

REPORTS TO COUNCIL - FOR COUNCIL DECISION

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| ITEM NUMBER | 13.3 |
| SUBJECT | Deferred Item from Council Meeting of 13 March 2023: Proposed Suburb Boundary Adjustment between Harris Park and Parramatta |
| REFERENCE | F2022/03176 - D08904441 |
| REPORT OF | Senior Project Officer Place Services |

CSP THEME: THRIVING

WORKSHOP/BRIEFING DATE: Rosehill Ward Councillor Briefing 6 February 2023.

PURPOSE:

To decline a request from the developers of 'Parkes 88' at 14-20 Parkes Street, Harris Park (ALAND Development) for Council to commence the boundary adjustment process to realign the suburb boundary between Parramatta and Harris Park to include properties north of Parkes Street, Harris Park.

RECOMMENDATION

- (a) **That** Council refuse the request from the developers of 'Parkes 88' at 14-20 Parkes Street, Harris Park (ALAND Development) for Council to commence the boundary adjustment process to realign the suburb boundary between Parramatta and Harris Park to include properties north of Parkes Street, Harris Park.
- (b) **Further, that** ALAND Development be notified of Council's decision.

BACKGROUND

1. The Team at Council responsible for assessing the applications for boundaries of suburbs is the Survey and Property Systems Team. The Survey and Property Systems Team makes recommendations whether changes to boundaries are required based on problems with geo-locating, or difficulties with people finding property addresses. Decisions in boundary changes are made via a Council Resolution.
2. The Geographical Names Board (GNB) manages address locality names and boundaries for NSW. To achieve comprehensive addressing objectives, it is vital that address locality names and boundaries are clear and unambiguous. Section 6.8 of the NSW Address Policy and User Manual (APUM) provides policy and guidelines related to Address Locality Naming and Boundaries.
3. In late **September 2020**, ALAND Development on behalf of the 'Parkes 88' development at 14-20 Parkes Street, Harris Park, submitted to Council's CBD Planning Team a boundary request change between the suburbs of Harris Park and Parramatta.
 - a. At the time, Council's CBD Planning team were exhibiting the Parramatta CBD Planning Proposal. The land at the 'Parkes 88' development site was shown by Council as being within the Parramatta CBD Planning

- Proposal Land Application Map which comprises land parcels within both the Parramatta and Harris Park suburbs (refer to Parramatta CBD Planning Proposal Land Application Map - **Attachment 1**).
- b. ALAND Development, on behalf of the 'Parkes 88' development, sought Council's support to include 14-20 Parkes Street, Harris Park, in an amended Parramatta suburb boundary as the site was identified within the Parramatta CBD Planning Proposal.
 - c. At the time, Council's CBD Planning Team advised that *"The CBD Planning Proposal does not intend to, and cannot make changes to, suburb boundaries or names. The CBD Planning Proposal is only seeking to amend planning controls under Parramatta Local Environmental Plan 2011 in accordance with the Environmental Planning and Assessment Act 1979."*
 - d. As a boundary adjustment to realign the suburb boundary between Parramatta and Harris Park to include properties north of Parkes Street, Harris Park was not supported by officers, the developers of 'Parkes 88' were advised that the boundary adjustment request was not supported and would not be progressed.
4. The following information is noted regarding the boundary change request submitted on behalf of the developers of 'Parkes 88'.
- e. The Geographical Names Board of NSW (GNB) stipulates in the NSW Address Policy and User Manual (APUM) - **6.8.4. Boundary Definition** - *"Address locality boundaries shall be of a reasonable size for practical purposes, such as including a shopping precinct or community school. Within urban areas an ideal size is around 500ha, with a preferred minimum area of 100ha."*
 - f. The locality size of Harris Park (65 hectares) is already significantly less than the minimum locality size (100 hectares) provided by GNB, whilst the Parramatta locality covers 548 hectares (refer to Site Map - **Attachment 2**). Altering the northern boundary of Harris Park would further reduce the footprint of the Harris Park locality by approximately 1000 square metres.
 - g. A further reduction of the locality of Harris Park is inconsistent with GNB guidelines and, in Council officers' experience, unlikely to be supported by GNB. However, the GNB is the ultimate decision-maker.
 - h. To date, the Survey and Property Systems Team has not received complaints or issues with geo-locating or wayfinding of property addresses with postal deliveries or utilities due to addresses located in Harris Park.
 - i. Changing locality/suburbs may cause confusion, as this would impact several property owners and businesses which would need to change their address from Harris Park to Parramatta.
 - j. There is no identified benefit to Council or service delivery to the community in a boundary adjustment to realign the suburb boundary

between Parramatta and Harris Park to include properties north of Parkes Street, Harris Park.

5. On **14 October 2022** the Parramatta CBD Planning Proposal came into effect as Amendment 56 to the *Parramatta Local Environmental Plan 2011*.
6. On **3 November 2022**, a second request from the developers of 'Parkes 88' for a boundary change between Harris Park and Parramatta to include properties north of Parkes Street, Harris Park, was submitted to Council.
 - k. This new proposal is essentially the same as the September 2020 proposal, except that the developers of 'Parkes 88' have completed some elements of community consultation.
 - l. The partial community consultation completed by the developers of 'Parkes 88' does not change the process for a boundary amendment request if Council determined to progress this request with the Geographical Names Board of NSW (GNB).
 - m. The NSW GNB provides guidance for NSW councils considering a boundary change request under the provisions of the Geographical Names Act 1966, section **7.1.3 Consulting on a Proposal** -

“Address Localities

Under the provisions of the Geographical Names Act 1966, the GNB is responsible for address locality name and boundary determination.

Principles outlined in Chapter 6 - Section 6.8 - Principles of Address Locality Naming shall be followed when creating new or amending existing address locality names/boundaries.

It is recommended that Local Government consult with the immediate community who directly utilise the addresses assigned to sites affected by a boundary change. This includes, but is not limited to, residents, ratepayers and businesses.

The level and form of consultation by the GNB can vary depending on the proposal, as follows:

- *Where a proposal will affect more than 20 parcels or owners/occupiers and/or includes a name change or creation of a new address locality, the proposal must be advertised by the GNB.”*

- n. The boundary amendment proposal will impact at least 373 existing residents as well as businesses and residents currently located in Parramatta and Harris Park.

ISSUES/OPTIONS/CONSEQUENCES

7. With the guidance of GNB's **6.8.4. Boundary Definition** -
 - b. *Address locality boundaries shall be of a reasonable size for practical purposes, such as including a shopping precinct or community school.*

Within urban areas an ideal size is around 500ha, with a preferred minimum area of 100ha.

8. The locality size of Harris Park (65 hectares) is already significantly less than the minimum locality size (100 hectares) provided by GNB, whilst the Parramatta locality covers 548 hectares (refer to Site Map - **Attachment 2**). Altering the northern boundary of Harris Park would further reduce the footprint of the Harris Park locality by approximately 1000 square metres.
9. A further reduction of the locality of Harris Park is inconsistent with GNB guidelines and, in Council officers' experience, unlikely to be supported by GNB. However, the GNB is the ultimate decision-maker.
10. To date, the Survey and Property Systems Team have not received issues with geo-locating or wayfinding of property addresses with postal deliveries or utilities due to addresses located in Harris Park.
11. Changing locality/suburbs may cause confusion, as this would impact several property owners and businesses which would need to change their address from Harris Park to Parramatta.
12. There is no identified benefit to Council or service delivery to the community in a boundary adjustment to realign the suburb boundary between Parramatta and Harris Park to include properties north of Parkes Street, Harris Park.
13. If Council was to consider a boundary adjustment, the adjustment should expand the size of the Harris Park locality to be more in-line with GNB guidelines.
14. In such a scenario, this would involve the entirety of the northern boundary to Hassall Street being considered part of the Harris Park locality, and the locality boundary would be consistent with the centre line of the road. Noting the comments in paragraphs 8-10 of this report, and that there is no identified community sentiment or preference to expand the suburb locality of Harris Park into the suburb locality of Parramatta, this is not an officer recommendation.

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 |
|--------------------------|--|--|---|-------------------------------|
| September & October 2020 | Project Officer, Strategic Land Use Planning | CBD Planning Proposal does not intend to make changes to suburb boundaries or names. | Noted and will be captured in Council Report. | Place Manager, Place Services |

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|---------------------------|--|--|---|--|
| October 2020 – March 2021 | Supervisor Survey and Property Systems | There are no issues with property addresses and geo-location of places. | Noted and will be captured in Council Report. | Place Manager, Place Services |
| November 2022 | Project Officer, Strategic Land Use Planning | CBD Planning Proposal does not intend to make changes to suburb boundaries or names. | Noted and will be captured in Council Report. | Senior Project Officer, Place Services |
| November 2022 | Supervisor Survey and Property Systems | There are no issues with property addresses and geo-location of places. | Noted and will be captured in Council Report. | Senior Project Officer, Place Services |

Councillor Consultation

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

| Date | Councillor | Councillor Comment | Council Officer Response | Responsibility |
|------------|---------------------------|------------------------------|---------------------------|--|
| 06/02/2023 | Rosehill Ward Councillors | Support staff recommendation | Prepare report to Council | Senior Project Officer, Place Services |

LEGAL IMPLICATIONS FOR COUNCIL

17. Legal Services has reviewed this report and there are no legal implications for Council associated with this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

18. If Council resolves to approve this report in accordance with the proposed resolution, there are no unbudgeted financial implications for Council's budget.
19. 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 | | | |
| Funding Source | | | | |
| Operating Result | | | | |
| External Costs | | | | |
| Internal Costs | | | | |

| | | | | |
|-------------------------------|-----|--|--|--|
| Depreciation | | | | |
| Other | | | | |
| Total Operating Result | NIL | | | |
| | | | | |
| Funding Source | | | | |
| | | | | |
| CAPEX | | | | |
| CAPEX | | | | |
| External | | | | |
| Internal | | | | |
| Other | | | | |
| Total CAPEX | NIL | | | |

Kim Marsh
Senior Project Officer Place Services

Beth Andean
Place Manager - Coordinator

Bruce Mills
Group Manager Place Services

Caroline Nuttall
Acting Group Manager Legal Services

Bryan Hynes
Executive Director Property & Place

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

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|---|--|-----------|
| 1 | Attachment 1 - Parramatta CBD Planning Proposal - Land Application Map (LAP) | 1 Page |
| 2 | Attachment 2 - Proposed Boundary Amendment Plan | 1 Page |

REFERENCE MATERIAL