, including buildings, archaeological features or sub-groups in the community. Auburn and Holroyd DCPs refer back to a supporting art policy to provide guidance for art installation.	on nearby residential development. Internal noise level requirements will be amended so they are consistent with the <i>Infrastructure SEPP</i> requirements. The additional considerations in Hornsby DCP for noise sensitive uses and noise generating uses are considered superfluous, as these are already provided for under legislation, including the <i>Infrastructure SEPP</i> and <i>Protection of the Environment Operations Act 1997</i> . Likewise, construction noise is managed through conditions of consent, which means DCP controls are not necessary. It is proposed to include a clear set of prescriptive controls relating to the public domain in the consolidated DCP. The controls will require compliance with Council's <i>Public Domain Guidelines</i> (PDG) which are kept up to date and apply to the whole LGA. All development that meets the specific threshold in the PDG (as described in part 2.3.5) will be required to prepare and submit a public domain plan. These will include controls relating to: • interface between ground floor of shop top housing/mixed use development and the public domain • awning design • street trees Duplication of controls in other sections of the DCP (such as landscaping requirements) will be removed. Precinct specific controls will be carried over into the new DCP. It is proposed to adopt the current Parramatta DCP provisions relating to public art in the consolidated DCP.	 Preference for site planning to address visual and acoustic amenity issues before employing measures such as screening. Providing further guidance to achieve visual privacy using setbacks and internal layout planning instead of relying on screening methods that are often ineffective, and in turn, deliver poor visual outlook for residents from habitable rooms (i.e., the controls better balance privacy with amenity). Refer to Part 3 – Residential Uses, Section 3.2 of the draft CoP DCP. Consistent with the recommendations of the Discussion Paper, provisions from Parramatta DCP 2011 have been retained with some updates to reflect Council's Art and the Public Domain Guideline to provide further clarity and deliver improved design outcomes. Refer to Part 2 – Design and Place, Section 2.9 and 2.13 of the draft CoP DCP.
Disabled Access	V	√	V	'	V	The provisions for disabled access are consistent in intent, but the level of detail of	It is proposed to adopt the approach in Parramatta DCP, which is to require compliance	Recommendations from the Discussion Paper have been adopted into the DCP.

Topic				era		Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
						controls varies. Parramatta DCP is the least prescriptive and simply requires compliance with relevant legislation and government standards, whereas the other DCPs are more detailed and have specific provisions for particular zones/development types. All of the DCPs refer back to Australian Standards, legislation or the BCA.	with Australian Standards, the BCA and other relevant legislation. It is not necessary to include detailed controls in the DCP, as per the approach in some DCPs, as these duplicate the requirements of the aforementioned documents (which supersede the DCP controls). This includes requirements for parking for people with disabilities as rates are prescribed through the BCA.	Controls include reference to complying with Australian Standards (which are listed), BCA and relevant legislation for development for people with a disability. Refer to Part 2 – Design and Place, Section 2.11 of the draft CoP DCP.
Pedestrian Access	~	√	~	V	√	The controls for pedestrian access differ across the DCPs. Parramatta DCP focuses on pedestrian site-through links, whereas other DCPs focus on access to and within buildings.	It is proposed to retain the controls from Parramatta DCP. The additional matters for consideration in other DCPs are generally covered in Australian Standards, the <i>BCA</i> or legislation, or are addressed in other parts of the DCP (such as disabled access or building design).	Recommendations from the Discussion Paper have been adopted into the draft CoP DCP with a minor amendment to require a minimum width of 4m for pedestrian through-site links which is consistent with the draft City Centre DCP. Refer to Part 2 – Design and Place, Section 2.10 of the draft CoP DCP.
Safety and security	V	~	~		V	All DCPs have a consistent aim to minimise opportunities for crime and to increase community safety. The controls cover issues such as lighting, dwelling orientation, entries/access and casual surveillance. These are based on well-established principles. All DCPs include controls for different types of residential development, but the level of detail varies, particularly in regards to building design, fencing and landscaping. The Parramatta DCP include controls for all types of residential development with the exception of multi dwelling housing. A number of DCPs also have provisions for non-residential development, including industrial areas. Hornsby and Parramatta DCPs require a Crime Prevention Through Environmental Design (CPTED) report for large scale developments.	The safety and security controls will be reviewed further to ensure the strongest and clearest provisions are adopted. This review will take into account established principles and standards. Generally, it is anticipated that controls will be adopted for both residential and non-residential development types. It is proposed to mandate a CPTED assessment for large-scale or crime sensitive developments, such as new commercial buildings or brothels.	Recommendations from the Discussion Paper have been adopted into the draft CoP DCP, with minor updates to language of objectives and controls to provide further clarity. Provisions pertaining to safety and security for non-residential development (business and industrial development) are based upon controls from Auburn DCP, as these controls would minimise opportunities for crime and promote improved security. Refer to Part 2 – Design and Place, Section 2.14 of the draft CoP DCP.

Table 7 - Controls Specific to Residential Development

Topics: Desired future character, Dwellings and dual occupancies, Secondary dwellings (granny flats), Multi dwelling housing, Manor houses, Apartments (residential flat buildings), Shop top housing, Housing diversity and choice, Attics

Topic			COV HOR		ge	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Desired future character	×	×			×	Hornsby DCP has 'desired future character statements' for multi-dwelling housing and apartments, which outline expectations for particular residential zones, including density, design quality, bulk and scale and car parking. Similarly, Parramatta DCP has 'neighbourhood character areas' which identify traditional residential patterns and design features for dwelling houses, including roofs, entries, car parking, windows, doors and materials and finishes.	The character profiles within DCPs are quite generic and do not allow for much flexibility or reflect variations in local character across the LGA. These profiles will be reviewed further to identify whether they are the most effective way of outlining expectations about how new development should contribute to local character across the LGA. This review will consider work currently being undertaken by the Department of Planning and Environment on how local character can be embedded in land use plans, including the potential for LEP character overlays. Any existing controls relating to specific precincts in the LGA, such as those for town centres, heritage conservation areas and special character areas will be retained and included in the new DCP.	As per the recommendation of the Harmonisation Discussion Paper, local character profiles and existing controls relating to specific precincts, heritage conservation areas or other special character areas have been retained from the DCPs. A more wholistic character statement for the City has been drafted as an introduction to the DCP, that aims to encompass a description of Parramatta's geological setting, as included in Part 2 Design in Context. Refer to Part 2 – Design in Context and Part 8 – Centres and Precincts of the draft CoP DCP.
Dwellings and dual occupancies				~	V	All DCPs have design controls for dwelling houses, which cover issues such as building height, lot size, floor to ceiling heights, frontage and setbacks, landscaping and dwelling / bedroom size. All DCPs except Hornsby have controls for dual occupancies. Holroyd DCP takes a slightly different approach by having specific controls for attached and detached dual occupancies, as well as special considerations for dual occupancies facing laneways, culs-de-sac, corner lots and arterial roads/transit ways. Key differences between controls relate to minimum setbacks, landscaping and deep soil.	Proposed controls relating to minimum setbacks, landscaping, deep soil and open space requirements are outlined in Sections 2.3 and 3.2 of the Discussion Paper. Controls relating to minimum lot sizes and restrictions of the form of dual occupancies are outlined in Section 3.1 of the Discussion Paper. Following feedback on these proposals, Council will consider the need for any additional design controls for dwellings and dual occupancies to support good design outcomes, such as those for site layout and configuration. This will include controls requiring dual occupancies in heritage conservation areas to be located behind the existing dwelling. These will be consulted on as part of the draft consolidated DCP.	Recommendations of the Discussion Paper have largely been followed for dwelling houses. Controls relating to dwelling houses have been largely prepared using retained Parramatta DCP 2011 controls. Minor updates include further design guidance on maintaining visual and acoustic privacy between dwellings, as well as articulation of side boundary walls through a maximum length of wall control. Following a detailed review of dual occupancy development outcomes across the City, a consolidated set of controls have been prepared in response to a number of recurring design concerns. Some of the controls proposed to support good design outcomes include: Increasing side setback controls and introducing a building width control the ensure a proportional response between building bulk and lot size.

Topic	DCP coverage	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
			,	 Maximum length of wall control along side boundaries to reduce the impact on neighbouring properties. Upper-level setback controls to guide bulk as perceived from the street. Detailed guidance on the design, location and width of driveways/garages. Increased provision for deep soil in the front setback to support large canopy tree planting. Specifications for street interface design.
				Additionally, new controls have been introduced to guide appropriate development outcomes on challenging sites such as sloping, cul-de-sac and corner lots.
				However, it should also be noted that Dual Occupancy development can proceed as complying development where as long as they comply with controls specified in the relevant SEPP they can proceed without obtaining consent from Council. In these cases, these controls would not apply.
				The Discussion Paper recommended controls requiring dual occupancies in heritage conservation areas to be located behind the existing dwelling. The Council endorsed Harmonisation Planning Proposal (i.e. draft consolidated Parramatta LEP) seeks to prohibit dual occupancy development on R2 Low Density land across Heritage Conservation Areas (HCAs) (with the exception of the South Parramatta HCA).
				In addition, the planning proposal requires dual occupancy development that is on a site with a heritage item (which is not within a HCA) to be detached (i.e. the two dwellings to be located behind the existing dwelling). Other than the inclusion of specific dual occupancy development controls for the South Parramatta HCA, which have been carried across from the current Parramatta DCP 2011 and is consistent with the draft consolidated Parramatta LEP, specific controls relating to dual occupancy development
			20 -4.54	within HCAs have not been included within the

Topic				era	ge НIL	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
								draft CoP DCP. This is because the Harmonisation Planning Proposal seeks to prohibit dual occupancy across most HCAs and because there are general dual occupancy controls proposed within the draft CoP DCP that can be used where detached dual occupancy is permitted under the LEP. In addition, to heritage items this includes sites with two street frontages or corner sites.
								Refer to Part 3 – Residential Uses, Section 3.3 of the draft CoP DCP.
Secondary dwellings (granny flats)	~	V	×	~	×	DCP controls are somewhat consistent, particularly in regards to setbacks, landscaping and deep soil. Auburn and Holroyd DCPs have additional considerations not addressed in Parramatta DCP, such as clothes drying areas.	It is proposed to generally retain the provisions in Parramatta DCP, as these controls are considered to be the strongest. The additional considerations in other DCPs are considered superfluous as these are addressed in other	As per the recommendation of the Harmonisation Discussion Paper, controls for secondary dwellings have been largely prepared using retained Parramatta DCP 2011 controls.
						rainwater tanks and dwelling / bedroom size.	sections of the DCP, such as energy and water efficiency or solar amenity.	However, it should also be noted that secondary dwelling development can proceed as complying
						Granny flats may also be lodged under the ARHSEPP which has a number of development standards, including lot size, floor area and parking, which take precedence over the	Granny flats proposed under the ARHSEPP will be also be assessed against the relevant standards in this instrument (Division 2 of Part	development where as long as they comply with controls specified in the relevant SEPP they can proceed without obtaining consent from Council. In these cases, these controls would not apply.
						controls in a DCP.	2).	Refer to Part 3 – Residential Uses, Section 3.3 of the draft CoP DCP.
Multi dwelling housing	~	√	√	✓	~	All DCPs have design controls for multi dwelling housing, which cover issues such as height, frontage, setbacks, floor to ceiling heights, building separation, landscaping, deep soil and private open space. DCPs currently apply one set of controls to all multi dwelling housing types	Proposed controls relating to setbacks, separation between dwellings, minimum dwelling widths, landscaping and deep soil and open space are outlined in Section 4.4 (Table 3) of the Discussion Paper. Separate controls are proposed for townhouses/villas and terrace style	The proposed DCP controls have varied several recommendations from the Discussion Paper, in response to the <i>Codes SEPP</i> requirements and further detailed design testing aimed at supporting good design outcomes for multi-dwelling housing. This includes:
						(e.g. townhouses, villas and terraces). Key differences relate to setbacks, lot size requirements and minimum landscaping.	development. Following feedback on these proposals, Council will consider the need for any additional design controls to support good design outcomes, such as those for site layout, building orientation and elevations and storage. These will be consulted on as part of the draft consolidated DCP.	 Increasing side setbacks from 900mm to 1.5m to improve separation and amenity between dwellings, as well as ensure a degree of consistency between DCP and Code SEPP outcomes. Increasing the minimum site frontage required for terrace housing from 18m to 21m. This is the minimum required to deliver three 5m wide terraces and is consistent with the minimum site frontage control specified in the Code SEPP.

Topic			COV		ge HIL	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
								 Increasing the rear setback requirement for terraces and townhouses to 15% of the site length, to ensure a proportional response to lot size. This is consistent with the existing Parramatta DCP controls. Developed design guidance for street interface design and minimising the appearance of driveways/garages. Included supportive diagramming to illustrate the alternate configurations and site layout for townhouse development that can be supported in the context of Parramatta. Additional and specific guidance for corner lots. As it is possible to develop terraces and other types of multi-dwelling housing as complying development under the Codes SEPP, the proposed DCP controls have been reviewed to ensure a degree of consistency but where development is pursued as complying development the controls in this DCP will not apply A definition of terraces and townhouses has been included in the draft COP DCP, as well as guidance on the lot types or characteristics that may be most appropriately developed using these housing typologies. Refer to Part 3 – Residential Uses, Section 3.4 of the draft COP DCP.
Manor houses	×	×	*	×	×	new category of housing known as manor houses, which are defined as a form of small residential flat building, up to two storeys high, with only 3 or 4 dwellings. A manor house may	As none of the DCPs have controls for manor housing, it is proposed to adopt appropriate development controls to ensure a good built form outcome is achieved. Suggestions for key controls are outlined in Section 4.4 (Table 4) of the Discussion Paper.	Recommendations from the Discussion Paper have been adopted into the draft CoP DCP, with minor amendments including: A definition of manor houses in the context of Parramatta and where they may be most appropriately developed. Increased minimum side setback requirement from 900mm to 1.5m to create consistency between other medium density housing types, the Codes SEPP. Additional and specific guidance for corner lots. Amenity requirements consistent with the Apartment Design Guidelines.

Topic			COV	ge HIL	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
							As it is possible to develop manor housing as complying development under the <i>Codes SEPP</i> , the proposed DCP controls have been reviewed to ensure a degree of consistency but where development is pursued as complying development the controls in this DCP will not apply.
							Refer to Part 3 – Residential Uses, Section 3.4 of the draft CoP DCP.
Apartments (residential flat buildings)	V			V	All DCPs have design controls for apartments, which cover issues such as height, frontage, setbacks, floor to ceiling heights, building separation, landscaping, deep soil, private open space and building length/depth. Hornsby DCP has separate controls for apartments depending if they are 3, 5 or 6+ storeys, whereas the other DCPs apply one set of controls to all apartment sizes. Apartment development in the LGA tends to be for buildings of 3 or more storeys with at least 4 dwellings, and so the provisions of SEPP 65 and the associated Apartment Design Guide will apply.	Key proposed controls for apartments are outlined in Section 4.4 (Table 4) of the Discussion Paper. For issues such as visual privacy, solar and daylight access, common circulation and spaces, apartment size and layout, ceiling heights, private open space and balconies, natural ventilation and storage, the provisions of the State Government's <i>Apartment Design Guide (ADG)</i> will override DCP controls. As such it is proposed to align the DCP controls with the <i>ADG</i> for these matters.	Recommendations from the Discussion Paper have been largely adopted into the draft CoP DCP. The controls have been updated to reflect current standards of the State Government's Apartment Design Guide and position established in the Parramatta City Centre DCP. Specific DCP controls have been included to guide the design of building interfaces at the street, building proportions, deep soil and communal open space. This section of the DCP will contain controls relating to residential flat buildings of up to 8-storeys in height. Other apartment types will be guided by controls relating to specific precincts or other special areas. Refer to Part 3 – Residential Uses, Section 3.5 of the draft CoP DCP.
Shop top housing		•	•	~	Shop top housing refers to a building with dwellings located above ground floor retail or business premises. All DCPs include controls for shop top housing. Key differences between DCPs relate to minimum frontage, setbacks, building separation, landscaping and deep soil. It is noted the provisions of SEPP 65 and the State Government's Apartment Design Guide will also apply to the shop top housing where the	It is proposed to retain separate provisions for shop top housing, to take into account the commercial environments in which they are located. These controls will be generally consistent with the <i>ADG</i> . Additional controls proposed include: • floor to ceiling heights: 2.7m (4m for ground floor commercial) • site frontage: min. 6m wide (to retain fine grain) • setbacks: as per Parramatta DCP • landscaping: as per Parramatta DCP	Recommendations from the Discussion Paper have been adopted into the draft CoP DCP, with minor amendments to capture both shop top and other types of lower scale mixed-use development. Refer to Part 3 – Residential Uses, Section 3.5 of the draft CoP DCP.

Topic	DCP coverage			Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
				building is 3 or more storeys and contains at least 4 dwellings.	noise mitigation: as per Parramatta DCP	
Housing diversity and choice				All DCPs have controls seeking a mix of dwelling sizes to be provided in apartment developments. These controls are broadly consistent and generally require at least 10% of each size of dwelling (1, 2 and 3 bedrooms) to be provided. Auburn, The Hills and Hornsby DCPs also include dwelling mix and/or minimum internal dwelling size requirements for multidwelling housing schemes. All DCPs also include requirements for accessible or adaptable housing to be included in multi-dwelling housing and apartment developments. These generally require 5-15% of dwellings to be built to relevant Australian Standards for accessible or adaptable housing. Hornsby DCP also seeks 20% of dwellings in large schemes to meet Universal Design standards (silver level) under the <i>Livable Housing Guidelines</i> . Auburn and The Hills DCPs include additional controls and guidance focusing on accessibility, e.g. minimising physical barriers, requiring elevators and designing for mobility impaired people. By contrast, Parramatta, Holroyd and Hornsby DCPs place a stronger focus on residential mix and adaptability/flexibility. Adaptable and flexible design enables the community to respond to and accommodate the changing life cycle needs of residents over time and ensures accessibility for all people regardless of their age or mobility. Ensuring that development provides adaptable dwellings and employs universal design principles will also minimise retro-fitting costs that may be required at a later date.	 Dwelling mix It is proposed to adopt the following dwelling mix requirements to provide for a range of household types: Medium density housing: For schemes of 10+ dwellings, 20% must have 3 or more bedrooms Apartments (10+ dwellings): 10-20% of dwellings to be 3+ bedrooms, 60%-75% of apartments to be 2 bedrooms, 10%-20% of bedrooms to be 1 bedroom/studios It proposed to include a control seeking the majority of family-sized units to be located on the ground/lower levels of apartment blocks to support family-living in higher density housing. Holroyd and The Hills DCPs already include a similar requirement. Adaptable housing It is proposed to adopt the following requirements to enable inclusion and accessibility for all people in the LGA: Multi dwelling housing, apartments and shop top housing with less than 10 dwellings: require at least 1 dwelling to meet Livable Housing Guidelines (2012) silver level design. Multi dwelling housing, apartments and shop top housing with 10 or more dwellings: require at least 15% of dwellings to meet Livable Housing Guidelines (2012) silver level design. Ground floor dwellings in buildings with no lift: must be 'visitable' by people with a disability in accordance with AS 1428 1:2001. All dwellings in buildings with lift access: must be 'visitable' by people with a disability in accordance with AS 1428 1:2001. 	Recommendations from the Discussion Paper have been adopted into the draft CoP DCP, with minor amendments to reference other relevant local strategies such as: Socially Sustainable Parramatta Framework 2017 Local Strategic Planning Statement 2036 Local Housing Strategy 2020 Further clarity has been provided on the preferred location of family-sized units, which are to be located at the ground level or podium level of a residential development. Refer to Part 3 – Residential Uses, Section 3.1 of the draft CoP DCP.

Topic	DCP coverage					Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
							The proposed adaptable housing requirements are consistent with Council's <i>Disability Inclusion Action Plan</i> (2017-2021) and Council's commitment to ensuring social sustainability within our community through the <i>Sharing the Opportunities of Growth for All – Socially Sustainable Parramatta Framework</i> (2017).	
							The need for additional or amended controls will be considered following the completion of the Local Housing Strategy.	
Attics	*	V '	V	V	×	Most DCPs include controls for attic design, which cover issues such as roof pitch, cross ventilation and design of windows. There is some overlap between the DCPs, however the level of detail and design requirements vary, particularly in regards to wall/roof heights and dormer windows. Attic conversions in dwelling houses can also be undertaken as complying development under the Codes SEPP.	It is proposed to include attic controls in the DCP to ensure appropriate design measures are in place to assess DA proposals received. Key controls proposed include: • Attics to be designed to fit within the building envelope (excluding dormer windows) and are not to increase the bulk and height of the roof • Attics to be designed to allow good light and ventilation • Attics to be no greater than 25sqm in floor area • A minimum floor to ceiling height of 2.4m will be required Controls for roof pitch, dormer window specifications and wall heights will also be included.	Recommendations from the Discussion Paper have been adopted into the draft CoP DCP. The maximum floor area permitted for attic spaces has been increased from 25sqm to 30sqm to allow the potential for a master bedroom to be comfortably accommodated within the roof space. This slight increase in the floor area permitted for attics ensures that there is enough flexibility to meet the necessary amenity standards for a habitable room in this location such as minimum room dimensions, daylighting and natural ventilation. Detailed controls and supporting diagrams which ensure attic spaces are contained within the roof form, do not contribute to any additional building bulk or impact on the privacy of neighbouring dwellings have been preserved in this section. These diagrams demonstrate the additional 5sqm has an inconsequential impact on privacy.
								Refer to Part 3 – Residential Uses, Section 3.2 of the draft CoP DCP.

Table 8 - Traffic and Parking

Topics: Car parking rates, Bike parking rates, Motorcycle parking, Loading bay rates, Design of parking areas, Sustainable transport, Electric Vehicles

Topic	В ног		Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Car parking rates			There are differences in car parking rates across the LGA, particularly for non-residential uses, with differences in both the amount of parking required, whether maximums and/or minimums are prescribed, and the basis for working out the required rate. There is no DCP that is consistently higher or lower than the others, with the relative differences between rates varying use by use. The common uses that all DCPs prescribe car parking rates for are residential, business and offices premises, retail, restaurants, industrial, child care centres, sex service premises, and places of public worship. Some DCPs also include site-specific rates for certain precincts, such as Epping Town Centre and Parramatta North in addition to generic LGA-wide rates.	Proposed car parking rates for common land uses are outlined in Section 6.1 of the Discussion Paper. The need to specify rates for other land uses will be considered as part of the preparation of the draft consolidated DCP. Where rates are not specified in the DCP, Council will use established Roads and Maritime Services guidelines to determine appropriate provisions and/or a traffic and parking assessment submitted with the application. Where DCPs contain precinct-specific rates, these will be carried over into the consolidated DCP.	 Recommendations from the Discussion Paper have been adopted into the draft CoP DCP. A summary of the key policy directions are below: Minimum car parking rates have been prepare by Council's Traffic and Transport team according to TfNSW Guide to Traffic Generating Development. Creating a minimum rate of 1 space per single dwelling and dual occupancy, with a minimum of 2 spaces to be required for these development types with 3 or more bedrooms. Car parking rates for residential flat buildings both inside and outside of public transport radius thresholds have been prepared through applying the rates as provided in Table 5.3 of TfNSW Guide to Traffic Generating Development. Business premises car parking rates have been prepared based off the Discussion Paper recommendation to reduce car parking rates be 25% for sites within 800m of a train or light rail stop or 400m from a frequently served bus stop, confirmed to be appropriate rates by Council's T&T team. Industrial car parking rates reflect those in the Auburn DCP. These were recommended by Council's T&T Team. Separating industrial use for rates was recommended in the Discussion Paper, which is reflected in the controls. Separating retail premises and restaurants was recommended by Council's Transport and Traffic team to provide more specific car parking rates for specific land uses. Restaurant car parking rates from the existing PDCP 2011 have been retained and are to be used as a guide when determining suitable parking for this land use. The rates are include below, however the draft CoP DCP requires these to be verified through a traffic and transport impact assessment: a. First 100sqm GFA: Minimum of 1 space per 30sqm GFA (available on-

Topic		 eraç _{PAR}	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Bike parking		·	Bicycle parking requirements vary significantly	Proposed bike parking rates are outlined in	street parking cannot be counted towards this requirement) PLUS b. Additional GFA over first 100sqm: 15 spaces per 100sqm GFA or 1 space per 3 seats, whichever is greater. • Educational establishments, hotels and clubs are to have their car parking rates determined through a traffic and transport impact assessment. • Boarding houses and Housing for Seniors and People with a Disability (Hostels, Residential Care Facilities and Independent Living Units) are to have their car parking rates provided as per their relevant SEPPs. • Recreational facilities and medical centres are to have their car parking rates determined according to TfNSW Guide to Traffic Generating Development. • Precinct-specific rates have been retained within the DCP. Refer to Part 6 – Traffic and Transport, Section 6.2 of the draft CoP DCP.
rates			across the DCPs in terms of when and how much parking is required. All DCPs require bike parking for apartment development and for business and commercial uses. Some DCPs also prescribe requirements for other land uses including multi-dwelling development, industrial development and education facilities. DCPs also include different requirements for end of trip facilities, such as lockers and showers.	Section 6.3 of the Discussion Paper. The proposed rates will help to facilitate a shift towards sustainable transport, consistent with the objective of the Parramatta Bike Plan. All bicycling parking must also be consistent with AS 2890.3:2015 Parking Facilities- Bicycle Parking.	 have been adopted into the DCP, with minor additions to be consistent with the current Parramatta Bike Plan 2017 and relevant Australian Standards. These are as follows: Requirements for end-of-trip facilities in non-residential premises are to provide: 1 shower and change facilities per 10 staff/employees, and 1 locker per employee/staff bicycle parking spot provided. Ensuring that bicycle parking facilities do not impede pedestrian or vehicular circulation and being located in highly visible, illuminated areas to minimise theft and vandalism. Making bicycle parking facilities a requirement for all new and redeveloping business and industrial premises. Where bicycle parking

Topic		СР				Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
								requirements are over 30 spaces, suitable end of trip facilities must also be provided. Ensuring all bicycle parking is to be provided in the form of Class B lockers for residents/employees and Class C rails for visitor parking, as specified in Australian Standard AS2890.3 – Bicycle Parking Facilities. Additional bicycle controls outside the scope of the Discussion Paper include storage facilities and charging outlets for e-bikes. Although e-bike chargers are to be provided by the owners themselves, e-bike controls include the following: 10A e-bike charging outlets to 10% of provided bicycle parking spaces; No bicycle parking spaces being more than 20m away from an e-bike charging outlet. Refer to Part 6 – Traffic and Transport, Section 6.3 of the draft CoP DCP
Motorcycle parking	34	*	V	V	~	Hornsby, Parramatta and The Hills DCPs include parking requirements for motorcycles. Both The Hills and Hornsby DCPs require onsite motorcycle parking at a rate of 1 motorcycle parking space per 50 car spaces. Parramatta DCP only includes requirements for boarding houses, reflecting the <i>ARHSEPP</i> .	It is proposed to adopt the following motorcycle parking rates in the consolidated DCP: Boarding houses: Min. 1 space per 5 boarding rooms All other developments: Min. 1 space per 50 car parking spaces or part thereof.	Recommendations from the Discussion Paper have been considered in the draft CoP DCP. Motorcycle parking rates within the DCP adopt the Discussions Paper's recommendation of providing a rate of 1 motorcycle parking space per 50 car parking spaces. For boarding house development, the DCP relies upon the controls provided in the State Environmental Planning Policy (Housing) 2021. There is no set rate provided in this legislation, however, ensures that adequate bicycle and motorcycle parking spaces are provided. Refer to Part 6 – Traffic and Transport, Section
Loading bay rates	~	*	×	*	✓	Some DCPs prescribe loading bay requirements for non-residential uses. Rates vary across DCPs. Parramatta DCP prescribes the same rate for all land uses and these tend to be highest across DCPs. Auburn and The Hills DCPs apply different rates to different uses and are considerably higher than other DCPs.	A generic rate for all land uses is not considered appropriate given loading requirements will vary by use. Consideration will be given to different rates that could be prescribed for different uses. An alternative approach would be to not prescribe rates and instead determine appropriate provision on a case by case basis,	Recommendations from the Discussion Paper have been considered in the draft CoP DCP. As per the recommendation of the Discussion Paper, prescribed rates for loading bays are not provided in the DCP, rather that a case-by-case assessment is to be applied through a traffic and transport impact assessment. This assessment

Topic		COV			Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
					Holroyd and Hornsby DCPs determine required provision on a case by case basis.	taking into account the demand, type and size of the commercial and/or retail developments and the frequency and type of delivery vehicle. This could be addressed through a Traffic	must demonstrate that the proposed development will not result in any on-street loading or unloading activities.
						Impact Assessment report submitted with applications.	Loading bays are to be provided in accordance with the TfNSW Guide to Traffic Generating Development, with spaces to include car and motorcycle spaces for couriers.
							Furthermore, if a more detailed Loading Dock Management Plan is required, it is recommended that it be prepared in accordance with the NSW Last Mile Toolkit.
							Refer to Part 6 – Traffic and Transport, Section 6.4 of the draft CoP DCP.
Design of parking areas			~	~	All DCPs applying within the City of Parramatta LGA have a consistent aim to reduce the visual impact and dominance of car parking, however the level of detail of controls varies. Common requirements across the DCPs include: Garages and parking areas must be setback from the front of a building and limited to a maximum width of 6m or 50% of the building's street elevation The number of driveways and vehicle crossings should be minimised and appropriately spaced apart in multi dwelling housing Landscaping should be used to minimise visual impact	Controls relating to the visual appearance of car parking areas will be reviewed to select those that help reinforce our aim to minimise the visual impact of garages and car parking areas and ensure they do not dominate the street, without unreasonably impacting the development. Refer to Section 6.2 of the Discussion Paper. Technical requirements for car parking areas, such as the minimum dimensions of car parking spaces and the design of circulation areas are largely governed by Australian Standards, which council routinely applies. The DCP will be reviewed to remove any duplication with these standards.	The proposed DCP controls have incorporated the recommendations of the Discussion Paper including design of car parking areas for dwelling houses/dual occupancies, multi-dwelling housing, non-residential development and general landscaping requirements. The DCP also addressed the issue of removing controls which duplicate Australian Standards. A summary of the key policy directions adapted from the five DCPs is below: Providing a maximum garage width of 6.3m to minimise the visual impact of garages and car parking areas and ensure they do not dominate the street, without unreasonably impacting the development. Setting carports and garages back a minimum of 300mm behind the building line or are to be recessed behind the second storey front wall. This control has been deemed sufficient by the City Design team, as the proposed 1m setback in the Hornsby DCP was excessive. Using landscaping to deliver better design and streetscape outcomes where parking is permitted forward of the building line Basement car parking on sloped sites are not to exceed 1m above ground level, as these constitute a

Topic				age	Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
							storey, and compliance with Australian Standard AS2890 is required. Parking at multi-dwelling housing is to be located at the rear of sites to ensure that parking is not visible from the street. For multi-dwelling developments, ensuring that driveways are to be shared by two or more dwellings to minimise the impact to the street frontage and ensure sufficient street parking. Vehicle access for industrial development will not impact on residential uses and, therefore, not be provided at the boundary to these uses. To minimise the visual impact on street frontage, at grade parking, loading areas and vehicle access points should be screened using landscaping. A 1m landscaped area is to be provided along the boundary of driveways to minimise the visual impact on the street and integrate the driveway with the surrounding landscaping. Underground/undercroft parking is to be provided with a security door/screen to minimise the visual impact of the building's façade and integrate the parking areas into it. Refer to Part 6 – Traffic and Transport, Section 6.2 of the draft CoP DCP.
Sustainable transport	×	3	•	*	Only Parramatta and Hornsby DCPs include controls for car share schemes and travel plans. Outside of Epping Town Centre, car share is only encouraged and not a prescribed requirement under Hornsby DCP. By comparison, Parramatta DCP prescribes a minimum rate for large residential and business developments. Both DCPs require Travel Plans for large scale developments.	New developments should provide opportunities to support and encourage the use of sustainable transport through car share parking and developing travel plans. Car sharing discourages personal car ownership and use, while offering the benefits of a car for occasional trips. As such it is proposed to adopt the controls in Parramatta DCP for car share and travel plans, as these provisions are generally stronger than those in Hornsby DCP.	As per the recommendations of the Discussion Paper, the proposed sustainable transport controls support and encourage the use of sustainable transport throughout the City by providing car share thresholds and the development of travel plans. Carshare controls discourage the ownership of personal cars, while providing the opportunity of car use for occasional essential trips. Car share controls have been based on those in the Parramatta DCP 2011.
						42 of 51	The carshare controls have been informed by the Parramatta DCP 2011 however have been amended to remove the radial catchments (i.e 800m catchment of a railway station or 400m catchment of a bus stop) for where carshare

Topic		СР				Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
								parking rates apply. This is due to the uptake of the car spaces by rideshare providers and residents, with these spots within developments not effectively being used.
								The draft CoP DCP proposes to only require car share for developments within the Parramatta City Centre, Epping, Westmead, Granville and Harris Park town centres where maximum parking rates are applied to encourage less reliance on private vehicles within these centres. Due to the maximum parking rates, car sharing in these areas are likely to be more attractive for residents.
								The trave plan controls in the draft CoP DCP vary from the controls in the Parramatta DCP 2011 in the following way:
								 Replacing the title of "Green Travel Plans" with "Travel Plans", as the purpose of the travel plans is to promote sustainable transport use and is explained in the plan itself. Following consultation with Council's Traffic and Transport team, removing the radial catchment from railway stations and bus stops which made travel plans a requirement. Instead of this, it was agreed upon that the size of a development should inform whether a travel plan is a requirement, rather than location. Refer to Part 6 – Traffic and Transport, Section 6.1 of the draft CoP DCP.
Electric Vehicles	×	×	×	*	×	No existing controls contained within the DCPs.	As Electric Vehicle (EV) controls were not within any of the DCPs at the time of writing the Discussion Paper, there was no	The draft CoP DCP is introducing new EV controls as part of the harmonisation process.
							recommendation within the Discussion Paper.	The uptake of electric vehicles has increased in recent times triggering several councils (including the City of Newcastle recently) proposing controls related to facilitating infrastructure to support electric vehicle requirements.
								The CoP City Centre DCP, as well as other precinct DCPs in the City such as Melrose Park and Telopea also contain controls relating to electric vehicles.

Topic	DCP coverage			Summary of differences		Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
								The consideration of EV controls arose during the harmonisation process to help support the new City of Parramatta's transition towards more sustainable travel.
								Council officers undertook a review of electric vehicle controls that currently apply to the City Centre, and assessed their suitability to apply to the rest of the City. The following electric vehicle controls are proposed:
								 Provision of electrical circuit and power point to enable an easy future EV connection in the garage connected to the main switch board for all single and dual occupancy dwellings. All other residential accommodation to provide an EV Ready Connection to at least one car space for each dwelling/apartment to ensure equal access throughout buildings to EV charging. Provide and locate EV Distribution Boards so that no cables of more than 50m from the parking bay are required to connect to charging to ensure easy accessibility to charging points. The provision of a minimum Level 2 40A fast charger and Power Supply (connected to an EV Distribution Board) for all shared and visitor vehicle parking spaces. All parking provided with commercial development is to provide 1 Shared EV connection for every 10 commercial car spaces throughout carparks, to enable charging opportunities for visitors and employees. Refer to Part 6 – Traffic and Transport, Section 6.1.3 of the draft CoP DCP.

Table 9 – Controls Specific to Other Development

Topics: Business development, Industrial development, Advertising and signage, Subdivision of land and site consolidation, Places of public worship, Child care centres, Educational establishments, Sex services premises, Restricted premises, Telecommunications facilities, Boarding houses, Precinct-specific controls.

Topic	DCP coverage					Summary of differences	Recommendations within Harmonisation Discussion Paper – January 2019	Proposed Harmonisation DCP Controls
Business development						All DCPs have provisions for business/commercial development, which cover issues such as height, site frontage, setbacks, separation, wind mitigation and building design (e.g. awnings). Some of these controls overlap with other DCP controls, such as those relating to shop top housing, parking and visual and acoustic amenity. Holroyd DCP includes additional specific controls for laneways, arcades and corner buildings, plus specific controls for malls, health consulting rooms and arcade centres. Key differences between DCPs relate to floor-to-ceiling height requirements, setbacks, building frontages and landscaping. In addition to the general controls for business development, some DCPs have specific controls for town centres and strategic precincts, including Carlingford, Epping, East Rydalmere and Newington. These cover the majority of business areas outside of the Parramatta DCP area.	As business zones are diverse and take many shapes and size, it is considered that overly detailed development standards are not appropriate. Rather, the individual characteristics of each centre should be considered before a development application is determined. Existing DCP controls specific to town centres or commercial precincts will be retained in the consolidated DCP, incorporating any updates or amendments made through ongoing precinct planning processes. For centres not covered by specific controls, it is proposed to apply controls consistent with those in Parramatta DCP. The following floor to ceiling heights is suggested to improve design outcomes: Floor-to-ceiling heights: For ground floor storeys, the minimum floor to ceiling height shall be 4m. For all other commercial floors, the minimum floor to ceiling height shall be 3.5m.	Consistent with recommendations from the Discussion Paper, provisions are prepared in accordance with existing controls from the Parramatta DCP 2011. This includes the inclusion of floor-to-ceiling heights (as described in the Discussion Paper) to improve design outcomes. Upon further consideration, additional changes have been made and include the following controls from the Auburn DCP 2010: Only open grille or transparent security (at least 70% visually transparent) shutters are permitted to retail frontages. Development on land zoned B6 Enterprise Corridor on Silverwater Road for a hotel and motel accommodation and office premises shall be a maximum of three (3) storeys. Refer to Part 4 – Non-Residential Uses, Section 4.2 and Part 8 – Centres and Precincts of the draft CoP DCP.
Industrial development		√		*		All DCPs have general controls for industrial development, which cover issues such as built form, setbacks, hours of operation, noise, landscaping and pollution. Some of these controls overlap with other DCP controls, such as those relating to energy and pollution and acoustic amenity and LEP controls, such as those relating to height and subdivision. DCPs also include provisions for specific industrial areas, including Newington Business Park and North Rocks Employment Precinct. It is noted that under the Codes SEPP, certain development including the construction of new	Existing site-specific controls will be carried over into the DCP. General industrial controls will be reviewed to ensure appropriate controls are adopted for development that requires approval, particularly in regards to landscaping and setbacks. Strong controls are needed to provide sufficient screening and softening of the built form or at grade car parking areas and to ensure significant trees and vegetation are retained, particularly on sites adjoining bushland. As such, it is suggested to include a control requiring at least 15% of the site to be landscaped in industrial areas and for landscaping to be provided along boundary	Consistent with recommendations from the Discussion Paper, landscaping and setback controls from Auburn DCP 2010 have been adopted into this DCP to strengthen controls for industrial development. This includes: a minimum of 15% of the site to be landscaped and a 3m landscape strip to be included within the setback zone along the property. 10m minimum setback to a classified road. The following additional controls have also been included to improve building design and amenity of industrial types of development.

						industrial buildings and warehouses up to 20,000sqm (other than heavy industry) can be carried out as complying development. DCP controls would not apply in these cases.	setbacks. This is consistent with the Auburn DCP. The proposed 10m buffer zone to bushland, waterways and significant vegetation will also apply to industrial sites. Height and FSR will continue to be mandated through the LEP.	Consider noise and light spill when determining hours of operation — from Auburn DCP 2010. Communal open space to be provided - from Parramatta DCP 2011. Refer to Part 4 — Non-Residential Uses, Section 4.3 of the draft CoP DCP.
Advertising and signage	~	•	•	~	~	All DCPs have objectives and controls for signage, which cover issues such as sign treatment, siting and maximum dimensions and size. Some DCPs are more detailed than others, including controls for specific types of signs such as real estate signs, business identification signage and temporary signage, as well as more general controls applying to different zones. Auburn DCP is the least prescriptive and relies on the provisions of SEPP 64. Key differences between DCPs generally relate to maximum dimensions/size, finishes and permitted sign types. It is noted that all advertising and signage must comply with SEPP 64, which has assessment criteria for signage proposals, as well as development standards for a number of sign types, such as wall signs, bridge signs and roof and sky advertisements. Some common forms of signage, such as wall signs, fascia signs, window signs and real estate signs, can be undertaken outside of conservation areas through exempt or complying development under the Codes SEPP. DCP controls would not apply in these cases.	Given the application of SEPP 64 and the Codes SEPP to signage, it is not considered necessary to have additional detailed controls in the DCP. On this basis, the provisions of Parramatta DCP are generally considered sufficient, and will form the basis of controls in the consolidated DCP. However, two additional controls are proposed to address issues being experienced with signage in the LGA: Requirement for a signage plan to be submitted with proposals for multi-tenancy buildings to ensure a coordinated approach is taken to signage across tenancies. For ground floor retail or commercial uses, no more than 40% of windows can be obscured by signage and advertising material in order to prevent visual clutter and maintain activation of the street. Signs on heritage items and in heritage conservation areas will be addressed separately in the heritage and archaeology section of the consolidated DCP.	Recommendations from the Discussion Paper have been adopted into the DCP. Signs on Heritage Items and in Heritage Conservation Areas has been relocated to Part 7 – Heritage. Refer to Part 2 – Design and Place, Section 2.15 and Part 7 – Heritage, Section 7.9 of the draft CoP DCP.
Subdivision of land and site consolidation		•	•	•	•	All of the DCPs have provisions for residential subdivision, but the requirements and level of detail varies. Holroyd DCP also includes subdivision controls for business and industrial zones. Key differences between controls relate to requirements for minimum lot sizes, frontage, access and lot orientation. Holroyd and Hornsby DCPs also include detailed considerations for road and lot design as well as other matters that overlap with controls elsewhere in the DCP	Most subdivision applications in the LGA are for small-scale residential uses and for these proposals the existing controls within Parramatta DCP, in conjunction with minimum lot size controls in the LEP and standard conditions of consent, are generally considered sufficient. Where comprehensive redevelopment of large brownfield precincts is being considered, such as at Camellia and Melrose Park, subdivision will be informed separately by a detailed master planning process. Consideration will be given as to whether additional controls are needed to	Residential subdivision provisions have been largely adapted from Parramatta DCP 2011, with improvements to ensure subdivisions are designed to: Take account of topography, minimising the need for cut and fill associated with the dwelling and driveway construction, Protect natural and cultural/heritage features, Retain significant trees and vegetation communities, and Have regard to views to and from the site. As previously identified in the Discussion Paper,

						(such as open space and landscaping) or LEP (in the case of minimum lot size controls). Most of the DCPs have controls which aim to reduce the creation of isolated lots (i.e. sites that will not be able to meet minimum frontage or lot size requirements and therefore would have limited development potential). These provisions are generally consistent across DCPs, requiring applicants to make a genuine attempt to purchase/amalgamate isolated lots. Where this is not possible, applicants must demonstrate that an orderly and economic use of the site can be achieved. Most DCPs apply this control to higher density residential development. Some, such as Hornsby and Holroyd DCPs, also apply the controls in business areas.	support subdivision applications in these precincts. Consideration will also be given as to whether subdivision controls for business and industrial land are needed. It is intended that this will be informed by the strategic work currently being undertaken by the Greater Sydney Commission. It is proposed to apply controls for development on isolated lots to multi-dwelling housing and apartments, consistent with the approach in Parramatta DCP. These controls are based on well-established planning principles.	business and industrial land can be diverse and take many shapes and size, it is considered that overly detailed development standards are not appropriate. Therefore, Council officers have not proposed subdivision controls for business and industrial land in the draft CoP DCP. Residential provisions for site consolidation and development on isolated sites retained from existing Parramatta DCP. Refer to Part 3 – Residential Uses, Section 3.6 of the draft CoP DCP.
Places of public worship	×	V	•	V	~	The intent of controls across DCPs is broadly consistent – to ensure Places of Public Worship do not have adverse impacts on nearby development - however the level of detail varies. Common controls for Places of Public Worship relate to locational requirements, bulk and scale, acoustic privacy, open space, setbacks, amenity and traffic and parking. It is noted that The Hills DCP only has controls for places of Places of Public Worship in rural zones, which do not apply in the City of Parramatta LGA.	A clear and consistent set of controls will be developed for Places of Public Worship, drawing on the strongest controls from across DCPs, to ensure they are appropriately designed and located. Concerns with traffic, parking and noise are the most common issues raised with applications for Places of Public Worship. It is proposed to require a Noise Impact Assessment for all applications to help address potential acoustic impacts on nearby areas. An Operational Plan of Management will also be required for all DAs for places of public worship. Proposed car parking rates are outlined in Section 6.1 of the Discussion Paper.	The existing provisions from the Parramatta DCP 2011 have been retained, this includes a control pertaining to the requirement of an Operational Plan of Management for places of public worship. The provisions are aligned with the intent of the recommendations of the Discussion Paper. It is important to note that the Harmonisation Planning Proposal seeks to prohibit Places of Public Worship within the R2 Low Density Residential zone, and that this section of the draft CoP DCP only applies to land where Places of Public Worship are permissible under the current Parramatta LEP 2011 and the draft Harmonisation LEP (i.e. consolidated Parramatta Local Environmental Plan). Refer to Part 4 – Non-Residential Uses, Section 4.4 of the draft CoP DCP.
Child care centres	~	✓	V	*	~	Provisions for child care centres are found in all of the DCPs, however many of these controls have now been superseded by State Government provisions introduced by the Education and Child Care SEPP and supporting Child Care Planning Guidelines, which take precedence over development controls in the DCP, with the exception of controls for building height, car parking rates and side and rear setbacks.	DCP controls will be reviewed to remove any duplication with provisions in the Education and Child Care SEPP and Child Care Planning Guidelines. Height controls will continue to be defined through the LEP. Consideration will be given to appropriate setback controls, given the different contexts within which child care centres can be located. Proposed parking requirements are outlined in Section 6.1 of the Discussion Paper.	Consistent with the recommendations from the Discussion Paper, a review of the DCP controls was undertaken to review duplication with SEPPs. The provisions largely retain existing approach from Parramatta DCP 2011, with updates from Auburn DCP and the Holroyd DCP to deliver improved landscape setback and parking design controls. This includes applying updated setback controls based on the relevant land use zone. In the case of R2 zones, an amendment has been made to give consideration to other building

Educational	×	×			×	Only Hornsby and Parramatta DCPs include	In light of the Education and Child Care SEPP, it	envelope controls for dual occupancies instead of dwelling houses. Where required, any controls have been removed where it contradicts the State Environmental Planning Policy (Transport and Infrastructure) 2021 - Chapter 3 - Educational establishments and child care facilities, (supersedes the Education and Childcare SEPP) and/or Child Care Planning Guideline. Refer to Part 4 - Non Residential Uses, Section 4.6 of the draft CoP DCP. Consistent with the recommendations from the
establishment s						controls for educational establishments. These cover issues such as landscaping, privacy, bulk, scale and traffic and parking. Since September 2017, certain education-related development, such as libraries, portable classrooms and kiosks, have been able to be carried out as exempt development under provisions in the <i>Education and Child Care SEPP</i> . The SEPP also prescribes design quality principles that must be considered when determining applications for development that still needs consent.	is anticipated that fewer development applications for educational establishments will be lodged. In this regard, it is proposed to retain the current controls in Parramatta DCP until the implications of the <i>Education and Child Care SEPP</i> are better understood.	Discussion Paper, provisions largely retain existing approach from Parramatta DCP 2011, with particular attention given to the <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> - Chapter 3 - Educational establishments and child care facilities, which supersedes the <i>Education and Childcare SEPP</i> . Refer to Part 4 – Non Residential Uses, Section 4.5 of the draft CoP DCP.
Sex services premises	•	V	V	V	·	All DCPs have controls for sex services premises, which aim to reduce any negative impact of these operations on the amenity, privacy and character of surrounding areas. Common requirements across the DCPs include: Requiring a minimum buffer from particular sensitive land uses (e.g. schools), Limiting the size and number of advertising signs, and Requiring appropriate safety measures to protect staff and patrons There are some additional controls in other DCPs that Parramatta DCP does not address, such as fire safety, disabled access and waste.	It is proposed to apply controls consistent with those in Parramatta DCP, as these provisions are considered to be the strongest. Updates will be made to make controls less ambiguous, including adding some controls from other DCPs: Restrictions on side and rear lane access (Auburn DCP) Limiting initial consent to a 12-month trial period (The Hills DCP) Not permitting spruikers, public address /sound amplifications systems or preparation and serving of food and alcohol on site (The Hills DCP) Requiring adequate amenities to be provided for staff and visitors (The Hills DCP) Requiring a crime prevention audit with all proposals, and installation of security surveillance (Auburn and The Hills DCPs)	Consistent with recommendations from the Discussion Paper, provisions are based on existing provisions from the Parramatta DCP 2011 with updates from Auburn DCP and the Hills DCP to remove any ambiguity and support improved controls. The following definition of 'operator' has been prepared in consultation with Council's City Safe team and included in the DCP: Operator means management as well as the owner (i.e. nominee of the company as the operator) of the adult entertainment or sex industry business. Refer to Part 4 – Non Residential Uses, Section 4.7 of the draft CoP DCP.

							While some of these controls may be addressed through Plans of Management and/or conditions of consent, it is considered helpful to include these items in the DCP to help the community and applicants better understand Council's requirements. It is proposed to introduce a definition for the "operator" of a business, as it is currently unclear who this refers to. The additional matters for consideration in other DCPs are adequately covered under another policy or government standard (e.g. BCA) and do not need to be included in the consolidated DCP.	
Restricted premises	×	*	×	·	×	Parramatta is the only DCP that has specific objectives and controls for restricted premises. Restricted premises are buildings that restrict access to patrons under 18 years of age and include sex shops and adult book stores, but do not include sex services premises or home occupations (sex services).	As controls for restricted premises are only found in Parramatta DCP, it is proposed to retain these provisions in the consolidated DCP.	Consistent with recommendations from the Discussion Paper, provisions are based on existing provisions from the Parramatta DCP 2011 controls. Refer to Part 4 – Non Residential Uses, Section 4.7 of the draft CoP DCP.
Telecommuni- cations facilities	×	✓	~	·	✓	There are differences across DCPs, however Council receives very few DAs for telecommunications facilities, as in many circumstances they can be carried out without consent under provisions of the <i>Telecommunications Act 1997</i> . Any DA that is received for telecommunications facilities must consider the <i>Telecommunications Guideline 2010</i> published by the State Government.	As most telecommunication facilities are undertaken without the need for a DA, and those that do are assessed against the Telecommunications Guideline 2010, additional detailed DCP controls are not considered necessary. In this regard, the current provisions in Parramatta DCP are considered sufficient.	Consistent with recommendations from the Discussion Paper, provisions are based on existing provisions from the Parramatta DCP 2011 controls Refer to Part 4 – Non Residential Uses, Section 4.8 of the draft CoP DCP.
Boarding houses	×	×	~		×	Boarding house proposals can either be lodged under an LEP or the <i>ARHSEPP</i> (providing they meet the SEPP's criteria). The <i>ARHSEPP</i> sets out a number of development standards that take precedence over the controls in a DCP, including solar access, private open space, parking and maximum floor area. Detailed objectives and controls are only prescribed in Parramatta DCP, which cover issues such as access, building envelope, privacy and acoustic amenity. Hornsby DCP has one control for boarding houses, which is that	Boarding house proposals lodged under the LEP will be assessed against controls in the DCP. As detailed controls are only prescribed in Parramatta DCP, it is proposed to retain these provisions moving forward. Boarding house proposals lodged under the ARHSEPP will be assessed against the standards in this Instrument (Part 2, Division 3).	Recommendations from the Discussion Paper have been considered with the new Housing SEPP which supersedes the ARHSEPP. The provisions will retain the objectives and controls from Parramatta DCP 2011 with minor amendments to updated legislation. The appendix from Parramatta DCP referred to as A9 Guide to Plans of Management for Boarding House Developments has not been incorporated into the DCP and will instead be relocated to Council website.

			they must comply with the provisions in the ARHSEPP.		Refer to Part 3 – Residential Uses, Section 3.7 of the draft CoP DCP.
Precinct- specific controls			A number of DCPs have controls specific to certain precincts, strategic centres, special character areas or HCAs. Controls for Carlingford Town Centre are split across Parramatta, The Hills and Hornsby DCPs. Similarly, controls for Epping Town Centre are split across Parramatta and Hornsby DCPs. The Parramatta DCP controls for the Granville Town Centre precinct are now split across two LGAs – City of Parramatta and Cumberland.	Existing site-specific controls for precincts located within the LGA will be retained in the consolidated DCP. Controls pertaining to sites in the former Woodville Ward will be excluded, as this area no longer falls within the CoP LGA. The current precinct controls for the Granville Town Centre will be retained. These will be reviewed as part of work to implement the Parramatta Road Urban Transformation Strategy. Controls for the Carlingford Precinct will be reviewed and combined into one document so that one set of clear and consistent controls apply. Controls for Epping Town Centre will be also be combined into a consolidated set, incorporating any amendments identified separately through the Epping Planning Review project.	Recommendations from the Discussion Paper have largely been adopted into the draft CoP DCP. The Parramatta DCP 2011 contains general objectives for town and neighbourhood centres intended to ensure new development contributes positively to the public domain and streetscape, promotes design quality, and promotes pedestrian connectivity to public transport. These controls have been retained and applied to strategic precincts, local centres and neighbourhood precincts as these were considered appropriate and broadly align with the objectives and intended outcomes relating to centres and precincts within the other four DCPs subject to the harmonisation process. Due to prioritisation of the Harmonisation DCP project, recommendations relating to controls for the Carlingford Precinct and Epping Precinct have not been undertaken and are proposed to form part of a future review of the DCP. The relevant controls that apply to the Carlingford Precinct and Epping Precinct have been retained and grouped within Section 8.2.7 Carlingford Local Centre and Section 8.1.1 Epping Strategic Centre. Site specific 'sheet-maps' contained in The Hills and Holroyd DCP which provide specific controls (i.e. setbacks and subdivision patterns) and/or provisions relating to proposed roads (including road widening) have also been incorporated into the draft CoP DCP. As a consequence of the inclusion of abovementioned sheet maps, general objectives have been created to require consideration of the sheet maps as part of the development process. This includes a control that requires reference to other parts of the DCP that may apply. It should be noted the sheet map for Northmead Industrial Area which include part of 23-25 Windsor Road, Northmead have been

	superseded by the SSDCP for the subject site. Other non-policy changes include: The alignment of the centres with the hierarchy of centres contained within the Parramatta Local Strategic Planning Statement 2020 (i.e. Strategic Centres and Local Centres). References to outdated guidelines, frameworks, and legislation have been corrected (such as references to previous council's LEP, DCP and local or state government documents). Structure of precincts follow a ward-base categorisation, with land application maps at the beginning of the sections to show precincts' location within the LGA. Redrafting of land application maps for graphical consistency. Where precincts have been grouped, a broader precinct land application map has been inserted to illustrate the relationship between/context of precincts (eg. Epping). Update all Epping Key Principle Diagrams for graphic consistency, legibility, and clarity in controls. Updated syntax of Desired Future Character statements to read in present tense, and objectives to read as an action. Moving principles into controls or objectives.
	 Inclusion of Special Character Areas within the Part. Refer to Part 8 – Centres and Precincts of the draft CoP DCP.

ATTACHMENT 3 – Key Policy Matters

The scope of the harmonisation DCP process is the consolidation of existing policy from the five former Council DCPs. However, there are some policy areas that extend beyond strict consolidation and propose new policy to ensure the harmonised controls are robust, reflect best practice, and are fit for purpose for the City of Parramatta.

These policy areas and the recommended controls are explained below, along with a justification for their suitability as part of the harmonisation DCP process.

Policy	Summary
Dual Occupancy Part 3 Residential Uses	The introduction of Exempt and Complying Development Codes SEPP (Codes SEPP) allows dual occupancy development to be delivered via a complying development process administered by a private certifier has resulted in dual occupancy development being assessed and delivered under two development pathways:
Section 3.3.2	Development Application (DA) that uses a merit-based assessment by Council against LEP and DCP controls
	 Complying Development Certificate issued by Private Certifiers (or Council) assessed using Part 3B Codes SEPP that circumvents Council's DA process and development controls.
	Since Part 3B came into effect in July 2020, approximately 50% of dual occupancies are approved via CDC and 50% approved via the DA process.
	As part of the Harmonisation review process, Council staff identified differences in the dual occupancy controls from the five DCPs (plus the application of the CDC process). This review found that the built form and design of dual occupancies are out of character with the scale and amenity of neighbourhoods with the key design issues as follows:
	 buildings that appear out of scale with their site and context, dominant garages and driveways, insufficient landscaping and deep soil to support tree planting, poor street frontage design including a lack of articulation and poorly defined entries, and a lack of tailored guidance for sloping sites and corner lots.
	As the Codes SEPP is managed by the State Government, Council on 12 September 2022 resolved to advocate for changes to the Codes SEPP to improve design outcomes for dual occupancy development as part of the LGNSW Annual Conference.
	Council subsequently reviewed its DCP controls for dual occupancy development as part of the harmonisation process to help ensure Council's controls deliver development that is sympathetic to neighbourhoods, mitigates impacts on character and amenity, and delivers quality design outcomes.
	Council's City Design team tested different site configurations to prepare a suite of design and built form controls responsive to the low-density neighbourhoods of the new City of Parramatta. The controls have been prepared to address the

key design issues observed in both CDC and DA approved dual occupancy developments and are summarised below by issue:

Building bulk and scale

<u>Current controls</u>: Tend to encourage all levels of the dual occupancy being built to the front setback; a dominant vertical articulation; and a lack of separation between neighbouring lots.

<u>Draft controls:</u> Aim to deliver an improved design response by requiring buildings to set back the upper storey; for garages to be set back from the building line; and for building facades to be stepped to avoid long wall lengths.

Dominant garages and driveways

<u>Current controls</u>: allow for excessive widths of garages and driveways; third storey semi-underground garages; shared driveways at different finished ground levels; and retaining walls or fences along the centreline of driveways.

<u>Draft controls:</u> Aim to deliver an improved design response by requiring split driveways to minimise apparent appearance of hardscaping; utilising centralised landscaping to soften the appearance of the building from the street; and using split driveways to better respond to sloping sites.

Insufficient landscaping, tree planting and deep soil

<u>Current controls</u>: Often result in front yards being dominated by hardscaping; landscaping is reduced to small boundary planters or strips of lawn; lack of tree planting or tree removal; and separate driveways and pedestrian paths that reduce potential for deep soil.

<u>Draft controls:</u> Aim to deliver an improved design response by centralising and consolidating deep soil spaces to promote planting; retaining existing mature trees; and using driveways (or pervious surfaces such as grass) as pedestrian paths.

Poor street frontage design

<u>Current controls</u>: Allow for poorly defined dwelling entries; lack of habitable rooms looking onto the street; poor articulation of street facades; and mirrored designs that do not respond to the context of the street.

<u>Draft controls:</u> Aim to deliver an improved design response by delivering a varied roof form to break up the building massing; separating dwellings better through the use of a recess over a blade wall; not allowing the mirroring of the building across both dwellings of the dual occupancy; and the use of porches or porticos to mark the dwelling entry.

Additionally, new controls have been introduced to guide appropriate development outcomes on challenging sites such as sloping sites, cul-de-sac and corner lots.

Refer to Part 3 Residential Uses, section 3.3.2 for the proposed provisions.

The overall intended outcome of the draft new controls is to provide guidance that encourages new development that is compatible with its surrounding context and minimises the impact on the environmental amenity afforded to a low-density environment. It is considered that the tailored controls prepared as part

of the harmonisation process will help address the current design issues observed across the City and promote good design into the future. Manor Houses Consistent with the recommendations of the Discussion Paper, new controls and Terrace have been prepared for Manor Houses and Terraces (only for R3 and R4) to Houses support these land uses introduced under Part 3B Low Rise Housing Diversity Code in Codes SEPP. Part 3 Residential Like dual occupancy development, Manor Houses and Terraces can be Uses delivered under two development pathways: Development Application (DA) or Complying Development Certificate (as described above). The DA process Section 3.4.3 involves an assessment against the controls within the DCP, and the CDC and 3.4.2 process requires compliance in full with the provisions of the Codes SEPP. As there are two design frameworks that Manor Houses and Terraces can be assessed and delivered under, the proposed CoP DCP controls have been drafted with reference to the Codes SEPP to help deliver more consistent built form outcomes across the City. In other words, the draft CoP DCP has been prepared to minimise obvious differences in the design and development outcomes between CDC and DA approved Manor Houses and Terraces. As the CoP DCP is performance based, where necessary, the controls contained in this DCP have been adapted from the Codes SEPP to better respond to the context of the City. In addition, numerical controls are supported by clear design objectives to support development outcomes that are compatible with the surrounding streetscape character. Controls that vary from the Codes SEPP have been prepared to address the following in the context of Parramatta: Streetscape and building design Building envelope and massing (i.e. street setbacks, modulation, building width and depth) Deep soil, landscaping and private open space per dwelling Parking and site access Design guidance for corner sites and sloping sites to address street character Refer to Part 3 Residential Uses, Section 3.4.3 and 3.4.2 respectively for the proposed provisions. Tree The draft CoP DCP controls build on the recommendations of the Harmonisation Preservation Discussion Paper (i.e. the Parramatta and Hornsby DCP controls), and have been amended following a detailed review carried out by Council Officers in Part 5 response to the Council Resolution from 26 April 2022 that stated the following: **Environmental** Management That Council review its tree preservation and management controls as part of the preparation of the Draft Harmonisation Development Control Plan (DCP) to Section 5.3.4 ensure they properly provide for the protection of trees within the City of Parramatta As the City grows, new development has and will continue to put pressure on the retention of mature trees and green corridors. The draft controls have been developed to strike a balance between allowing new development and preserving the well-established tree coverage to protect the amenity, character

and liveability of neighbourhoods. The proposed controls also considered the practicality and interpretation of the controls, which will assist in managing compliance and community expectations around preservation.

Key controls

The draft CoP DCP requires written consent (via Development Application or Tree Permit Application) for works to the following trees:

1. Any tree or palm - whether indigenous, endemic, exotic or introduced species with a height equal to or exceeding five (5) metres.

This retains the Parramatta (as recommended by the Discussion Paper) and is considered to protect trees that contribute to canopy cover. In addition, a height only threshold can be administered consistently as height is captured by survey plans and communicated easily to the public.

Council officers reviewed the possibility of including a canopy spread and trunk diameter as part of this control. However, it was determined that the controls would be difficult to apply practically as they are difficult to measure and monitor; create confusion within the community; and deliver a more onerous control with little benefit as protecting trees with a minimum canopy spread/trunk width when under 5m has a minimal contribution to canopy cover.

Any tree, bushland, or mangrove vegetation located on public land, irrespective of size

This retains the Parramatta PDCP 2011 threshold.

3. Any tree that is or forms part of an Aboriginal object, or that is within an Aboriginal place of heritage significance (existing in PDCP 2011), or that is located on land mapped 'high sensitivity' on the Aboriginal sensitivity map (added as part of Harmonisation process).

This retains the Parramatta PDCP 2011 threshold that requires development approval for works to any tree or plant irrespective of size that is an Aboriginal place of heritage significance. The draft CoP DCP proposes the same level of protection for land with high Aboriginal sensitivity to increase protection to these areas.

- 4. Any tree with a height equal to or exceeding three (3) metres or any tree capable of growing to a height of 3 metres (where the tree with a height less than 3 metres has been intentionally planted):
 - that is or forms part of a heritage item, or that is within a heritage conservation area (existing in PDCP 2011),
 - that is located within a Special Character Area as defined by this DCP (added as part of Harmonisation process),

This amends the Discussion Paper recommendation which includes the current Parramatta DCP 2011 control that requires development approval for works to any tree or plant irrespective of size with a HCA, heritage item, and Aboriginal place of heritage significance.

Upon review, council officers consider this impractical, and difficult to apply and enforce, as strict application of this control means development approval is needed to trim hedges, remove annuals and mow grass. The control is onerous with little benefit in protecting canopy trees. It also results in surplus Development Applications, is resource intensive, and cost prohibitive to residents due to lodgement fees and advertising fees.

Replacing 'any tree or plant irrespective of size' with 'any tree with a height equal to or exceeding three (3) metres or any tree capable of growing to a height of 3 metres (where the tree with a height less than 3 metres has been intentionally planted)' will deliver additional protection within special areas (i.e. 3m vs 5m) without development approval for works to small plants and shrubs. This will allow gardens to be maintained, while protecting amenity, and importantly, canopy trees.

The inclusion of 'intentionally planted' in the threshold for Heritage Conservation Areas (HCAs) and Special Character Areas (SCAs) was considered an appropriate way to address self-sown tree saplings that are capable of growing to 3m or more.

Council officers considered the implications of the proposed wording regarding self-sown tree saplings and identify three options for how a tree is defined within HCAs and other special areas:

- a) Any tree with a potential to grow to height greater than 3m
- b) Any tree with a height greater than 3m
- c) Any tree with a height greater than 3m or the potential to grow to height greater than 3m that was intentionally planted.

Option c) was considered appropriate in managing self-sown tree saplings within HCAs and special areas to ensure suitable protection is offered to these areas of the City.

Vegetation on land identified as 'Biodiversity' on the City of Parramatta LEP 2022 Natural Resources Map.

This is consistent with the recommendations of the Discussion Paper, and is a requirement of the Biodiversity Conservation Act 2016 and Biodiversity and Conservation SEPP 2021

Other changes

A number of other changes are proposed to the DCP to improve protection and management of trees. These are outlined below:

Exemptions removed to protect more trees (i.e. consent required)

To support tree canopy cover, the following are no longer exemptions and require consent:

 Tree works to any tree on the NSW Biosecurity Act 2015. Some trees on this list offer significant contribution to canopy (e.g. Camphor Laurel) and are proposed to not be exempt in order to increase protection of canopy cover.

 Tree works on a tree where the trunk of the tree at ground level is within 3 metres of legally constructed building, carport, or swimming pool. This is to offer additional protection to trees on private land and further helps protects canopy cover. However, it is noted that the CDC process allows tree removal for these trees.

 Removal of some species from the exempt tree species list. This means more tree specifies requires work approval and will assist in canopy protection.

Inclusion of additional objectives and controls

In line with Council's Community Strategic Plan and Environmental Sustainability Strategy, the following objectives have been added to help achieve Council's green targets:

- To protect native fauna habitat.
- To provide deep soil areas for canopy trees and vegetation planting.

These are implemented by amending landscaping controls to increase the soil depth required for a landscaping area from 1.0m to 1.2m. This will help support larger tree plantings and deliver deep soil zones capable of accommodating trees to meet Council's tree canopy targets. This is also consistent with the Apartment Design Guidelines requirements for deep soil.

Administrative amendments

- A table outlining the type of tree applications required has been introduced to remove any ambiguity and make the section clearer for those seeking to undertake works. The table was modelled off the table currently used within the Hornsby DCP, and explicitly outlines Council's interpretation of major and minor tree works.
- Reference to State Environmental Planning Policy (Vegetation in Non Rural Areas) 2017 was replaced with State Environmental Planning Policy (Biodiversity and Conservation) 2021, and other general updates to standards and policies referenced.

The draft recommended controls are considered to:

- Protect the trees that contribute the most tree canopy and amenity
- Offer additional protection to special areas without controls being onerous and impractical
- Strike a balance between protecting tree canopy cover and not placing an unreasonable burden by requiring approval for tree works on minor vegetation that does not significantly contribute to canopy cover and heritage values & amenity.
- Deliver controls that can practically be applied and interpreted which will assist in managing compliance and community expectations.

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 Respond to learnings from previous approaches to tree management from the last decade (i.e. the strict and conservative controls in 2011 vs less restrictive controls in 2015) to deliver a well-considered, practical framework.

Refer to Part 5 Environmental Management – Section 5.3.4 of the draft DCP for the controls in Attachment 1.

Environmental Performance

Part 5 Environmental Management

Section 5.4

Consistent with the recommendations from the Discussion Paper, Council officers have undertaken a review of the environmental performance provisions within the draft DCP to reflect industry standard and legislation updates.

The draft DCP proposes to update the controls to reflect the Parramatta City Centre DCP that respond to industry benchmarks in building performance, efficiency, and sustainability. Whilst this is new policy for broader City, it will ensure there is a consistent approach to environmental performance across the whole LGA - not just in the City Centre. As part of the harmonisation process, Council officers considered the suitability of applying the Parramatta City Centre controls across the whole City and where required have adapted the controls to respond to the context of the wider LGA (that includes a mixture of low, medium and high density development).

The draft DCP controls have been drafted with the intent to reduce reliance on the main energy grid and reduce energy bills and the whole of life cost of energy services. The current *State Environmental Planning Policy (Sustainable Buildings) 2022* requires all 'large commercial' buildings to minimise the use of on-site fossil fuels, as part of the goal of achieving net zero emissions in New South Wales by 2050.

In line with the intent of the SEPP, the draft DCP proposes that:

- all new commercial development and non-residential development that is State Significant development are to use only electricity (grid provided and on-site renewables) for all energy requirements associated with normal operations.
 - Noting that where an intended use requires a process or equipment that is not able to be served by electricity, fossil fuels may be provided to service that service only.

The draft DCP also proposes energy and water efficiency targets for non-residential development like those required by the Parramatta City Centre DCP. A Green Star certification requirement for industrial development has been introduced, as industrial development is not covered by the NABERS rating system.

In addition, existing controls have been refined to ensure they are practical and allow for adequate future environmentally sustainable infrastructure within buildings. Proposed onsite water capture and reuse requirements that relate to Water Sensitive Urban Design (WSUD) are proposed where BASIX does not already require them.

Comprehensive requirements have also been proposed to reduce new developments' contribution to urban heat. The controls will require the reduction of heat created from things such as:

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- Roof surfaces
- · Open space,
- Facades.
- Reflectivity/glare,
- · Heating cooling systems.

The urban heat controls are intended to apply to high density development such as residential development that is 3 storeys or more (aligned with the threshold that triggers development to comply with the NSW Department of Planning and Environment Apartment Design Guide), and higher density non-residential uses outlined in the controls.

Refer to Part 5 Environmental Management – Section 5.4 of the draft DCP for the controls in Attachment 1.

Electric Vehicle Controls

Part 6 Traffic and Transport

Section 6.1.3

As the uptake of electric vehicles (EV) has increased across Australia, several councils (including the City of Newcastle) are proposing controls within their respective planning frameworks to require infrastructure for electric vehicles. This is to support the community's transition towards more sustainable transport and reduce the need to retrofit EV infrastructure in the future.

Requiring EV infrastructure delivery through the planning framework, such as a DCP, will help ensure new development is fit for the future and EV ready. Without this essential infrastructure, the future installation of charging facilities by an apartment owner can be much more expensive and, in some cases, technically impossible.

In the context of the City of Parramatta, the Parramatta City Centre DCP and other precinct DCPs such as Melrose Park and Telopea, already contain controls relating to electric vehicles.

As the transition to electric vehicles and the phasing out of fossil fuel use are key strategies to reduce emissions and move to a low carbon future, the harmonisation process considered the suitability of implementing EV controls across the remainder of the LGA. Whilst this is a new policy area for the broader City, it will ensure there is a consistent approach to EV controls across the whole LGA - not just in a few precincts.

The draft EV controls within the draft CoP DCP have been informed by the Parramatta City Centre DCP . The draft controls are outlined below:

- Provision of electrical circuit and power point to enable an easy future EV connection in the garage connected to the main switch board for all single and dual occupancy dwellings.
- All other residential accommodation to provide an EV Ready Connection to at least one car space for each dwelling/apartment.
- All car share spaces and spaces allocated to visitors must have a Shared EV connection.

Item 13.7 - Attachment 3 Key Policy Matters

 All commercial building car parking must provide 1 Shared EV connection for every 10 commercial car spaces distributed throughout the carpark to provide equitable access across floors and floor plates.

 Provide and locate EV Distribution Boards so that no cables of more than 50m from the parking bay are required to connect to charging to ensure easy accessibility to charging points.

The draft recommended controls are considered to:

- ensure the essential infrastructure needed for vehicle charging that will future proof the buildings and help support the new City of Parramatta's transition towards more sustainable travel.
- support the phasing out of fossil fuel use to reduce emissions and move to a low carbon future.

Refer to Part 6 Traffic and Transport – Section 6.1.3 of the draft DCP for the controls in Attachment 1.

ATTACHMENT 4 – Table of proposed DCP Structure, Key Features, and Changes

	Summary of draft Parramatta DCP		
PART	PROPOSED CONTENT	DESCRIPTION	
Part 1 Introduction	1.1 Legislative Background 1.2 Name of this Development	Part 1 provides information about the administrative provisions of the draft DCP, such as the name of the DCP, adoption and commencement, where the DCP applies and how to use the DCP.	
	and Policies 1.5 Purpose of this Development Control Plan 1.6 Aims of this Development Control Plan 1.7 Structure of this Development Control Plan	This DCP will repeal the five DCPs that currently apply and therefore Part 1 contains administrative updates to reflect the new boundary with a land application map.	
	Terms used in this Development Control Plan Requirements for Submitting a Development Application	Savings and transitional provisions will also be included to ensure that development applications lodged under the previous DCP are not disadvantaged.	
Part 2 Design in Context	2.1 Context Analysis 2.2 Preliminary Building Envelope 2.3 Building Form and Massing 2.4 Streetscape and Building Address 2.5 Fences 2.6 Open Space and Landscape 2.7 Views and Vistas 2.8 Public Domain 2.9 Accessibility and Connectivity 2.10 Access for People with a Disability 2.11 Amenities in Buildings Available to the Public 2.12 Culture and Public Art 2.13 Safety and Security 2.14 Signage	Part 2 contains updated provisions to ensure that all objectives and controls are applicable to the new context of the City. Controls have been adopted and/or based on the Parramatta DCP 2011, as this DCP covers the largest portion of the City, and updates have been made where appropriate to reflect the context of the other former council areas. This Part has been prepared with Council's City Design unit and was largely an administrative exercise of consolidating design and place controls into one Part of the DCP, located before controls for land use and building typology (i.e. Part 3 Residential Controls and Part 4 Non-residential controls). In addition, controls have been further clarified or strengthened in response to	

issues observed in the current development application process such as incompatibility with neighbourhood context, impacts on amenity and privacy, streetscape interface design, and achieving Council's tree canopy targets.

A new section that describes the overarching qualities and vision for the City has been drafted, alongside detailed guidance on how to carry out an accurate context analysis to assist in site planning and help ensure future development is responsive to the surrounds and add to the character and continuity of the streetscape.

This Part of the DCP is applicable to all development within the City. It provides the overarching design ideology and place context to be considered when preparing and assessing a development application to ensure the outcome is responsive to the characteristics of the land and surrounding built and natural environment.

Part 3 Residential Development

- 3.1 Housing Diversity and Choice
- 3.2 General Residential Control
- 3.3 Dwelling Houses, Dual
 Occupancies and Secondary
 Dwellings
- 3.4 Multi-Dwelling Housing
- 3.5 Apartment Buildings
- 3.6 Residential Subdivision
- 3.7 Boarding Houses

Part 3 contains consolidated objectives and controls for each residential typology and include provisions for:

- Streetscape and building address.
- Building envelope (i.e. setbacks, separation, building width and depth),
- Deep soil, landscaping, and open space,
- Parking design and vehicular access; and
- Internal amenity.

Where appropriate, controls are adopted and/or based upon controls from Parramatta DCP 2011 as they were considered most suitable for the context of the City or delivering on best practice outcomes.

Following further detailed design testing, new controls have been drafted in response to issues observed in the

current development application process for dual occupancy development. Further clarity has been provided on streetscape interface design, building address, building separation and setbacks, internal amenity, and resolution of corner lots or sloping sites. New controls have been prepared for Manor Houses and Terrace Houses in response to their introduction under the Codes SEPP. These changes have been informed by urban design testing for specific typologies and prepared with Council's City Design unit. Part 4 Non-4.1 Part 4 provides specific controls that General Non-Residential Residential guide non-residential development Controls Development 4.2 **Business and Commercial** types. The provisions largely retain the Development approach from Parramatta DCP and in 4.3 some instances. Auburn as these were Industrial Development Places of Public Worship considered the more robust, suitable. 4.4 4.5 Educational Establishments and practical for business and industrial 4.6 Centre-based Child Care development. This includes adapted **Facilities** safety and security provisions. 4.7 Sex Service Premises and Restricted Premises To address the introduction of State 4.8 Telecommunications Facilities Environmental Planning Policy (Transport and Infrastructure) 2021 -Chapter 3 - Educational establishments and child care facilities, which supersedes the Education and Childcare SEPP, a review of the controls was undertaken to ensure consistency and avoid duplication for educational establishments and childcare facilities. The provisions for childcare facilities largely retain existing approach from Parramatta DCP 2011, with updates from Auburn DCP and the Holroyd DCP to deliver improved landscape setback and parking design controls. This is further explained in Attachment Due to the specific requirements for non-residential uses, the list of DA requirements have been retained from Parramatta DCP for the following uses:

			Places of Public Worship
			Educational establishments
			Centre based childcare facilities
			Sex services and restricted
			premises
			Telecommunication facilities
Part 5	5.1	Water Management	Part 5 contain objectives and controls
Environmental	5.1.1	Flooding	designed to address site constraints
Management	5.1.2	Water Sensitive Urban Design	and specific environmental
managomone	5.1.3	Stormwater Management	considerations to ensure sustainable
	5.1.4	On-Site Detention	and safe development outcomes within
	0.1.1	Management	the City.
	5.1.5	Groundwater	1
			Council staff identified as part of the
	5.2	Hazard and Pollution	Harmonisation review process that due
		Management	to key differences across the five
	5.2.1	Control of Soil Erosion And	DCPs, and changes to policy at a state
		Sedimentation	level and industry benchmarks,
	5.2.2	Acid Sulfate Soils	additional changes were needed to
	5.2.3	Salinity	ensure the harmonised controls are
	5.2.4	Earthworks And Development	robust, sophisticated, best practice,
		On Sloping Land	and fit for purpose for the City of
	5.2.5	Land Contamination	Parramatta.
	5.2.6	Air Quality	
	5.2.7	Bush Fire Prone Land	This includes improvements and
			updates to provisions for the following:
	5.3	Protection of The Natural	' '
		Environment	Tree and vegetation protection
	5.3.1	Biodiversity	Water Sensitive Urban Design
	5.3.2	Waterways And Riparian Zone	Stormwater Management
			Protection of Groundwater
	5.3.3	Development On Land	Environmental Performance
		Adjoining Land Zoned C2	
		Environmental Protection Or	In addition, Flooding and
		W1 Natural Waterways Zone	Environmental Performance controls
	5.3.4	Tree And Vegetation	have been improved in consultation
		Preservation	with relevant technical Council officers
	5.4	Environmental Performance	to ensure that the controls reflect
	5.4.1	Energy Efficiency	industry standard. These controls were
	5.4.2	Water Efficiency	informed by the controls for Flooding
	5.4.3	All-Electric Buildings	and Environmental Performance within
		Urban Cooling	the Parramatta City Centre DCP. The
	I	Roof Surface	harmonisation process reviewed and
		Open Space	assessed these controls to ensure their
		Facades	suitability for application across the
	5.4.4.3	Technical Requirements - Uhi	broader City.
	.	Façade Shading	
	5.4.4.4	Heating Cooling Systems –	
	.	Heat Rejection	
	I	Green Roofs Or Walls	
	5.4.5	Solar Light Reflectivity (Glare)	
		Natural Batimas (1.1.4)	
	5.4.6	Natural Refrigerants In Air	
		Conditioning	

	5.4.7 5.4.8 5.4.9	Bird Friendly Design Wind Mitigation Waste Management	
Part 6 Traffic and Transport	6.1 6.1.1 6.1.2 6.1.3 6.2 6.3 6.4	Sustainable Transport Car Share Travel Plans Electric Vehicle Charging Infrastructure Parking and Vehicular Access Bicycle Parking Loading and Servicing	Part 6 provides traffic and parking requirements for land uses. These were drafted inline with the recommendations of the Discussion Paper and in accordance with the TfNSW Guide to Traffic Generating Development. Precinct-specific parking rates have been retained within the respective precinct within Part 8 of the DCP. In addition, Electric Vehicle controls have been introduced in consultation with relevant technical Council officers to ensure that the controls reflect industry standards. The draft EV controls were informed by the controls within the Parramatta City Centre DCP and were adapted where necessary to ensure their suitability for application across the broader City.
	'		
Part 7 Heritage and Archaeology	7.1 7.2 7.3 7.4 7.5 7.6 7.7 7.8 7.9	Introduction Consent Requirements Conservation Incentives General Provisions Development In The Vicinity Of Heritage Solar Energy Systems Archaeology Aboriginal Cultural Heritage Signs On Heritage Buildings And Heritage Conservation Areas	Part 7 consolidates the general heritage and archaeology controls, and the Heritage Conservation Areas to assist with the functionality, legibility, practical application, and enforcement of the controls. As part of this consolidation process, non-policy or administrative changes were also made to remove duplicate controls contained within the general heritage section and the HCAs, and the categorisation of the HCAs by ward.
	7.10.1 Rosel 7.10.2 7.10.3	matta Ward North Parramatta And Sorrell Street Conservation Areas nill Ward South Parramatta Conservation Area Harris Park West Conservation Area Experiment Farm Conservation Area	Part 7 guides proposed development or works to heritage items and within heritage conservation areas, as well as works proposed nearby. The provisions largely retain the approach from Parramatta DCP and in some instances, adapted controls from Hornsby and the Hills DCP for the following themes: Development in the vicinity of items/conservation areas Archaeology Heritage Conservation Areas

	7.10.5 Elizabeth Farm Conservation	
	Area	The adapted controls are more
	7.10.6 Tottenham Street	comprehensive and appropriate to
	Conservation Area	meet the objectives of the City.
	7.10.7 Silverwater Prison Complex	
	Epping Ward	As per the Discussion Paper, controls
	7.10.8 East Epping Conservation	have been included to provide clarity
	Area	and strengthen Council's ability to
	7.10.9 Essex Street Conservation	respond to issues observed in the
	7.10.10 Rosebank Avenue	current development application
	Conservation Area	process for the installation of new
	7.10.11 Epping/Eastwood, Boronia	technologies and solar energy systems.
	Avenue And Wyralla Avenue	
	Conservation Areas	
	North Rocks Ward	
	7.10.12Burnside Homes Conservation	on
	Area, North Parramatta	
	7.11 Glossary of Heritage Terms	
Part 8 Centres,	8.1 Strategic Centres	Part 8 groups the City's strategic
Precincts,	8.1.1 Epping Strategic Centre	centres, local centres, neighbourhood
Special		precincts, special character areas, and
Character	8.2 Local Centres	controls for specific sites into one Part
Areas and	8.2.1 Westmead Local Centre	of the DCP.
Specific Sites	8.2.2 Parramatta North Urban	
	Transformation Precinct	The preparation of this Part of the DCP
	8.2.3 Granville Local Centre	is largely administrative, with the
	8.2.3.1 Granville Town Centre	existing objectives and controls for
	8.2.4 Camellia And Rydalmere	each centre, precinct, area or site being
	8.2.5 Newington Local Centre	transferred into the new draft CoP
	8.2.5.1 Newington Small Village	DCP. Some structure and syntax
	8.2.5.2 Newington Business Park	changes were made to ensure
	Precinct	consistency across this Part given the
	8.2.5.3 Newington Residential	different format/structure of centres
	Precinct	across the five DCPs subject to this
	8.2.6 Melrose Park Urban Renewa	
	Precinct	The strategic centres, precincts, and
	8.2.7 Telopea Local Centre	specific sites have been categorised by
	8.2.8 Carlingford Local Centre	the hierarchy of centres for Strategic
	8.2.8.1 Carlingford Central	Centres and Local Centres within the
	8.2.8.2 Carlingford South	Parramatta Local Strategic Planning
	8.2.8.3 Carlingford East	Statement 2020, and the ordered by
	O O National Lands	ward to assist with functionality and
	8.3 Neighbourhood Precincts	ease of reference.
	8.3.1 Harris Park	
	8.3.2 Harris Park Special Areas	
	8.3.3 River Road West	
	8.3.4 Morton Street	
	8.3.5 (East) Rydalmere	
	8.3.6 Ermington Naval Stores-	
	Waterfront And Silverwater	
	Road	
	8.3.7 Dundas	
	8.3.8 Collet Park (North Parramatta	^{a)}

	8.3.9 Hunterford Estate, Oatlands	
	 8.4 Special Character Areas 8.4.1 Sylvia Gardens 8.4.2 Thomas And Lombard Streets 8.4.3 Jeffery Avenue 8.4.4 Sutherland Road 8.4.5 Area Bounded By Brickfield, Belmore, Buller And Albert Streets 	
	8.4.6 All Saints Cemetery 8.4.7 Hillside Estate 8.4.8 Winston Hills	
	8.5 Specific Sites Parramatta Ward 8.5.1 158-164 Hawkesbury Road And Part Of 2a Darcy Road, Westmead 8.5.2 24-26 Railway Parade,	
	Westmead Rosehill Ward 8.5.3 Land On The Corner Of Parramatta Road, Good Street	
	And Cowper Street, Granville 8.5.4 38-42 East Street, Granville 8.5.5 38 Cowper Street, Granville Dundas Ward 8.5.6 258-262 Pennant Hills Road And 17 & 20 Azile Court, Carlingford (Land In The Former Parramatta Lga)	
	8.5.7 264-268 Pennant Hills Road, Carlingford	
	North Rocks Ward 8.5.8 27-33 North Rocks Road, North Rocks 8.5.9 257 Windsor Road and Russell Street, Baulkham Hills 8.5.10 23-25 Windsor Road, Northmead	
	8.5.11 Identified Land with Additional Matters for Consideration	
Part 9A Parramatta City Centre*	The Parramatta City Centre DCP controls anticipated to be adopted in late 2022 will apply to this section - Note: numbering will change following	The adopted Parramatta City Centre DCP will apply to the land included in the finalised Parramatta City Centre Planning Proposal and the making of
*Land will be shown via a	transfer into the draft DCP.	Amendment 56 to the PLEP 2011.
land application map	6.1 Introduction 6.1.1 Application 6.1.2 General Objectives	This land will be shown using a land application map and generally includes land south of the Parramatta River

6.2	Design Quality	included within the City Centre
6.3	Built Form	Planning Proposal boundary.
6.3.1	Guiding Principles	,
6.3.2	Minimum Site Frontage	This area will be read in conjunction
6.3.3	The Building Envelope	with the other respective parts of the
6.3.4	The Street Wall	new draft DCP where not covered by
6.3.5	The Ground Floor	the City Centre DCP.
6.3.6		the City Centre DCF.
6.3.7	Above Ground Parking	It is anyinged that once the new DCD
6.3.7	Residential Apartment Design	It is envisaged that once the new DCP
000	Quality	controls for Parramatta North are
6.3.8	Wintergardens	finalised and endorsed by Council (not
6.3.9	Dwelling Mix and Flexible	likely to commence before completion
	Housing	of the Parramatta North Planning Study
	Book the Book and	in September 2023) Parts 9A and 9B
6.4	Public Domain	will be consolidated into a single Part
6.4.1	Solar Access to Significant	consistent with Part 7 of PLEP 2011.
	Parks and Spaces	
6.4.2	Awnings and Trees on Streets	
6.4.3	Design of Awnings	
6.4.4	Pedestrian Lanes, Shared	
	Zones and Service Lanes	
6.4.5	Pedestrian Overpasses and	
	Underpasses	
6.4.6	Vehicle Footpath Crossings	
6.4.7	Views	
6.5	Special Areas	
6.5.1	City River	
6.5.2	Civic Link	
6.5.3	George Street	
6.5.4	Church Street	
6.5.5	Marion Street	
6.5.6	Campbell Street & Great	
	Western Highway	
6.5.7	Auto Alley	
6.5.8	Station Street West	
6.5.9	Creek Corridors	
6.5.10	Park Edge Highly Sensitive	
	Area	
6.6	Heritage	
6.6.1	Guiding Principles	
6.6.2	Understanding the Place	
6.6.3	Heritage Relationship	
6.6.4	Demolition	
6.6.5	Amalgamation of Lots	
6.6.6	Development to Benefit a	
	Heritage Item	
6.6.7	Interpretation	
6.7	Flood Risk Management	
6.7.1	Assessment and Minimisation	
	of Flood Hazards, Risks and	
0.7.0	Potential for Harm	
6.7.2	Land Use and Building Levels	

6.7.3	Sensitive and Critical Uses	
6.7.4	Flood Warning and	
	Emergency Response	
	Planning	
6.7.5	Development in and Near	
	Floodways, Riparian Zones	
	and Naturalised Channels	
6.7.6		
6.7.7		
0.7.7	Bank And Foreshores	
6.7.8	Car Park Basements in Flood	
0.7.0	_	
	Prone Areas	
6.0	Environmental Sustainability	
6.8	Environmental Sustainability	
6.8.1	High Performing Buildings	
	Dual Water Systems	
	All Electric Buildings	
6.8.4	Electric Vehicle Charging	
	Infrastructure	
	Urban Cooling	
6.8.6	, ,	
6.8.7	Natural Refrigerants in Air	
	Conditioning	
6.8.8	Bird Friendly Design	
6.8.9	Wind Mitigation	
6.9	Vehicular Access, Parking	
	And Servicing	
6.9.1	Vehicle Driveways and	
	Manoeuvring	
6.9.2		
6.9.3	Bicycle Parking and End of	
	Journey Facilities	
6.10	Site Specific Controls	
	Parramatta Square	
	57, 63 And 83 Church Street	
0.10.2	and 44 Early Street	
6 40 2	•	
	180 George Street	
	2-10 Phillip Street	
	184-188 George Street	
6.10.6	2-6 Hassall Street, Parramatta	
6.10.7	12a Parkes Street	
6.10.8	14-20 Parkes Street, Harris	
	Park	
6 10 9	55 Aird Street	
	142-154 Macquarie Street,	
0.10.10	•	
	118 Harris Street and 135	
	George Street	
	33-34 Marion Street	
6.10.12	2 O'connell Street,	
	Parramatta	
6.10.13	3 12 Hassall Street	

	6.10.14 20 Macquarie Street 6.10.15 197 And 207 Church Street And 89 Marsden Street 6.10.16 18-40 Anderson Street 6.10.17 89-91 George Street 6.10.18 8-14 Great Western Highway	
Part 9B Parramatta City Centre - Deferred Area A* *Land will be shown via a land application map	Content to be carried over from the current Parramatta DCP 2011 relating to Section 4.3.3 Parramatta City Centre – Deferred Area A. Note: numbering will change following transfer however has been included to provide reference to the current Parramatta DCP 2011: 4.3.3 Parramatta City Centre 4.3.3.1 Building Form 4.3.3.2 Mixed Use Buildings 4.3.3.3 Public Domain and Pedestrian Amenity 4.3.3.4 Access and Parking 4.3.3.5 Environmental Management 4.3.3.6 Site Specific Controls	Section 4.3.3 Parramatta City Centre of Parramatta DCP 2011 as amended and anticipated to be endorsed by Council in late 2022 is to be carried over into the new draft DCP to reflect the forthcoming two sets of controls that apply across the City Centre following the finalisation of the Parramatta City Centre Planning Proposal and the making of Amendment 56 to the PLEP 2011. As some land was excluded from the finalisation of the planning proposal, the existing Parramatta DCP 2011 controls continue to apply until future review and update is completed. This land will be shown using a land application map and generally includes land north of the Parramatta River and land west of Auto Alley that were originally included within the City Centre Planning Proposal boundary. As per the current operation of the Parramatta DCP 2011, this section will be read in conjunction with the other respective parts of the new draft DCP relating to flooding and other site considerations.
Appendix	Appendix 1 – Views and Vistas Appendix 2 – Waste Management- Guidelines Appendix 3 – Heritage information: terms, responsibilities, and procedures	As part of the Harmonisation DCP process, Council officers undertook a review of the appendices to determine suitability of the appendices. The Appendices that have been retained are from the Parramatta DCP 2011 and have been updated to reflect the draft DCP. For example: • Appendix 1 is the former Appendix 2 that has been updated to remove views and vistas that are no longer within the boundary area. • Appendix 2 is the former Appendix 8 and Appendix 8.2 which has been

		updated to reflect industry standard for Waste Management. • Appendix 3 is the former Appendix 6 which has been updated with a section that provides Solar Energy System Guidelines to support new provisions contained in Part 7 of the DCP. All other Appendices from the Parramatta DCP 2011 have either been removed, reconciled into the DCP, or relocated to Council website to assist the development assessment process. Appendices from Holroyd DCP and The Hills Shire DCP contained Sheet Maps that apply to land within the City. The Sheet maps were moved into the DCP to retain the existing policy as they provide site-specific controls for setbacks, subdivision patterns and road widening. The relevant Sheet maps have been incorporated into Part 8.5.11 of the DCP.
Glossary	Glossary of Terms	Provides description and definition for terms throughout the DCP. There are parts of the DCP that also contain a specific glossary of terms for ease of reference.

NOTICES OF MOTION

28 NOVEMBER 2022

NOTICE OF MOTION

ITEM NUMBER 14.1

SUBJECT ParraMatch 2022

REFERENCE F2022/00105 - D08749097

FROM Councillor Darley

MOTION

(a) **That** Council congratulates the five community organisations selected to participate in ParraMatch 2022, namely:

- 1. Symphony For Life Foundation Parramatta Children's Orchestra.
- 2. Support the Girls Australia Support The Girls Morning Tea & Bra Gifting Event.
- 3. Dundas Area Neighbourhood Centre The Heart of the Community.
- 4. DRG Stitches Collection The Stitches Challenge Parramatta.
- 5. All Hands Confidence, Comfort and Coping.
- (b) That Council acknowledges the impact of the crowdfunding platform unexpectedly stopping mid-way through ParraMatch and that the five ParraMatch projects were not able to complete their fundraising campaign and meet their targets as a result, through no fault of their own.
- (c) **Further, that** Council fulfils its original commitment to provide small financial assistance of \$1,500 per project, consisting of the initial \$1,000 that was to be provided to start their campaigns and \$500 that was to be available to those organisations that received pledges from over 25 individual supporters, given ParraMatch had to be cancelled.

BACKGROUND

- ParraMatch is an innovative project providing five local not-for-profit groups with fundraising skills, promotional opportunities and financial assistance to support them to raise money for important community initiatives they've identified. This crowdfunding supported project is run by StartSomeGood, in conjunction with City of Parramatta Council.
- 2. ParraMatch started in 2021, as a pivot of the Pitch for Good Parramatta program (which Council had run annually from 2016 to 2019), due to COVID-19.
- 3. The 2022 ParraMatch campaign was schedule to run from 8th August to 9th September.
- 4. Unfortunately, mid-way through ParraMatch campaign, StartSomeGood were advised by their payment processor, Stripe, that they'd decided to no longer support crowdfunding platforms and, with virtually no notice, withdrew the functionality for processing payments from the StartSomeGood platform. The

result was that people were unable to pledge to campaigns currently running on the StartSomeGood platform and any amount pledged could not be processed (nor funds provided to the campaign organisers). This affected a significant numbers of crowd funding campaigns, in Australia and globally, including, the five ParraMatch community organisations.

- 5. The five ParraMatch community organisations had put in considerable effort to launch and promote their crowdfunding campaigns and still have worthwhile projects that require funding.
- 6. While ParraMatch had to be cancelled in the end for 2022, through no fault of Council's, StartSomeGood nor the five community organisations, it is an important show of good faith that Council still provide the \$1,500 originally committed to each of these worthwhile projects.

Kellie Darley Councillor

EXECUIVE DIRECTOR, COMMUNITY SERVICES RESPONSE

- 7. Council's Community Capacity Building Team acknowledges the impact of the unexpected early closure of the 2022 Parramatch Program on the five participating community organisations.
- 8. A Councillors Briefing Note previously circulated on the 12th August 2022 has been included as an attachment to this Staff Response, in order to provide Councillors with additional information on the original ParraMatch Program and the five participating Projects, in advance of the Council meeting on the 28th November 2022.

FINANCIAL AND RESOURCE IMPLICATIONS

- 9. The total funding of \$7,500 that would have been provided to the participants, were they to have been successful with their fundraising campaigns, remains available to support the five participating community organisations.
- 10. Council Officers are supportive of Council providing project funding of up to \$1,500 to each impacted community organisation, where participants can demonstrate that they can use these funds in line with the objectives of the original Parramatch Projects for which they were fundraising.
- 11. Where participants cannot demonstrate that Council funding will be used in line with their original Parramatch Project, the Community Capacity Building Team are able offer participants a place in a Digital Storytellers workshop. These Workshops aim to build on the skills participants learned through Parramatch and will help them create more online material to use in social media postings, promotional events or future crowdfunding campaigns. This capacity building opportunity will help build the participants longer term capability to attract resources to support their future activities.

Kellie Darley Councillor

Jon Greig

Executive Director Community Services

John Angilley
Chief Financial and Information Officer

Bryan Hynes

Acting Chief Executive Officer

ATTACHMENTS:

1 1 Briefing Note for Councillors Information - Parramatch 2022 4 Pages **2** 🗓 Parramatch 2022 - Summary of Projects 2 Pages



COUNCILLORS BRIEFING NOTE FOR INFORMATION

То	Lord Mayor All Councillors	Prepared by	Lucy Brotherton – Community Capacity Building Officer – Social Investment
Copies	Executive Team	Date	12 August 2022
	Chief of Staff, Executive Office Policy Advisor, Executive Office Executive Officer Project Officer Councillor Support	Subject	Parramatch 2022
Through	Community Capacity Building Manager Group Manager, Social and Community Services	HPRM	F2015/00170; D08643728

Purpose

To provide information about Parramatch 2022 - a crowdfunding program supporting local Not-forprofits and social enterprises to raise funds for community projects

Background

The Parramatch program provides local not-for-profit and community/sporting groups with an opportunity to raise funds for a local project and garner community support via crowdfunding.

The program will teach participants how to crowdfund, how to pitch their message and how to effectively undertake social media outreach. This will be followed by a month-long crowdfunding campaign run via crowdfunding platform StartSomeGood (8 August – 9 September).

Council will support the crowdfunding campaigns through promotional support and some small financial assistance to start off the campaigns (\$1,000) and an additional \$500 is available to those organisations that receive pledges from over 25 individual supporters. The program aims to encourage the community to match and exceed the initial support by Council.

If the crowdfunding target for a project are reached, that organisation will then run their project and keep Council informed on the progress.

An Expression of Interest process was run during May/June 2022. Eleven applications were received and five were chosen to participate in Parramatch 2022.

Current Status

The crowdfunding campaigns launched on the StartSomeGood platform on 8 August 2022 and will run until 9 September 2022.

Council's initial pledge of \$1,000 for each campaign has been added to the campaign tally at the launch of the campaigns to demonstrate Council's support for the projects.

Confidential: For internal reference only

Councillors | Page 1 of 4

The five projects participating in Parramatch 2022 are:

Project Name	Organisation	Crowdfunding Goal
Parramatta Children's Orchestras	Symphony for Life Foundation	\$20,000
Support the Girls Morning Tea and Bra Gifting Event	Support the Girls Australia	\$5,000
Heart of the Community	Dundas Area Neighbourhood Centre	\$6,000
Parramatta	DRG Stitches Collection Limited	\$10,000
Confidence, Comfort and Coping	All Hands	\$15,000
	Project Costs/Crowdfunding target total	\$56,000
	Total Council Contribution	\$7,500

A summary of the projects is attached together with URL details of their fundraising campaign pages.

Key Considerations

This is the second consecutive year that Council has run the Parramatch program. Last year's program was very successful with four out of the five organisations reaching their crowdfunding target. Over \$40,000 was raised with the community contributing over \$3 for every \$1 contributed from Council.

Parramatch is a pivot of the Pitch for Good Parramatta program, which Council ran annually from 2016 to 2019. The change in format was made to take into account the impacts and restrictions in place as a result of COVID-19. Parramatch builds the same skills and offers similar support to organisations as the Pitch for Good Parramatta program, but takes place entirely online rather than including a pitch event at Riverside Theatres. Given the uncertainty about potential future COVID restrictions, the Parramatch program is being run again in 2022, rather than returning to the Pitch for Good Parramatta format.

Financial and/or Legal Implications

The City of Parramatta has pledged up to \$7,500 in match funding to be spread across the organisations participating in Parramatch. This investment is broken up in stages: initially Council will pledge \$1,000 at the beginning of the crowdfunding campaign as a kickstart. If an organisation attracts 25 individual supporters, then Council will pledge an additional \$500 to their campaign. This additional money is an incentive for the organisations to reach out widely for support and get as many people interested in their project as possible.

Donations are to be made via the online platform of our partner, StartSomeGood: https://startsomegood.com. The attached summary contains individual campaign URLs.

It is important to note that the money pledged by Council will only be provided to those campaigns that reach their nominated project target, that is, the community has also pledged enough financial support to get the project funded. This is in line with the normal operating parameters of the StartSomeGood crowdfunding platform, where only successful campaigns receive the pledges made.

The cost of the program, including the matched funding, is entirely met within the endorsed budget for the Community Capacity Building team.

Risks

The Parrramatch expression of interest process was administered with best practice principles, checked against eligibility and selection criteria, and assessed by a staff member and an independent external member from StartSomeGood.

There is a risk that the projects will not receive enough support and none will reach their target. To

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Councillors | Page 2 of 4

minimise this risk only projects that have the potential to be crowdfunded and only organisations with the capacity to undertake an effective campaign have been chosen. In addition, only projects seeking \$20,000 or less will be eligible for Parramatch 2022.

Media, Communications & Community Engagement

The City Engagement and Experience team have developed a communication plan for the crowdfunding portion of the Parramatch program.

The Parramatch participants will be responsible for running their crowdfunding campaigns and reaching out to their supporters. Council will provide assistance by promoting the campaigns generally through social media channels and utilising other media as appropriate (e.g. e-Pulse).

Social Impacts

All of the projects chosen for Parramatch 2022 have a social focus to create positive social impact to local communities. The projects seek to benefit a wide range of groups including children from disadvantaged backgrounds, vulnerable women, socially isolated individuals and international students.

The Parramatch program seeks to create greater social impact beyond just the projects being funded, as the skills being taught to participants can be used going forward to facilitate fundraising, community building and awareness raising for their organisations into the future. This supports a strong and viable community sector in Parramatta to support our local community.

Environmental Impacts

None of the projects chosen as part of Parramatch 2022 have an environmental focus, so there is no direct environmental impact being delivered through the current Parramatch program.

Attachments

Description of the Parramatch 2022 participating campaigns. (D08643752)

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Author sign off

L/A					
Signature: Name: Lucy Brotherton	Position: Community Capacity Building Officer – Social Investment	Date: 10 August 2022			
Director sign off	THE SERVICE TO				
Signature:					
Name: Jon Greig	Position: Executive Director Community Services	Date:			
CEO Sign off required? Yes \Box / No \boxtimes (please check the box). If No, please CC the CEO					
CEO Sign off					
Signature:					
Name:	Position: Chief Executive Officer	Date: Insert Date			
Additional Comments:					
Insert Comments Here					
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Parramatch 2022 - Summary details of participating campaigns

Parramatta Children's Orchestras

Organisation: Symphony for Life Foundation

Fundraising Goal: \$20,000

The Symphony For Life Foundation believes every child should have access to the benefits of playing a musical instrument regardless of socioeconomic or cultural backgrounds. To support this mission, they are creating Parramatta Children's Orchestras, a highly engaging community-based program.

Your support will help to fund:

- 1. A string of orchestras based at the Reg Byrne Community Centre.
- 2. Weekly individual tuition for children and rehearsal with an orchestra.

https://www.startsomegood.com/symphony-match

Support The Girls Morning Tea and Bra Gifting Event

Organisation: Support the Girls Australia

Fundraising Goal: \$5,000

Support The Girls Australia are running a Morning Tea and Bra Gifting Event to help women in our community who are either homeless or dealing with financial hardship, social isolation, trauma, or domestic violence.

Your support will help to fund:

- 1. A safe place to get together for morning tea
- 2. A professional bra fitting for participants
- 3. Bras, new underwear, toiletries and menstrual hygiene/incontinence products

https://startsomegood.com/support-the-girls-bra-gifting-morning-tea

The Heart of the Community

Organisation: Dundas Area Neighbourhood Centre

Fundraising Goal: \$6,000

Dundas Area Neighbourhood Centre are running a series of programs for families and children called Heart of the Community. These programs will provide the opportunity to meet new people, build social networks and decrease social isolation.

Your support will help to fund:

- 1. Activities such as meditation, confidence building for women, art classes for kids and parents, walking groups and more!
- 2. Childcare for participants when required

https://startsomegood.com/heart

The Stitches Challenge Parramatta

Organisation: DRG Stitches Collection Limited

Fundraising Goal: \$10,000

The Stitches Challenge Parramatta is a project raising awareness around mental health and social justice issues in the local community. Participants will go on the hunt for 12 dolls around Parramatta, each doll with an important message to empower and inspire children.

Your support will help to fund:

- 1. A hunt featuring 12 dolls in the Parramatta area each doll will have its name, story and clue to the next doll as well as an empowering message.
- 2. A free mini doll for participants after completion of the hunt.
- 3. 100 dolls donated to Westmead Children's Hospital Aboriginal Unit.

https://startsomegood.com/HealthyMindsandHearts

Confidence, Comfort and Coping

Organisation: All Hands Fundraising Goals: \$15,000

Students and professionals from international backgrounds experience loneliness, stress (financial and performance) and identity crisis on a regular basis. The Confidence, Comfort and Coping project by All Hands provides coping skills and improves their quality of life.

Your support will help to fund:

- 1. Group workshops on key concepts
- 2. Live chats with lived experience individuals

https://startsomegood.com/life-skills-for-young-adults

QUESTIONS WITH NOTICE

28 NOVEMBER 2022

15.1	Model Social Media Policy	818
15.2	Questions Taken on Notice - 14 November 2022 Council Meeting	819

QUESTIONS WITH NOTICE

ITEM NUMBER 15.1

SUBJECT Model Social Media Policy **REFERENCE** F2022/00105 - D08770207

FROM Councillor

MOTION

That Council be updated of the Model Social Media Policy of any response received from Office for Local Government (OLG).

BACKGROUND

- 1. At the 10 October 2022 Council Meeting, Item 14.1. Notice of Motion OLG Model Social Media Policy was discussed in closed session.
- 2. The OLG was asked to give guidance on moving part of the meeting into closed session.

Kellie Darley

Councillor

STAFF RESPONSE

3. Staff response to be provided prior to the Council Meeting in Supplementary agenda A.

FINANCIAL AND RESOURCE IMPLICATIONS

- 4. Staff response to be provided prior to the Council Meeting in Supplementary agenda A.
- 5. There are no financial impacts on the budget arising from this Notice of Motion.

Kellie Darley

Councillor

Patricia Krzeminski

Executive Manager

Bryan Hynes

Acting Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

QUESTIONS WITH NOTICE

ITEM NUMBER 15.2

SUBJECT Questions Taken on Notice - 14 November 2022 Council

Meeting

REFERENCE F2022/00105 - D08769696

REPORT OF Governance Manager

QUESTIONS TAKEN ON NOTICE FROM THE COUNCIL MEETING OF 14 November 2022

Item	Subject	Councillor	Question
8.1	Parramatta Light Rail Stage 2 Environmental Impact Statement	Garrard	Can staff promote on Council's social media platforms that the Environmental Impact Statement for Stage 2 of the Parramatta Light Rail is on public exhibition and feedback from the public is needed?
12.1	Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013	Esber	On DA/317/2021, 63-67 Pine Street Rydalmere is the two meters variation (18.18%) for the whole site or for the two sides and lift shaft in the middle?
12.1	Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013	Esber	On DA/317/2021, 63-67 Pine Street Rydalmere, how many apartments are in the building?
12.1	Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013	Esber	On DA/317/2021, 63-67 Pine Street Rydalmere, can staff provide a copy of the plans in A4 size on the next Agenda?
14.1	Notice of Motion: Removal of overhanging vegetation on Bennelong Parkway	Siviero	When is the next quarterly budget review as mentioned in paragraph 5 of the report?

BACKGROUND

1. 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

Item 8.1 Parramatta Light Rail Stage 2 Environmental Impact Statement

During discussion on the Motion moved by The Lord Mayor Davis, Councillor Garrard asked the following question:

Can staff promote on Council's social media platforms that the Environmental Impact Statement for Stage 2 of the Parramatta Light Rail is on public exhibition and feedback from the public is needed?

Acting Executive Director City Engagement and Experience Response

Staff response will be provided in Supplementary Agenda A.

<u>Item 12. 1 – Variations to Standards under Clause 4.6 of Parramatta LEP 2011,</u> Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013

During discussion on the Motion moved by Councillor Esber, he asked the following question:

On DA/317/2021, 63-67 Pine Street Rydalmere is the two meters variation (18.18%) for the whole site or for the two sides and lift shaft in the middle?

Executive Director City Planning & Design Response

Staff response will be provided in Supplementary Agenda A.

<u>Item 12. 1 – Variations to Standards under Clause 4.6 of Parramatta LEP 2011,</u> Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013

During discussion on the Motion moved by Councillor Esber, he asked the following question:

On DA/317/2021, 63-67 Pine Street Rydalmere, how many apartments are in the building?

Executive Director City Planning & Design Response

Staff response will be provided in Supplementary Agenda A.

<u>Item 12. 1 – Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013</u>

During discussion on the Motion moved by Councillor Esber, he asked the following question:

On DA/317/2021, 63-67 Pine Street Rydalmere, can staff provide a copy of the plans in A4 size on the next Agenda?

Executive Director City Planning & Design Response

Staff response will be provided in Supplementary Agenda A.

<u>Item 14. 1 – Notice of Motion: Removal of overhanging vegetation on Bennelong Parkway</u>

During discussion on the Motion moved by Councillor Prociv, Councillor Siviero asked the following question:

When is the next quarterly budget review as mentioned in paragraph 5 of the report?

Executive Director City Assets and Operations

Staff response will be provided in Supplementary Agenda A.

ATTACHMENTS:

REFERENCE MATERIAL