

# NOTICE OF COUNCIL MEETING

## AGENDA

An Ordinary Meeting of City of Parramatta Council will be held in PHIVE (COUNCIL CHAMBER) COUNCIL CHAMBER AT 5 PARRAMATTA SQUARE, PARRAMATTA on Monday, 11 November 2024 at 6:30pm.

Gail Connolly PSM  
CHIEF EXECUTIVE OFFICER

# EMERGENCY EVACUATION DIAGRAM

Level 4 East

2 Civic Place, Parramatta NSW 2150

## Evacuation Procedures

### IN CASE OF FIRE

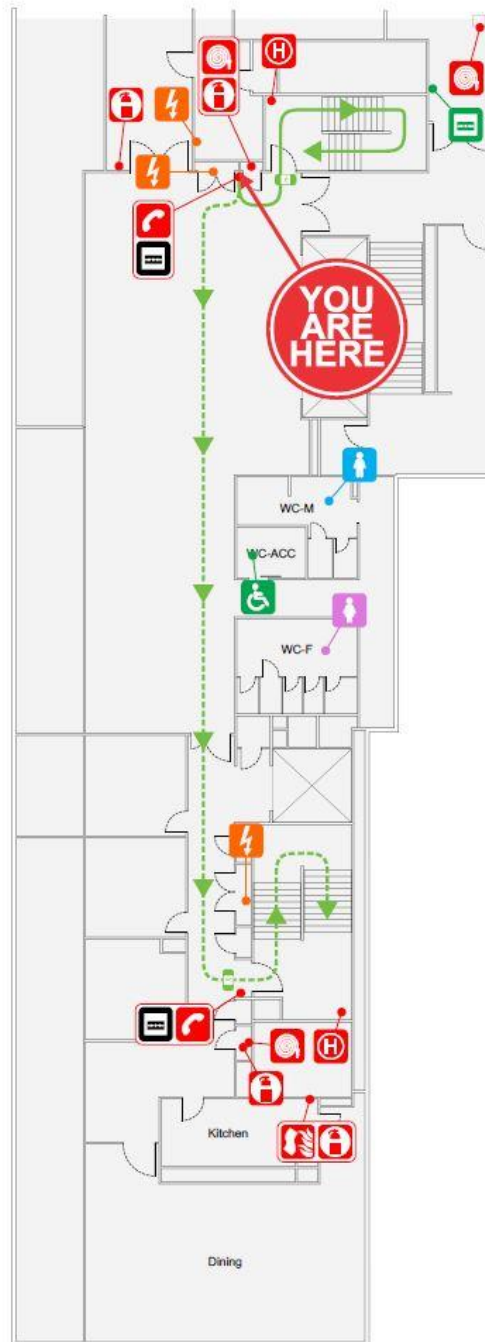
- (R)** REMOVE people from immediate danger
- (A)** ALERT people nearby and raise an alarm (Dial 000)
- (C)** CONFINE fire and smoke (Close doors behind you if safe to do so)
- (E)** EVACUATE via the nearest emergency exit

## Legend

 Amenities Disabled	 Amenities Female	 Amenities Male
 Emergency Door Release	 Emergency Call Point	 Dry Chemical Powder
 Fire Blanket	 Hose Reel	 Hydrant
 Warden Intercommunication Point	 Exit	
 Alternate Evacuation Path	 Evacuation Path	 Assembly Area

## Site Plan

Parramatta PHIVE



## 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	
<b>Oath [Affirmation] of Office by Councillors</b>	I swear [solemnly and sincerely declare and affirm] that I will undertake the duties of the office of Councillor in the best interests of the people of 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 Conflict of Interests	
<b>Pecuniary Interests</b>	<p>A Councillor who has a <b>pecuniary interest</b> 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.</p> <p>The Councillor must not be present at, or in sight of, the meeting:</p> <ul style="list-style-type: none"> <li>a) At any time during which the matter is being considered or discussed, or</li> <li>b) At any time during which the Council is voting on any question in relation to the matter.</li> </ul>
<b>Non-Pecuniary Conflict of Interests</b>	A Councillor who has a <b>non-pecuniary conflict of interest</b> in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.
<b>Significant Non-Pecuniary Conflict of Interests</b>	A Councillor who has a <b>significant</b> non-pecuniary conflict of interest in relation to a matter under consideration at a Council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.
<b>Non-Significant Non-Pecuniary Interests</b>	A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is <b>not significant</b> and does not require further action, when disclosing the interest must also explain why conflict of interest is not significant and does not require further action in the circumstances.

## TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING MEETING	
2	ACKNOWLEDGMENT OF TRADITIONAL OWNERS OF LAND	
3	WEBCASTING ANNOUNCEMENT	
4	GENERAL RECORDING OF MEETING ANNOUNCEMENT	
5	APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS	
6	CONFIRMATIONS OF MINUTES	
	<i>Council - 28 October 2024</i> .....	6
7	DECLARATIONS OF INTEREST	
8	MINUTES OF THE LORD MAYOR	
	Nil	
9	PUBLIC FORUM	
	Nil	
10	PETITIONS	
	Nil	
11	RESCISSION MOTIONS	
	Nil	
12	REPORTS TO COUNCIL - FOR NOTATION	
	Nil	
13	REPORTS TO COUNCIL - FOR COUNCIL DECISION	
13.1	FY2024/25 Fees and Charges - Introduction of a New Fee (Coordination Fee - Post Development Consent) .....	20
13.2	Planning Proposal for land at 38-50 South Street, Rydalmere (Proceed to Gateway Determination).....	33
13.3	Concept design for Duck River Nature Trail Stage 1, Silverwater Park.....	173
13.4	LATE REPORT: Improving the Governance and Performance of Council and Advisory Committee Meetings (Options for Committee Structures at the City of Parramatta).....	255
13.5	Change to Adopted Council Meeting Calendar (Ordinary Meeting of Council on 25 November 2024).....	256
14	NOTICES OF MOTION	
14.1	Traffic on North Rocks Road, Northmead .....	259
14.2	Publication of Lord Mayoral Minutes .....	2611



14.3	Status of Council Resolutions Reporting.....	262
<b>15</b>	<b>QUESTIONS WITH NOTICE</b>	
15.1	Questions Taken on Notice at 28 October 2024 Council Meeting .....	2665
<b>16</b>	<b>CONCLUSION OF MEETING</b>	

Change to Adopted Council Meeting Calendar (Ordinary Meeting of Council on 25 November 2024)



# CITY OF PARRAMATTA

## MINUTES

---

**Ordinary Council Meeting**  
**Monday, 28 October 2024**  
**6.30pm**

**Council Chamber**  
**Level 4, PHIVE**  
**Parramatta Square, Parramatta**

## **COUNCILLORS PRESENT**

The Lord Mayor, Councillor Martin Zaiter, Councillor Charles Chen, Councillor Kellie Darley, Councillor Anthony Ellard, Councillor Dr Hayley French, Councillor Dr Judy Greenwood, Councillor Steven Issa, Councillor Manning Jeffrey, Deputy Lord Mayor, Councillor Cameron MacLean, Councillor Michael Ng, Councillor Sameer Pandey, Councillor Sreeni Pillamarri, Councillor Dr Patricia Prociv, Councillor Tanya Raffoul, and Councillor Georgina Valjak.

## **STAFF PRESENT**

Chief Executive Officer - Gail Connolly, Executive Director City Engagement and Experience - Angela Jones-Blayney, Executive Director City Assets & Operations - George Bounassif, Executive Director Finance and Information - John Angilley, Executive Director City Planning and Design – Jennifer Concato, Executive Director Community & Culture, Jonathan Greig, Chief People, Culture & Performance Officer - Brendan Clifton, Group Manager Office of the Lord Mayor and CEO - Roxanne Thornton, Chief Information Officer and Acting Chief Governance and Risk Officer - John Crawford, ICT Service and Delivery Manager - Ian Vong, Coordinator Secretariat Services – Marina Cavar, Business Manager - Michelle Samuel, Manager Office of the Lord Mayor - Renee Attard, Senior Advisor - Georgia Luk, and Secretariat Support Officer - Adrianna Hokin.

### **1. OPENING MEETING**

The Lord Mayor, Councillor Zaiter, opened the meeting at 6.35PM.

### **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 ANNOUNCEMENT**

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

## 5. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS

There were no apologies.

## 6. CONFIRMATION OF MINUTES

### 6.1 Minutes of the Ordinary Council Meeting held on 9 September 2024

4890 **RESOLVED:** Councillor Prociv and Councillor Valjak

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

**Record of Voting:**

For the Motion: Unanimous

### 6.2 Minutes of the Extraordinary Council Meeting held on 14 October 2024

4891 **RESOLVED:** Councillor Issa and Councillor Ellard

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

**Record of Voting:**

For the Motion: Unanimous

## 7. DISCLOSURES OF INTEREST

There were no Disclosures of Interest made at this meeting.

## 8. MINUTES OF THE LORD MAYOR

### 8.1 Welcoming His Majesty King Charles III and Her Majesty Queen Camilla to Parramatta

(Lord Mayor, Councillor Martin Zaiter)

4892 **RESOLVED:** Lord Mayor Councillor Zaiter and Councillor Issa

- (a) That Council acknowledge the presence of His Majesty King Charles III and Her Majesty Queen Camilla during their royal visit to the City of Parramatta on Tuesday 22 October 2024.
- (b) That Council note that the Lord Mayor met with Their Majesties on behalf of the City of Parramatta at the Community BBQ, hosted by the Hon. Chris Minns MP, Premier of NSW, at Parramatta Park on 22 October 2024.

#### **Record of Voting:**

For the Motion: Unanimous

### 8.2 Advocating for High Speed Rail

(Lord Mayor, Councillor Martin Zaiter)

4893 **RESOLVED:** Lord Mayor Councillor Zaiter and Councillor Prociw

- (a) That Council notes public comments by officials of the Australian Government's High Speed Rail Authority that indicate Stage 1 of East Coast High Speed Rail (HSR) is being planned to connect Newcastle through the Central Coast to Sydney Central Station and that stations at Parramatta and Western Sydney Airport are only being considered as part of a future stage.
- (b) That Council notes that Sydney Central Station is no longer central to the growing population of Greater Sydney and that Parramatta is better positioned in terms of both geography and population spread to become the future 'Grand Central Station' of Sydney's transport network.
- (c) That Council reiterates its long-held position that any alignment of east coast HSR must have a station in the City of Parramatta to support equitable access to HSR to ensure a more equitable distribution of jobs and activity across Greater Sydney.
- (d) That Council advocates publicly and with all levels of government the need for stations in Parramatta and at the Western Sydney Airport to be included in the first stage of the HSR project.

#### **Record of Voting:**

For the Motion: Unanimous

### 8.3 Record-breaking Parramatta Lanes!

(Lord Mayor, Councillor Martin Zaiter)

4894 **RESOLVED:** Lord Mayor Councillor Zaiter and Councillor Pandey

- (a) That Council celebrate the success of the record-breaking 2024 Parramatta Lanes festival, with over 200,000 people attending throughout four nights of incredible local food, music, art and culture.
- (b) That Council recognise the significant efforts of all staff involved in creating such a successful event, particularly the Manager Events, the Events and Festivals team and also the Waste and Cleansing teams who provided invaluable support with short notice in response to the unprecedented attendance.

#### **Record of Voting:**

For the Motion: Unanimous

### 8.4 Celebrating the 10 Year Anniversary of the Western Sydney Wanderers Football Club 2014 AFC Asian Champions League Triumph

(Lord Mayor, Councillor Martin Zaiter)

4895 **RESOLVED:** Lord Mayor Councillor Zaiter and Councillor Issa

- (a) That Council notes the 10-year anniversary of the Western Sydney Wanderers FC 2014 AFC Asian Champions League triumph, when the Wanderers made history as the first Australian football club to win the prestigious Asian Champions League trophy.
- (b) That Council celebrates the passion and resilience of the Wanderers, whose victory remains one of the biggest moments in Australian football history.

#### **Record of Voting:**

For the Motion: Unanimous

## 8.5 Congratulations to the Award-Winning City of Parramatta

(Lord Mayor, Councillor Martin Zaiter)

4896 **RESOLVED:** Lord Mayor Councillor Zaiter and Councillor Ellard

- (a) That Council congratulate City of Parramatta staff on winning the following 2024 international, national and local government awards:
- a. Parramatta Lanes and Riverside Theatres: Platinum (Winner) for Best Events Campaign Award – Councils (Parramatta Lanes) and Gold (Second-Place) for Best Music and Arts Venue (Riverside Theatres) at the 2024 Western Sydney Tourism Awards.
  - b. PHIVE: Best Designed Buildings and Landscapes Civic Centre award at the 2024 International Architecture Awards by The Chicago Athenaeum: Museum of Architecture and Design, The European Centre for Architecture Art Design and Urban Studies and Metropolitan Arts Press Ltd.
  - c. Parramatta Aquatic Centre (PAC): A.H Pierce Memorial Facility of the Year Award, Marketing & Communications Award and Lifeguard of the Year Award at the 2024 NSW ARI Awards.
  - d. City of Parramatta's Environmental and Sustainability team: Biodiversity Conservation Award (Artificial Hollows – a novel approach) at the 2024 Keep Australia Beautiful NSW Sustainable Cities Sustainability Awards.
  - e. City of Parramatta's People, Culture and Performance team: Best Use of Technology Award and Best Health and Wellbeing Program Award at the 2024 Australian HR Awards.
- (b) That Council commend the Council officers involved in these excellent projects on their outstanding efforts.
- (c) That all awards received by Council this term be displayed at PHIVE.

### **Record of Voting:**

For the Motion: Unanimous

## 9. PUBLIC FORUM

There was no Public Forum.

## 10. PETITIONS

There were no petitions tabled at this meeting.



## 11. RESCISSION MOTIONS

There were no Rescission Motions.

Note: Councillor Prociv asked that the evacuation plan be returned to future agendas.

## 12. REPORTS TO COUNCIL - FOR NOTATION

### 12.1 Investment Report for 31 August 2024

(Report of Tax and Treasury Accountant)

4897 **RESOLVED:** Councillor Issa and Deputy Lord Mayor, Councillor MacLean

That Council receive and note the report.

**Record of Voting:**

For the Motion: Unanimous

### 12.2 Investment Report for 30 September 2024

(Report of Tax and Treasury Accountant)

4898 **RESOLVED:** Councillor Issa and Deputy Lord Mayor, Councillor MacLean

That Council receive and note the report.

**Record of Voting:**

For the Motion: Unanimous

Questions on Notice on Item 12.2 (Investment Report for 30 September 2024) by Councillor Issa:

- How do we treat the excess interest earned? Answered by ED Finance and Information
- Have we reinvested the interest?
- Can the CEO provide a copy of the relevant policy or Council resolution on this matter to all Councillors?

Questions on Notice on Item 12.2 (Investment Report for 30 September 2024) by Deputy Lord Mayor, Councillor MacLean:

- Does Council have a policy position in regards to the treatment of interest earned and returning those funds to General Reserve? Answered by ED Finance and Information.
- Can the CEO provide a copy of the relevant policy or Council resolution on this matter to all Councillors?

**12.3 Statutory Report: Tabling of State of our City Report (formerly 'End of Term Report')**

(Report of Corporate Strategy Manager; Group Manager, Strategic Land Use Planning)

4899 **RESOLVED:** Councillor Issa and Councillor Ellard

That Council receive and note the report.

**Record of Voting:**

For the Motion: Unanimous

### 13. REPORTS TO COUNCIL - FOR COUNCIL DECISION

**13.1 2024 Local Government NSW Annual Conference**

(Report of Group Manager Office of the Lord Mayor and CEO)

4900 **RESOLVED:** Councillor Issa and Deputy Lord Mayor, Councillor MacLean

(a) That Council nominate the Councillors listed below to be voting delegates for the 2024 Local Government NSW Annual Conference;

1. Lord Mayor, Clr Martin Zaiter
2. Deputy Lord Mayor, Clr Cameron MacLean
3. Clr Kellie Darley
4. Clr Hayley French
5. Clr Steven Issa
6. Clr Manning Jeffrey
7. Clr Tanya Raffoul
8. Clr Georgina Valjak.

(b) That Council note all voting delegates must be registered to attend the Conference.

**Record of Voting:**

For the Motion: Unanimous

### 13.2 Councillor Representation on Statutory Committees and External Bodies and Panels

(Report of Group Manager Office of the Lord Mayor and CEO)

#### 4901 **RESOLVED:** Councillor Issa and Councillor MacLean

- (a) That Council appoint Councillors to the following statutory committees and external bodies/panels for the current term of Council:

<b>Statutory Committees – Councillor Representation Required</b>	
CEO Performance Review Panel	<ul style="list-style-type: none"> <li>• Lord Mayor, of the day</li> <li>• Deputy Lord Mayor of the day</li> <li>• 2 Councillors nominated by Council <ul style="list-style-type: none"> <li>○ Councillor Issa</li> <li>○ Councillor Darley</li> </ul> </li> <li>• 1 Councillor nominated by the CEO</li> </ul>
Floodplain Risk Management Advisory Committee	Councillor Prociv Alternate: Councillor Greenwood
Parramatta Traffic Committee	Councillor Valjak
<b>External Panels and Bodies – Discretionary Councillor Representation</b>	
Audit, Risk and Improvement Committee	Councillor Darley (non-voting member)
CivicRisk Mutual	Councillor Ellard
NSW Public Libraries Association	Deputy Lord Mayor Councillor MacLean
Parramatta River Catchment Group	Councillor Greenwood Alternate: Councillor Darley
Sydney Central City Planning Panel	Councillor Pandey Councillor Issa Alternate: Councillor Raffoul Alternate: Councillor Ng  The CEO to be delegated the appointment of the external members
Western Sydney Academy of Sport	Councillor Ellard

- (b) That Councillor membership of the CEO performance review panel be subject to external Legal advice in respect to Panel composition and membership (Clr Darley).
- (c) That the respective bodies be advised of these appointments.

- (d) That Council receive an update, including a copy of the Terms of Reference, on the Parramatta Legal and Justice Expansion Coalition and
- (e) That Council receive an update, including a copy of the Terms of Reference, on the Parramatta Light Rail Business Reference Group.

**Record of Voting:**

For the Motion: Unanimous

**13.3 Classification of Lot 5 DP1298239 Uhrig Rd, Lidcombe (AKA Carter Street Community Centre)**

(Report of Property Officer)

4902 **RESOLVED:** Councillor Issa and Councillor Prociv

- (a) That Council classify the land identified being Lot 5 in DP1298239, 10 Uhrig Road, Lidcombe, 2141 as operational land.
- (b) That Council delegate authority to the Chief Executive Officer to finalise and execute all associated documents to complete this matter.

**Record of Voting:**

For the Motion: Unanimous

**13.4 LATE REPORT: Presentation of the Audited 2023-2024 Annual Financial Statements**

(Report of Financial Controller)

4903 **RESOLVED:** Councillor Issa and Councillor Pandey

- (a) That Council authorise the Lord Mayor, Deputy Lord Mayor, Chief Executive Officer and Responsible Accounting Officer to sign the following:
  - i. 2023-24 General Purpose Financial Statements – Statement by Councillors and Management; and
  - ii. 2023-24 Special Purpose Financial Statements – Statement by Councillors and Management.
- (b) That Council receive and note the confidential NSW Audit Office Engagement Closing Report for the 2023-24 Annual Financial Statements

- (c) That Council note the Audit Risk and Improvement Committee's recommendation that Council approve the 2023-24 Financial Statements.
- (d) That Council authorise the release of the audited 2023-24 Annual Financial Statements to the Office of Local Government and for public exhibition.
- (e) That the CEO arrange a Councillor Briefing session to provide a comprehensive breakdown of this matter.

**Record of Voting:**

For the Motion: Unanimous

#### **14. NOTICES OF MOTION**

Nil

UNCONFIRMED

## 15. QUESTIONS WITH NOTICE

### 15.1 LATE REPORT - Questions taken on Notice at the 9 September 2024 Council Meeting

(Report of Coordinator Secretariat Services)

#### 4904 QUESTIONS TAKEN ON NOTICE

**Councillor Noack** asked a question in relation to Item 15.2 within the Confirmation of Minutes of the Council Meeting held on 26 August 2024

- Has Council received a reply to the second letter sent to Minister Scully on the Little India matter? If not has anyone picked up the phone to contact the Minister?

#### **Manager, Office of the Lord Mayor response:**

Council is yet to receive a reply – the Office of the Lord Mayor has followed up with the Minister's Office but is yet to receive a response.

---

**Councillor Noack** asked a question regarding his previous urgency motion on the Success of Greater Western Sydney Giants AFL Team in the Minutes of the 26 August 2024 Council Meeting.

- What days and how often will the Giants colours be lit up on the PHIVE building?

#### **Executive Director Community and Culture Response:**

The roof lighting of PHIVE to mark the successful season of the GWS Giants occurred from 1-8 September 2024 (rotating nightly with the Paralympics green and gold) and exclusively for GWS Giants from 9 to 28 September 2024.

## 16. CONCLUSION OF MEETING

The meeting concluded at 7:41 pm.

This page and the preceding 11 pages are the Minutes of the Ordinary/Extraordinary Council Meeting held on Monday, 28 October 2024 and confirmed on Monday, 11 November 2024.

---

Chairperson





## **REPORTS TO COUNCIL - FOR COUNCIL DECISION**

### **11 NOVEMBER 2024**

13.1	FY2024/25 Fees and Charges - Introduction of a New Fee (Coordination Fee - Post Development Consent) .....	20
13.2	Planning Proposal for land at 38-50 South Street, Rydalmere (Proceed to Gateway Determination).....	33
13.3	Concept design for Duck River Nature Trail Stage 1, Silverwater Park	173
13.4	LATE REPORT: Improving the Governance and Performance of Council and Advisory Committee Meetings (Options for Committee Structures at the City of Parramatta) .....	255
13.5	Change to Adopted Council Meeting Calendar (Ordinary Meeting of Council on 25 November 2024) .....	256

---

**REPORTS TO COUNCIL - FOR COUNCIL DECISION**

---

**ITEM NUMBER** 13.1  
**SUBJECT** FY2024/25 Fees and Charges - Introduction of a New Fee (Coordination Fee - Post Development Consent)  
**REFERENCE** F2024/00282 - D09519617  
**REPORT OF** Chief Financial Officer

**CSP THEME:** FAIR

**WORKSHOP/BRIEFING DATE:** NIL

**PURPOSE:**

To seek approval for the fee to be included into 'Part 6: Fees and Charges' in the 'Delivery Program 2022-26, Operational Plan and Budget 2024/25'.

**RECOMMENDATION**

- (a) That Council approve the fee detailed in **Table 3** of this report and include the fee into 'Part 6: Fees and Charges' in 'Delivery Program 2022-26, Operational Plan and Budget 2024/25'.
- (b) 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 finalisation process of the updated 'Part 6: Fees and Charges'.

**BACKGROUND**

- 1. On 26 August 2024, Council resolved to exhibit a proposed amendment to 'Part 6: Fees and Charges' in 'Delivery Program 2022-26, Operational Plan and Budget 2024/25' (here onwards referred to as 'Fees and Charges') as follows:

*(c) That Council endorse for the purposes of a 28-day public exhibition, the proposed amendment to the Fees and Charges 2024/25 (part of the DPOP 2024/25) with the addition of a new Pre-Construction Coordination Fee.*

- 2. The proposed new fee described in detail in the 26 August 2024 Council Report (see Item 13.5 in the Business Paper accessed via this [link](#)) was proposed to:
  - a) Improve efficiency and construction outcomes for both the developer and Council by streamlining the project management and coordination service provided to developers who are delivering future Council assets (which include, but are not limited to, roads, parks, public spaces and pedestrian links) as part of their development projects as required as a condition of development approval or as part of a planning agreement; and
  - b) Contribute funding towards a new dedicated G18 Manager position in the City Assets and Operations directorate to work with and prioritise developers by defining, facilitating and coordinating the provision of necessary approvals, inspections, and related actions to deliver assets to an agreed program.

3. In alignment with Council's resolution, the proposed new fee was exhibited for 28-days from 19 September 2024 to 17 October 2024.
4. The public exhibition process involved notification on [Council's Participate Parramatta Website](#), and an email notification to 10 developers who have recently lodged Development Applications for significant developments within the City of Parramatta. This was to request feedback from directly impacted stakeholders.

## OUTCOME OF PUBLIC EXHIBITION

5. Council received a total of 8 submissions during the public exhibition period via the following submission pathways:
  - c) Online form on [Council's Participate Parramatta Website](#) – seven (7)
  - d) Email – one (1)
6. Details of the submissions and a Council Officer response is provided in **Attachment 1**, with the key issues and responses summarised in **Table 1** below. Of the 7 on-line submissions lodged the respondents indicated the following:-
  - Support the proposal – 1 response
  - Support – to an extent – 4 responses
  - Unsure – 2 responses
7. The email submission objected to the new fee proposal

**Table 1 - Summary of key issues raised in exhibition responses**

Issue	Council Officer Response
The fee will be passed on to prospective property buyers and make housing more expensive.	The position and process to be funded via the proposed fee will streamline the approval and inspection process that will in turn deliver cost savings and efficiencies in the construction process for the developer. If the developer does not see any financial benefit from participating in this coordinated process, then they do not have to pay the fee, and their project will be dealt with via the current approval and inspection processes.
Submissions asked whether the fee would increase the quality of units being developed.	The intended use of the proposed fee does not have any relationship to the quality of the construction of any building. Checking compliance with building standards is the responsibility of the building certifier nominated by the developer. The NSW Building Commissioner within NSW Fair Trading oversees the building certification process, and the role of certifiers. Construction issues are managed by the

	NSW Building Commissioner, not Council.
Alternate ways to calculate the fee based on the scale of the building or cost of development were suggested in submissions.	<p>The fee structure as exhibited is preferred to the options suggested for the following reasons:</p> <ul style="list-style-type: none"> <li>the process funded by the fee only relates to the part of the development that delivers a Council asset - the overall cost of development does not provide an accurate measure of the inspections and approval processes needed for the asset.</li> <li>the exhibited fee structure includes a flat fee for small projects; and a fee negotiated for larger projects based on the complexity and nature of the assets being delivered. This will ensure the fee is commensurate with the level of service Council is providing.</li> <li>a fee based solely on the cost of development, or scale of development, would not allow negotiation and would not reflect the cost to Council of implementing the new coordinated process.</li> </ul>
Council's legal ability to apply the fee was questioned and whether Council would refuse to perform this service if the fee is not paid.	<p>The fee is not mandatory, therefore, there is no legal impediment to Council seeking to charge for the new process intended to improve efficiency and construction outcomes for both the developer and Council.</p> <p>If the developer chooses not to engage with the new process, the delivery of the new infrastructure will continue to be managed via existing approval and inspection processes.</p>
Developers already pay various fees, development contributions, and also provide infrastructure as part of VPA. Therefore, Council should provide this service without a new fee.	<p>The fee will fund a new and improved process to streamline the approval and delivery process that extends beyond 'business as usual'. As such, it is reasonable to charge a fee to the developer who is going to benefit from the new process.</p> <p>It is not suitable to fund this process from council rates or development contributions income which are collected</p>

	<p>to fund other services and infrastructure not directly related to development.</p> <p>If a developer does not see the benefit to their project and construction timeline from the improved process, they are under no obligation to pay the fee as it is not mandatory.</p>
--	--

8. Several submissions raised issues that resulted in Council Officers recommending changes to the description of the fee to:
- improve the understanding of what the fee is seeking to achieve by making it clear it will be used to manage all of the post-Development Consent approvals and inspection for the related DA.
  - clarify the fee will apply to any form of development - not just residential and commercial.
  - clarify the fee will be charged on a per DA basis, or negotiated when large sites with multiple DAs are involved.

## RECOMMENDED CHANGES TO FEE FOLLOWING PUBLIC EXHIBITION

9. As outlined above in Paragraph 8, several submissions have resulted in changes to clarify the wording of the proposed fee.
10. **Table 2** and **Table 3** shows a comparison of the exhibited fee and the wording Council Officers are recommending be endorsed as part of the 2024/25 Fees and Charges

**Table 2 - Exhibited Proposed Fee and Description**

Name	Pricing Policy Category	GST	Year 24/25		
Pre-construction coordination fee			Fee (Excl GST)	GST	Fee (Incl GST)
Multi-unit dwellings and commercial	J	Y	\$10,000	\$1000	\$11,000
Multi-site /Precinct work - either: as above for each site or as negotiated on a bespoke precinct basis.					

**Table 3 - Recommended Fee and Description updated post-exhibition**

Name	Pricing Policy Category	GST	Year 24/25		
<b>Co-ordination Fee- Post Development Consent approval and inspections</b>			Fee (Excl GST)	GST	Fee (Incl GST)
Multi-unit dwellings, commercial, <b>retail and industrial (per DA)</b>	J	Y	\$10,000	\$1000	\$11,000
Multi-site /Precinct work - either: as above for each site <b>(per DA)</b> or as negotiated on a bespoke precinct basis.					

Note – Text shown in bold has been amended/ added post exhibition.

## CONSULTATION & TIMING

Stakeholder Consultation

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

**Table 4- Stakeholder consultation**

<b>Date</b>	<b>Stakeholder</b>	<b>Stakeholder Comment</b>	<b>Council Officer Response</b>	<b>Responsibility</b>
19 Sept to 17 Oct 2024	Participate Parramatta and Targeted Developer Consultation	Refer to <b>Table 1</b> above and <b>Attachment 1</b> .	Refer to <b>Table 1</b> above and <b>Attachment 1</b> .	Executive Director City Planning and Design, and Executive Director City Assets and Operations

**LEGAL IMPLICATIONS FOR COUNCIL**

12. There are no legal implications associated with this new fee.

**FINANCIAL IMPLICATIONS FOR COUNCIL**

13. Council officers anticipate, based on previous approvals granted, that 8-10 developers would likely engage in the proposed new process to be funded from the new fee.
14. Based on this, the expected revenue per annum could be \$80,000 to \$110,000. The revenue will contribute to the proposed position with the difference to be funded from the income generated from the oohmedia bus shelter contract as previously agreed.

**Revenue Estimate**

	<b>FY 24/25</b>	<b>FY 25/26</b>	<b>FY 26/27</b>	<b>FY 27/28</b>
<b>Revenue</b>				
Internal Revenue				
External Revenue	\$60,000	\$88,000	\$111,000	\$115,000
<b>Total Revenue</b>	\$60,000	\$88,000	\$111,000	\$115,000
<b>Funding Source</b>	General Reserve	General Reserve	General Reserve	General Reserve
<b>Operating Result</b>				
External Costs				
Internal Costs	48,075	198,065	204,007	210,127
Depreciation				
Other				
<b>Total Operating Result</b>	48,075	198,065	204,007	210,127
<b>Funding Source</b>				
<b>CAPEX</b>				
CAPEX				
External				

Internal				
Other				
<b>Total CAPEX</b>				

## CONCLUSION

15. It is recommended that Council approve the fee contained in **Table 3** to assist in the delivery of a streamlined process for developers who are delivering future Council assets as part of their development projects as required as a condition of development approval or as part of a planning agreement.

Amit Sharma  
**Chief Financial Officer**



Jennifer Concato  
**Executive Director City Planning and Design**

George Bounassif  
**Executive Director City Assets and Operations**

John Angilley  
**Executive Director Finance & Information**

Gail Connolly  
**Chief Executive Officer**

## **ATTACHMENTS:**

- 1  Submission Response Table - Proposed New Fee for Infrastructure 7  
 Approval and Inspection Process Pages

## REFERENCE MATERIAL



**Attachment 1 – Outcome of public exhibition of proposed Pre-construction Coordination Fee: Submission Summary and Responses**

The public exhibition of the proposed Pre-construction Coordination Fee to be included in the City of Parramatta's Fees & Charges 2024/25 was held between 19 September and 17 October 2024. Submissions could be made in the following ways:

- Online form on Participate Parramatta - 7
- Email - 1
- Post – nil
- Verbally – nil

Below is a summary of the submissions received and a response from Council officers.

Submission via online form on Participate Parramatta			
No	Support	Comment	Response
1	Yes – to an extent	Need ensure that clear and defined obligations/objectives are agreed up front between Council and the Developer. The obligations/objectives need to be enforced and followed through (both ways) along with the acknowledgement that the Project is King to ensure delays to the Project are minimised/mitigated.	<p>The position funded from the proposed fee will allow developers to work directly with a dedicated Council Officer whose role is to program the necessary approvals, inspection points, and other related actions related to the delivery of future Council assets as part of a development project.</p> <p>The work program will be informed by both Council and the developer and will help deliver a coordinated and transparent process for the completion of the overall project and help mitigate any potential delays.</p>
2	Yes – to an extent	It seems like a good idea. I was wondering if a set fee is the best option, maybe a more expensive construction could attract a higher fee	The proposed fee structure allows for a greater fee to be negotiated for larger development sites where more approvals and inspections are required, and where these may be more complex given the larger scale of development or the complexity of the infrastructure being provided. The proposed fee structure also allows for the management of multiple applications being delivered by one developer. In summary, the proposed fee structure is considered adaptable to differences in the type and scale of projects.
3	Unsure	Please identify how this position would increase the quality of developments in the community, as that seems to be the only benefit of the initiative for the community itself? I am concerned this	As outlined in response to Submission No.1 above, the dedicated position to be funded from the proposed fee is designed to provide a level of project coordination for the inspections and sign off of detailed construction plans relating to development projects that include the delivery of future

		initiative will be passed on to buyers, further inflating the cost of living in a housing crisis, with no clear gain for the end consumer.	<p>Council assets (which include, but are not limited to, roads, parks, public spaces, and pedestrian links).</p> <p>The new position and process does not have any relationship to the quality of the construction of any building. Checking compliance with building standards is the responsibility of the building certifier nominated by the developer. The NSW Building Commissioner within NSW Fair Trading oversees the building certification process, and the role of certifiers. Construction issues are managed by the NSW Building Commissioner, not Council. In summary, the proposed fee has no relationship to construction quality, and strictly relates to the management and delivery of Council assets included in development schemes.</p> <p>In addition, the proposed fee is not mandatory. However, the payment of the fee presents advantages to the developer as it will streamline an approval and inspection process that is often complex. The project coordination and management of the asset delivery process as part of the overall development project will deliver cost savings and efficiencies in the construction process.</p>
4	Unsure	How stringent would the employees be in checking these units? Would the checks include preventing the risk of faulty buildings? Will there be any repercussions to the builder or developers if they falsely claim something, scam buyers etc, later on? It looks like the costs will be passed onto the buyers. That is one of my other problems.	See responses to Submission No.3 which address the submission's questions relating to building inspections, and the concern relating to additional development costs.
5	Yes	No other comment provided	Submitter support noted.
6	Yes - to an extent	If "Council's business as usual approach to infrastructure delivery is not able to keep pace with the volume and complexity of infrastructure that is to be delivered" is the case then rates should be raised and/or developer contributions increased. However, similar to the City of	The project coordination carried out by Council in development projects that involve the delivery of Council assets is an important function for the community to ensure the community are receiving assets that meet relevant standards but the new infrastructure is usually required as a result of demand associated with the new development. Council is seeking to introduce a new process to make this more efficient for both the developer

		<p>Sydney council - <a href="https://www.cityofsydney.nsw.gov.au/policies/revenue-policy-feescharges">https://www.cityofsydney.nsw.gov.au/policies/revenue-policy-feescharges</a> &amp; the current 4 INFRASTRUCTURE AND RESTORATION ADMINISTRATION FEE of Parramatta council the fee should be based upon</p>	<p>and the community. As such, it is warranted to charge a fee commensurate to this additional service directly to the developer experiencing this additional increased level of service rather than it being funded by council rates or development contributions income which are collected to fund other service and infrastructure.</p> <p>Given that this process will only relate to that part of the development that delivers a Council asset, the overall cost of development does not provide an accurate measure of the inspections and project management needed to be done in relation to the asset.</p> <p>It is considered that the exhibited fee structure that has a flat fee for small projects, and a negotiated fee for larger projects based on the complexity and nature of the assets being delivered, is a more suitable way to structure the fee to ensure it is commensurate with the level of service Council is providing.</p> <p>A fee based solely on the cost of development or scale of development would not allow for this sort of negotiation and would not reflect the cost to Council of coordinating the approval and inspection process.</p> <p>To further clarify this issue, the fee description will be amended to make sure it is clear the fee is to be charged per DA for a small project (i.e. more straightforward proposals); or will be charged as negotiated with Council. The negotiation of the fee is based on the complexity of the project, whether it is a precinct, or for multiple DAs (refer to Table 3 in the Council Report for more details).</p>
7	Yes - to an extent	<p>The proposed fee amount of \$11,000 is an absurd figure. It will significantly add to the inflationary pressures already existing in the local economy. A more reasonable fee should be calculated based on the property and development size. 1 to 5 Floors - \$1,000. 6 to 20 Floors - \$2,500. 21 + Floors - \$5,000.</p>	<p>See response to Submission No.3 which address the submission's concern relating to additional development costs.</p> <p>See responses to Submission No.6 which address the submission's concern relating to additional development costs.</p>

Submission via email			
No	Company	Comment	Response
1	Meriton	Further to the email below and our discussions, Meriton understands the proposition but thinks that there are more effective ways to improve the resources and efficiency of Council's post DA/VPA services rather than applying another charge to the residential development sector in the middle of a housing crisis, particularly when we already pay such significant fees during the DA/PP/VPA process.	Refer to response below
		We make the following comments/suggestions to justify our position:	
		1. Post DA/VPA compliance and management is not a new matter and should not attract a new fee. We are not aware of any Council that applies such fees.	As outlined in response to Submission No.1, the dedicated position to be funded from the proposed fee is designed to facilitate better project outcomes, and is seen as a positive initiative to achieve improved efficiency and construction outcomes for both the developer and Council. As outlined in response to Submission No.3, the proposed fee is not mandatory. Whilst the intended outcome of the fee is considered advantageous to the developer as it offers a more streamlined approval and inspection process, if the developer does not see the benefit to their project and construction timeline, they are not obliged to pay the fee.
		2. There are limitations on fees under the EPAA so we are unsure how it can be applied in any event?	Given that the fee is not mandatory, there is no statutory limitations on Council proposing a fee for this service.
		3. The proposal lacks details for larger developments and the possible fees that Council would require. There needs to be clarity	Generally larger precincts have multiple DAs and often an associated VPA. Therefore, the fee negotiations would seek to make sure that the fee in these development projects reflects the scale of

	<p>on the actual fee or process for negotiating the fee as that could also be a source of delay. What happens if agreement cannot be reached on the larger projects? Will Council refuse to process DA/VPA conditions?</p>	<p>work required to agree to and monitor the Council assets being delivered.</p> <p>As outlined in response to Submission No.3, the proposed fee is not mandatory however is being introduced to provide a level of service and project management beyond normal processes. Matters relating to DAs and VPAs will continue to be processed if developers do not wish to utilise the service provided by the fee.</p>
	<p>4. It cannot be isolated to residential development as there are other development types that would equally require a service such as large commercial, retail or other infrastructure projects.</p>	<p>The exhibited fee referred to multi-unit dwellings and commercial development. The issue raised in the submission is acknowledged, and the draft fee has been updated in response to refer to retail, industrial and other major developments. The updated fee can be seen in the associated Council Report.</p>
	<p>5. If a charge is applied and paid, how can Council guarantee satisfactory improvements in processing these types of matters? What happens if we are dissatisfied with the process, or it causes delays on the commencement or occupation of \$100M's of residential apartments.</p>	<p>Council Officers are confident that the new process will provide significant benefits to both Council and the developer. Applying new resources on a new system focused on delivering approvals and inspections in a coordinated manner will streamline the process increasing efficiency for Council and the developer.</p> <p>As stated above in response to Point 1 of the submission, if the developer does not see the benefit to their project and construction timeline, they are not obliged to pay the fee, and their project will be dealt with via the normal process.</p>
	<p>6. The proposal only focuses on "Pre-construction" whereas we also experience co-ordination issues at the practical completion and handover which could involve a range of approvals including the sign-off of conditions (particularly public domain) and practical completion certification, implementation/management of executed VPA's, subdivision certificates or transfer documentation to dedicate public features. The end of construction processes is typically the most urgent as it could be holding</p>	<p>This issue raised by the submitter is acknowledged. The intention of the new process is to allow for the coordination of all the approvals and inspections required to allow the developer to deliver the infrastructure; not just those pre-construction.</p> <p>Therefore, it is proposed to amend the title of the fee to better reflect this from:</p> <p style="text-align: center;"><i>Pre-construction coordination fee</i> To <i>Co-ordination Fee- Post Development Consent approval and inspections</i></p>

	up \$10M's - \$100M's in pending settlements so this also needs to be covered.	(refer to Table 3 in the Council Report for details).
	7. Meriton, like other major developer's, pay \$100,000's in DA fees so we do not support additional fees. We suggest that Council allow a range of typical post-approval issues to be dealt with in the DA process (i.e. CTMP's, alignment levels, drainage approvals, public domain etc) if the Developer is willing to prepare the detailed designs. The engineering/traffic department of Council are reviewing in any event so if we are providing more detailed plans this can be accommodated in the DA process. Ultimately, we would like to secure DA consents without any post-consent approvals which would utilise Council's resources more efficiently.	<p>The approval of all detailed designs (including localised infrastructure) at development approval stage, whilst theoretically possible, in most cases would not be practical or efficient.</p> <p>If this approach was pursued, then any amendments required to address any issues identified as part of the assessment would more than likely require new designs and/or plans for the supporting infrastructure to be prepared.</p> <p>Requiring all the design work to be completely resolved as part of the DA process is not considered practical and would slow down the approval process.</p> <p>Conditioning the approval of more detailed design work once a development consent has been granted is considered to be a more efficient and timely process.</p>
	8. We also pay \$100,000's of "Plan-First fees" where we see very little improvement in the broader improvement of the planning system, but the State Government also stands to make \$10M's or \$100M's in stamp duty from large scale residential projects. Has Council asked DPHI for funding of such a role that is focused on the more effective and efficient delivery of housing. We do not see why the residential property sector are targeted with more fees when Government is securing such significant value from the development and sale of residential apartments. If it is not part of the Plan First fee, are the grants or other funding mechanisms available for the state and/or federal government to assist with housing delivery.	<p>The Plan First fees referred to in the submission are payable to the State Government, and are not allocated to Council to assist with resolution of the design, approval, and inspection processes of asset delivery.</p> <p>Advice from the State Government is that the funds from the Plan First fees are used to fund reforms to the <i>new</i> Planning System.</p> <p>Council Officers are not aware of any grants being made available by the State Government to address the infrastructure delivery and coordination issues intended to be addressed by the new proposed fee by Council.</p> <p>Any concerns the submitter has about the use of Plan First Fees should be raised with the State Government who administers this fee.</p>

	<p>9. Meriton, like others, pay a VPA fee (in excess of the respective DA/PP fees) plus we pay all of Council's reasonable legal costs.</p> <p>10. In terms of a VPA, we also typically fund significant public benefits without cost to Council (i.e. Carlingford VPA exceeds \$27.5M) so why should we be charged a fee to give Council something for free.</p> <p>11. Furthermore on VPA's, we are typically delivering items that are identified in council's contributions plans without a respective credit against developer contributions. Accordingly, Council is still levying for the works that we are funding so the "surplus" funds should be allocated to this role.</p>	<p>Voluntary Planning Agreements (VPAs) are entered into by Council and a developer to facilitate the developer providing additional infrastructure in response to an increase in development potential (usually via a Planning Proposal) and the associated uplift in the value of a development site.</p> <p>VPAs seek to ameliorate additional infrastructure impacts associated with the greater development potential granted to the developer via a Planning Proposal. Without this additional development potential, there is no basis for a VPA as the VPA (and its deliverables) is informed by the increase in development potential.</p> <p>The suggestion that Meriton (or any other developer) provides additional infrastructure at no cost to Council does not recognise the increased development potential that is a prerequisite for the VPA agreement to proceed. Council entering the VPA does not free up "surplus" funds for Council to spend on administrative processes, as it is providing infrastructure to respond to additional population demand generated from the development site.</p> <p>If a developer who has entered into VPA does not see the benefit of the process intended from the proposed fee, as said in response to Point 1 of the submission, they are not obliged to pay the fee, and their project will be dealt with via the normal process.</p>
	<p>While we acknowledge, as does Council, the processing of post DA/VPA issues can lack coordination and cause delays from commencing construction to practical completion/occupation/dedication, we do not believe that the developers of major residential projects should be exclusively identified for additional fees and Council should be exploring other means of funding this role/s.</p>	<p>Council Officers are of the view that many developers will see value in the process Council is seeking to establish via the proposed fee, as it is intended to streamline the detailed plan approval and inspection processes, and therefore recommend that the fee be endorsed by Council to enable this function to be properly resourced.</p>

## REPORTS TO COUNCIL - FOR COUNCIL DECISION

---

<b>ITEM NUMBER</b>	13.2
<b>SUBJECT</b>	Planning Proposal for land at 38-50 South Street, Rydalmere (Proceed to Gateway Determination)
<b>REFERENCE</b>	F2024/00282 - D09519536
<b>APPLICANT/S</b>	Urbis
<b>OWNERS</b>	Dexus
<b>REPORT OF</b>	Project Officer

**CSP THEME:** Innovative

**DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL:** Nil

### PURPOSE

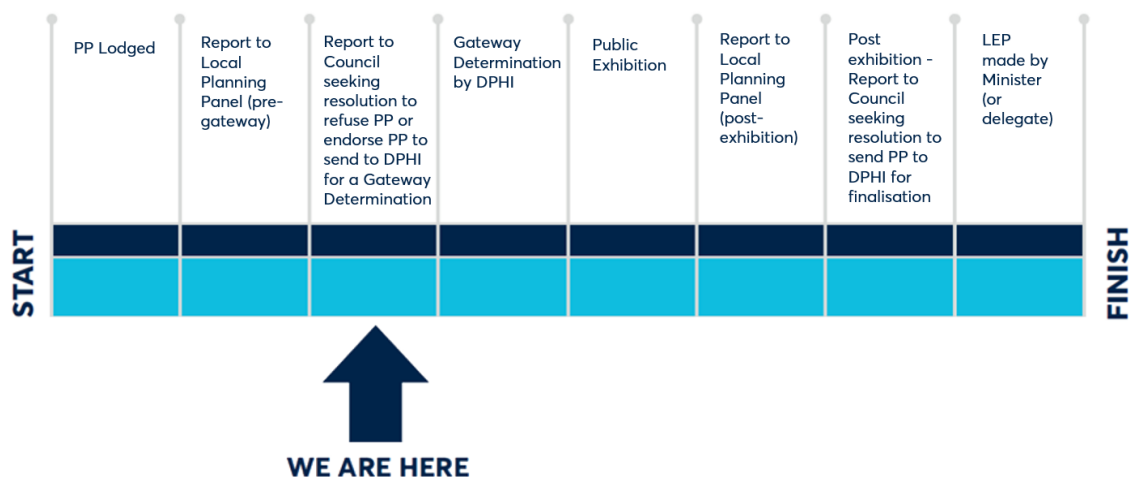
To forward the Planning Proposal for land at 38-50 South Street, Rydalmere, to the Department of Planning, Housing and Infrastructure (DPHI) for the purpose of seeking a Gateway Determination.

### RECOMMENDATION

- (a) That Council endorse the Planning Proposal at **Attachment 1** for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI) for land at 38-50 South Street, Rydalmere, which seeks to amend the *Parramatta Local Environmental Plan 2023* (PLEP 2023) as follows:
  - i. Reduce the heritage curtilage that applies to the site;
  - ii. Change the heritage item name from 'Truganini House and grounds' to 'Truganini House and riverfront setting'; and
  - iii. Change the property description from 'Lot 10, DP 774181' to 'Part of Lot 10, DP 774181'.
- (b) That Council request the DPHI that it be authorised to exercise its plan-making delegations for this Planning Proposal.
- (c) That Council note the Local Planning Panel's advice to Council (refer to Attachment 2) in support of the Planning Proposal, which is generally consistent with Council officers' recommendation in the report.
- (d) That Council delegate authority to the Chief Executive Officer (CEO) to correct any minor anomalies of a non-policy and administrative nature that may arise during the preparation and processing of the Planning Proposal.
- (e) That Council approve the proposed changes (as detailed in this report) to the associated Heritage Inventory Sheet and it be placed on public exhibition with the Planning Proposal (should a Gateway Determination be received).



## PLANNING PROPOSAL TIMELINE



## SUMMARY

1. This report seeks Council endorsement of a Planning Proposal for land at 38-50 South Street, Rydalmere (the site), for the purpose of seeking a Gateway Determination from the Department of Planning Housing and Infrastructure (DPHI).
2. The Planning Proposal seeks to amend the *Parramatta Local Environmental Plan 2023* (PLEP 2023) to reduce the heritage curtilage of a heritage item identified as 'Truganini House and grounds', amend the item name to 'Truganini House and riverfront setting' and amend the property description from 'Lot 10, DP 774181' to 'Part of Lot 10, DP 774181'. The applicant is seeking to reduce the heritage curtilage so that exempt and complying development can occur across most of the site pursuant to the *Exempt and Complying Development Codes SEPP 2008* (Codes SEPP).
3. Council officers support a reduction to the heritage curtilage that retains the heritage item and its setting down to the Parramatta River to the south (signifying the past relationship of Truganini House to the river) given the site has been developed with industrial buildings since the introduction of the industrial land zoning in 1946.

## SITE DESCRIPTION

4. The site is known as 38-50 South Street, Rydalmere (Lot 10 DP 774181) and is bound by South Street to the north, Park Road to the east, and the Parramatta River to the south. It has a total site area of approximately 4.5 hectares (**Figure 1**).
5. The site is zoned E4 General Industrial pursuant to PLEP 2023 and is completely developed, comprising offices and industrial warehouses (the last warehouse constructed between 1991 and 1994). The established industrial uses are consistent with Council's updated [Employment Lands Strategy \(2020\)](#), which identifies Rydalmere as "employment-generating land", with a strategic objective that employment uses in Rydalmere shall be retained and intensified.

6. Schedule 5 of PLEP 2023 lists the entire site as a locally significant heritage item (#694 'Truganini House and grounds'). Truganini House (**Figure 2**) is a mid-19th Century dwelling located toward the centre of the site and is currently used as a childcare centre. Currently, the only unobstructed view to Truganini House that is publicly accessible is from the Parramatta Valley Cycleway, located outside of the site to the south (**Figure 3**).
7. Truganini House and grounds was first listed as a local heritage item in December 2003 under Schedule 6 of the Sydney Regional Environmental Plan No 28—Parramatta (1999 EPI 444), almost a decade after the site was developed with industrial land uses. Refer to **Attachment 2** for a detailed history of the heritage item and the site.



**Figure 1:** The site (red) showing location of Truganini House and Parramatta Valley Cycleway (yellow)



**Figure 2:** Truganini House (western frontage)



**Figure 3:** Truganini House viewed from the Parramatta Valley Cycleway

## PLANNING PROPOSAL

8. In July 2023, the applicant submitted a pre-lodgement application seeking Council officers' advice on a proposed reduction of the heritage curtilage to retain just Truganini House and its immediate garden setting. The Council officer advice recommended that the proposed reduced heritage curtilage be amended to retain land to the south of Truganini House to the river and the adjoining café building to the east.
9. On 25 June 2024, the applicant lodged the Planning Proposal for the site that was generally consistent with Council officers' pre-lodgement advice including retaining the curtilage down to the river, but that did not include the immediately adjoining café building to the east (**Figure 4**).
10. Council officers recommended that the café building should remain as part of the heritage curtilage given that it immediately adjoins, and is visually connected to, the heritage item (separated by a small outdoor seating area), thereby supporting the interpretation of the heritage significance of the item. In addition, the design of the café building has been highly influenced by Truganini House, almost presenting itself as an outbuilding as noted by Council's Senior Heritage Specialist. It is therefore important to retain the ability to properly assess any future changes to this building via future Development Applications.
11. On 18 September 2024, following additional justification from Council officers, the applicant agreed to retain the café building as part of the curtilage (**Figure 5**) and submitted an amended Planning Proposal and amended Heritage Impact Statement (HIS) (**Attachment 2**). Given the minor nature of the Planning Proposal that will not generate additional infrastructure demand, a Development Control Plan and/or a Planning Agreement are not required.
12. The Planning Proposal will enable exempt and complying development under the Codes SEPP to occur outside of the heritage curtilage (and on parts of the site not identified as 'waterfront land' under the *Water Management Act 2000*) without affecting the heritage significance of the item. This will enable minor types



of development to take place without a requirement for a Development Application pursuant to Part 5.10 Heritage Conservation of PLEP 2023.

13. Council's Senior Heritage Specialist and Parramatta's Heritage Advisory Committee (HAC) support the Planning Proposal, which will help preserve the historical connection of Truganini House to the river. The amended curtilage will also help to maintain existing sightlines from the Parramatta Valley Cycleway and will assist in potentially re-establishing past sightlines should the existing warehouse to the south (part of the heritage curtilage) be redeveloped.
14. The full Council officer assessment is provided at **Attachment 2**.



**Figure 4:** Original proposed heritage curtilage outlined in blue with café building outlined in yellow (source: Urbis)



**Figure 5:** Amended proposed heritage curtilage outlined in blue (source: Urbis)

## LOCAL PLANNING PANEL ADVICE

15. The Local Planning Panel considered this matter at its meeting on 15 October 2024 and advise Council that:

- (a) Council approve, for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 38-50 South Street, Rydalmere (**Attachment 1**) which seeks to amend the Parramatta Local Environmental Plan (PLEP 2023) by:
  - i. reducing the heritage curtilage that applies to the site;
  - ii. changing the heritage item name from 'Truganini House and grounds' to 'Truganini House and riverfront setting'; and
  - iii. changing the property description from 'Lot 10, DP 774181' to 'Part of Lot 10, DP 774181'.
- (b) Council requests from the DPHI that it be authorised to exercise its plan-making delegations for this Planning Proposal.
- (c) Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.
- (d) Council consider whether any further changes to Planning Controls or other mechanisms are required to maintain the Heritage significance of the item and its curtilage connection to Parramatta River.
- (e) The panel notes the purpose of the Planning Proposal is to enable exempt and complying developments to be undertaken in the Industrial Precinct which will enable the precinct to facilitate efficient development, while maintaining the heritage significance of Truganini House and riverfront setting.

16. It is noted that the Local Planning Panel has provided additional recommendations to Council regarding the Proposal in recommendations (d) and (e) above. In response to recommendation (d), the purpose of the Planning Proposal is to reduce the extent of the existing heritage curtilage to enable exempt and complying development across the remaining part of the site whilst maintaining the heritage significance of the item (as noted by the Panel).
17. Changes to other planning controls beyond the proposed reduced heritage curtilage, such as changes to height, floor space ratio (FSR) or zoning are not necessary. These controls are appropriate to maintain the heritage significance of the heritage item and the proposed heritage curtilage is sufficient to ensure that the significance of the heritage item and its connection to Parramatta River are recognised. Any development proposed within the curtilage will require a Development Application to be submitted to Council for detailed assessment against the heritage planning controls contained within the PLEP 2023 and the Parramatta Development Control Plan 2023.
18. Notwithstanding, per recommendation (d) Council officers have considered “other mechanisms” that may provide additional protection to the heritage item, and in this regard propose to amend the heritage inventory to include additional measures as outlined below.
19. A heritage inventory is the record of information that supports and justifies the listing of a heritage item or a heritage conservation area. All inventory sheets in NSW are required to be uploaded onto the database managed by Heritage NSW for public access. A heritage inventory describes the item and identifies heritage significance. This includes the item name, address, physical description, statement of significance, historical notes and an assessment in line with the NSW Heritage significance criteria. The heritage inventory is considered by Council officers undertaking a Development Application assessment to understand what aspects of a particular heritage item (or curtilage) are important from a heritage perspective.
20. Should the Planning Proposal proceed, the heritage inventory on the Heritage NSW website is proposed to be amended as follows:

Proposed amended statement of significance (additions in **bold**):

*Truganini House **and its heritage curtilage (which includes Truganini House, its surrounds and riverfront setting)** at 38-50 South Street is of significance for the local area for historical and aesthetic reasons, and as a representative example of quality houses **(and house settings)** of the Victorian period in the area. The house retains a great degree of integrity when viewed from the publicly accessible areas, **particularly when viewed from the publicly accessible shared path to the south that provides an interpretation of the original waterfront setting of the house** and makes an important contribution to the area character.*

Proposed amended physical description (additions in **bold**):

*Truganini House is a single storey brick and stucco Victorian residence with a hipped roof and a verandah on three sides, sited to face Parramatta River. The*

*facade features ashlar courses. Roof has exposed decorative brackets supporting narrow eaves and four tall, rendered brick chimneys with stepped cornice. The verandah has Ogee corrugated iron roof with hip corners, Corinthian cast iron posts with ivy decoration winding around posts, cast iron brackets, with cast iron valance and frieze, and concrete floor. From the verandah, French doors with transom lights are leading into the house. The French doors have upper glazed panels, a lock rail and bolection moulded panels below. Four rendered pedestals are flanking the stairs leading to the main entrance. Front door has a segmented arch in transom, with side lights and dentils in transom flanking a four-panel door with coloured glazed upper panels above lock rail. Windows are four paned, timber double-hung sash across front with paired double-hung alongside east side; rendered section of the house has double-hung with curved rendered brick arches. Additions to the property include a sandstone building attached at the rear. Other features include sandstone paving under house. The house was renovated in period style in 1980s by then owners, ICAL Industries, and subsequently used for board meetings and entertaining. **The heritage curtilage preserves the physical setting of the house, and its important historical connection to the river to the south.***

21. It is recommended that the proposed changes to the inventory sheet be included in the suite of information that will be publicly exhibited should Council endorse the Planning Proposal, and it receive a Gateway Determination to proceed from DPHI.
22. The Local Planning Panel report and minutes are provided at **Attachment 2**.

## PLAN MAKING DELEGATIONS

23. Revised delegations were announced by the 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 that these functions be delegated to the CEO.
24. Should Council resolve to endorse the Planning Proposal to proceed, it is recommended that Council request to DPHI that it exercise its plan-making delegations. This means that once the Planning Proposal has been granted a Gateway Determination, undergone public exhibition and been adopted by Council, Council officers will liaise directly with the NSW Parliamentary Counsel's Office regarding the legal drafting and mapping of the amendment. The LEP amendment is then signed by the CEO before being gazetted by DPHI and notified on the NSW Legislation website.

## CONSULTATION & TIMING

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
July – October 2023	Applicant	Pre-lodgement application seeking Council officer feedback	Formal pre-lodgement advice issued recommending larger curtilage	Group Manager Major Projects and Precincts

25 June to 9 October 2024	Applicant	Various comments in relation to finalising proposed amended heritage curtilage	Consultation with the applicant to progress the Planning Proposal	Group Manager Major Projects and Precincts
25 July 2024	Heritage Advisory Committee (HAC)	HAC supported the Council officer recommendation at the meeting held 25 July 2024	Consultation with HAC at the meeting	Group Manager Major Projects and Precincts

## LEGAL IMPLICATIONS FOR COUNCIL

26. There are no legal implications for Council in approving the Planning Proposal to proceed to DPHI seeking a Gateway Determination.

## FINANCIAL IMPLICATIONS FOR COUNCIL

27. Should Council resolve to proceed with the Planning Proposal, the costs incurred in conducting the public exhibition will be covered by the Planning Proposal fees.

## CONCLUSION AND NEXT STEPS

28. Should the Planning Proposal for 38-50 South Street, Rydalmere be endorsed by Council, it will be forwarded to DPHI to request a Gateway Determination.
29. If approved by DPHI, the Planning Proposal will be publicly exhibited in accordance with the Gateway Determination. A further report will be prepared for Council on the outcome of the public exhibition.

Chloe Ho  
**Project Officer**



Michael Rogers  
**Acting Group Manager Major Projects and Precincts**

Jennifer Concato  
**Executive Director City Planning and Design**

John Angilley  
**Executive Director Finance & Information**

Gail Connolly  
**Chief Executive Officer**

## **ATTACHMENTS:**

- 1  Planning Proposal Report 25 Pages
- 2  Local Planning Panel Report/attachments and Meeting Minutes 105 Pages

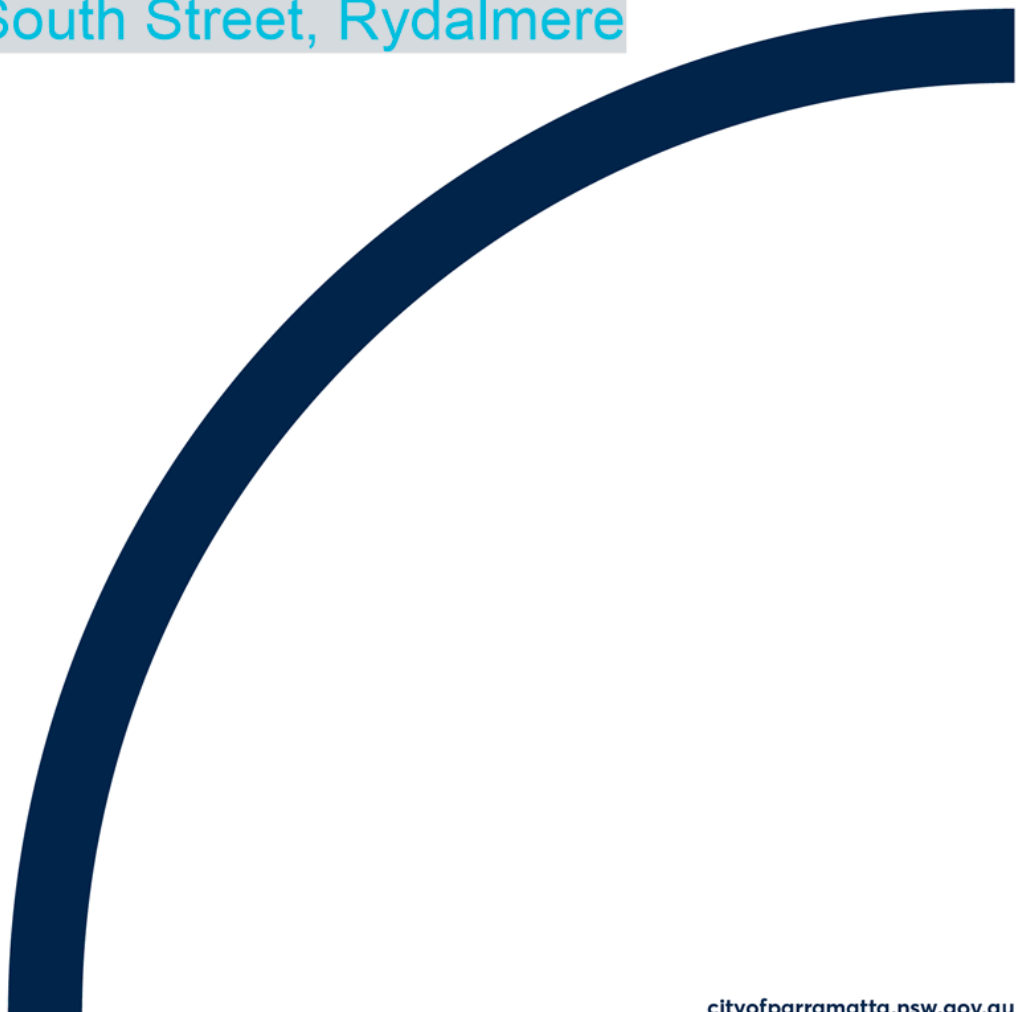


## **REFERENCE MATERIAL**



# PLANNING PROPOSAL

38-50 South Street, Rydalmere



[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)



# PLANNING PROPOSAL

38-50 South Street, Rydalmere

[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)

# TABLE OF CONTENTS

TABLE OF CONTENTS .....	1
Planning Proposal drafts .....	1
INTRODUCTION.....	2
Background and context.....	2
Existing planning controls .....	4
PART 1 – OBJECTIVES AND INTENDED OUTCOMES.....	7
PART 2 – EXPLANATION OF PROVISIONS .....	8
PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT .....	9
3.1 Section A - Need for the Planning Proposal .....	9
1.2. Section B – Relationship to strategic planning framework.....	9
1.3. Section C – Environmental, social and economic impact .....	18
1.4. Section D – State and Commonwealth Interests.....	19
PART 4 – MAPPING .....	20
PART 5 – COMMUNITY CONSULTATION .....	21
PART 6 – PROJECT TIMELINE .....	22

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

**Planning Proposal drafts**

Proponent versions:

No.	Author	Version
1.	Urbis	March 2024 (submitted with formal Planning Proposal lodgement)
2.	Urbis	September 2024 (submitted for LPP meeting with amended heritage curtilage as per Council officers' request)

Council versions:

No.	Author	Version
1.	City of Parramatta Council	November 2024 (report to Council seeking endorsement for Gateway)

(RZ/2/2024)

1

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

# INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2023* (PLEP 2023). It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning, Housing and Infrastructure (DPHI) guide, 'A Guide to Preparing Local Environment Plans' (December 2021).

## Background and context

On 25 June 2024, Council received a Planning Proposal from Urbis on behalf of Dexis in relation to the site at 38-50 South Street, Rydalmere (Lot 10, DP 774181). The site is shown in **Figure 1**, below.



**Figure 1** – Site at 38-50 South Street, Rydalmere, subject to the Planning Proposal

## PLANNING PROPOSAL – 38-50 South Street, Rydalmere

The site is bound by South Street to the north, Park Road to the east, and the Parramatta River to the south. It has a total site area of approximately 4.5 hectares. The site is zoned E4 General Industrial pursuant to PLEP 2023 and comprises offices and industrial warehouses (**Figure 2**). The site is completely developed, with the last warehouse constructed between 1991 and 1994.

The entire site is listed as a locally significant heritage item, 'Truganini House and grounds' (Item #694) pursuant to Schedule 5 of PLEP 2023. Truganini House (**Figure 3**) is a mid-19th Century dwelling located towards the centre of the site, currently used as a childcare centre.



**Figure 2** – Examples of existing uses on subject site (Source: Urbis)



**Figure 3** – Truganini House, western frontage (Source: Urbis)



PLANNING PROPOSAL – 38-50 South Street, Rydalmere

### Existing planning controls

Under *Parramatta Local Environmental Plan 2023* the site:

- is zoned E4 General Industrial (refer to **Figure 4**);
- has a maximum building height of 9 metres on the southern portion of the site and 12 metres on the northern portion of the site in accordance with clause 4.3 of PLEP 2023 (refer to **Figure 5**);
- has a maximum floor space ratio (FSR) of 1:1 in accordance with clause 4.4 of PLEP 2023 (refer to **Figure 6**);
- is listed as local heritage item #694, 'Truganini House and grounds', pursuant to Schedule 5 of PLEP 2023 (refer to **Figure 7**);
- is identified as containing Class 5 acid sulphate soils in accordance with clause 6.1 of PLEP 2023 (refer to **Figure 8**).



Figure 4 – Land zoning of subject site



## PLANNING PROPOSAL – 38-50 South Street, Rydalmere



Figure 5 – Height of Buildings of subject site



Figure 6 – Floor Space Ratio (FSR) of subject site

PLANNING PROPOSAL – 38-50 South Street, Rydalmere



**Figure 7** – Heritage mapping of subject site

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

## PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the *Parramatta Local Environmental Plan 2023* (PLEP 2023) to amend the item name and property description of the heritage item 'Truganini House and grounds' to better reflect and define the heritage curtilage.

The intended outcomes are:

- To foster a better understanding of the heritage significance of Truganini House and the elements that provide a meaningful contribution to the heritage significance, which will allow those specific elements to be better protected and appreciated in future.
- To enable exempt and complying development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (Codes SEPP) on parts of the site that will be excluded from the heritage listing, and without affecting the significance of the heritage item.
- To improve opportunities for industrial land within Parramatta Local Government Area (LGA) to remain productive and competitive.
- To retain employment lands in the Central City District and the Greater Parramatta to Olympic Peninsula Economic Corridor.

The Planning Proposal seeks to achieve these intended outcomes through amendment to PLEP 2023 to reduce the curtilage of the heritage item identified as I694 in Schedule 5 of PLEP 2023. Additionally, the Planning Proposal seeks to amend the heritage item name from 'Truganini House and grounds' to 'Truganini House and riverfront setting' and amend the property description from 'Lot 10, DP 774181' to 'Part of Lot 10, DP 774181'.

The Planning Proposal is accompanied by a Heritage Impact Statement (HIS) prepared by Urbis (final version dated 4 September 2024) to support the proposed change.

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

## PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *Parramatta Local Environmental Plan 2023* (PLEP 2023) in relation to Schedule 5 Environmental heritage, Part 1 Heritage items, and Heritage Map.

To achieve the desired objectives, the following amendments to the *PLEP 2023* are required:

1. Amend the item name to 'Truganini House and riverfront setting'
2. Amend the property description to reflect the location of Truganini House as 'Part of Lot 10, DP 774181'.
3. Amend the **Heritage Map** to reduce the heritage curtilage applying to the site (refer to **Part 4 – Mapping** of this Planning Proposal for proposed heritage mapping).

All other planning controls applying to the site will remain unchanged.

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

## PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

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 Planning Proposal and whether amending the PLEP 2023 is the best mechanism to achieve the aims of the Planning Proposal.

#### 1.1.1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

The Planning Proposal is not the direct result of any strategic study or report. However, the Planning Proposal is generally consistent with Council's *Local Strategic Planning Statement* (LSPS). The LSPS provides strategic direction on how the City of Parramatta conserves heritage. It 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 Planning Proposal is consistent with the LSPS, specifically Planning Priority 9: *Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs*. The Planning Proposal will better reflect the heritage significance of the item and its setting and will not affect the heritage and cultural assets on the site as there are no proposed physical changes to the site. The heritage item will continue to be managed and protected under the existing arrangements.

#### 1.1.2. 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 means of achieving the objectives and intended outcomes. An amendment to PLEP 2023 is required to update the item name, heritage curtilage and property description of the heritage listing. The reduced extent will continue to provide ongoing protection and recognition of the heritage significance of the heritage item, while supporting the employment generating uses in the broader site.

### 1.2. 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

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

community plans and applicable Ministerial Directions.

**1.2.1. 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. The Planning Proposal is consistent with the Greater Sydney Region Plan (GSRP) as the changes are of minor significance.

The amendment responds directly to Direction 5 and Direction 7 of the GSRP as outlined in **Table 1**, below.

**Table 1** – Consistency of Planning Proposal with relevant GSRP Actions

Direction	Relevant Objective	Comment
<b>Direction 5: A city of great places</b>	<b>O13:</b> <i>Environmental heritage is identified, conserved and enhanced</i>	The Planning Proposal aligns with this objective as it will continue to protect the heritage significance of Truganini House by amending the heritage listing to reflect its immediate setting including its riverfront setting. This approach provides controls which remain sympathetic to the heritage character of the item without impacting the viability of the employment generating uses on the industrial site.
<b>Direction 7: Jobs and skills for the city</b>	<b>O22:</b> <i>Investment and business activity in centres</i>	The GPOP is the focus of future economic growth and investment, as well as increased levels of development and amenity. The site is in a key location, which will continue to support economic growth by delivering increased employment and jobs in proximity to strategic centres. Better defining the heritage curtilage of Truganini House will simplify and streamline the planning process to undertake minor works (such as through a Complying Development Certificate (CDC)). This will consequently make it easier to attract tenants and improve ongoing opportunities for

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

		investment and business activity on the site.
	<b>O23:</b> <i>Industrial and urban services land is planned, retained and managed</i>	Greater Sydney is greatly supported by manufacturing generated by industrial and urban services land. As such, it is critical to encourage the retention of industrial lands as well as plan for future land uses. The Planning Proposal aligns with this objective by seeking to amend the heritage description of the site to improve opportunities for this significant industrial land to be retained, managed and respond to market conditions.

### **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 (LGAs).

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. The Planning Proposal is consistent with the District Plan as the changes are of minor significance.

The amendment responds directly to the Liveability and Collaboration priorities of the District Plan as outlined in **Table 2** below.

**Table 2 – Consistency of Planning Proposal with relevant CCDP Actions**

Direction	Planning Priority	Comment
<b>Liveability</b>	<b>Planning Priority C6:</b> <i>Creating and renewing great places and local centres, and respecting the District's heritage</i>	As noted above, the Planning Proposal aims to maintain development standards which reflect the heritage significance of Truganini House in a way that does not impede on the ability to undertake CDCs for existing industrial and office buildings within the site.
<b>Collaboration</b>	<b>Planning Priority C8:</b> <i>Delivering a more connected and competitive GPOP Economic Corridor</i>	An additional 110,000 jobs are forecasted within the GPOP by 2036. The Planning Proposal will result in improved planning pathways available to existing contemporary office and warehouse buildings within the site. This will ensure the site remains market-competitive and



PLANNING PROPOSAL – 38-50 South Street, Rydalmere

		consequently retain employment opportunities within the GOP.
	<b>Planning Priority C11:</b> <i>Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</i>	The District Plan aims to safeguard existing industrial lands within the Central District. The Planning Proposal supports this priority by retaining and improving the opportunity to provide a range of manufacturing and other advanced employment services within contemporary industrial buildings in Rydalmere via practical, more time efficient and less costly planning pathways (such as CDCs, which are currently not able to be utilised).

#### 1.2.1. Will the Planning Proposal give effect to a Council-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.

##### City of Parramatta Local Strategic Planning Statement

The Planning Proposal has been prepared in accordance with the City of Parramatta Local Strategic Planning Statement (LSPS) City Plan 2036. The LSPS provides the strategic framework for Parramatta and builds upon its role as a Metropolitan Centre of Sydney's Central River City. The vision seeks to create the Central City for Greater Sydney by supporting the transformation of Parramatta into a vibrant metropolis. The LSPS outlines the importance to ensure employment growth is facilitated within the GOP.

The Planning Proposal is consistent with the LSPS Local Planning Priorities as outlined in **Table 3** below.

**Table 3** – Consistency of Planning Proposal with relevant LSPS priorities

LSPS Priority	Comment
<b>4. Focus housing and employment growth in the GOP and Strategic Centres; as well as stage housing release consistent with the Parramatta Local Housing Strategy.</b>	The site is identified within the LSPS as a key employment precinct. The Planning Proposal seeks to strengthen the site's employment opportunities by amending the current heritage mapping to introduce new planning pathways including CDCs for minor works.
<b>9. Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs.</b>	The Planning Proposal will revise the heritage listing for the item to ensure the listing includes elements on the site that are considered to have heritage value and reflect the identified significance of the heritage item. The proposed curtilage has regard to an appropriate consideration of a visual setting to enable the appreciation of the heritage item, whilst enabling the recognition of the surrounding elements of the site which have no heritage significance.



PLANNING PROPOSAL – 38-50 South Street, Rydalmere

<p><b>11. Build the capacity of the Parramatta CBD, Strategic Centres, and Employment Lands to be strong, competitive and productive</b></p> <p><b>12. Retain and enhance Local Urban Service Hubs for small industries, local services and last-mile freight and logistics</b></p>	<p>These priorities identify key areas of focus or actions to drive productivity for the LGA. The objective for the productive city is to grow local jobs by positioning Parramatta as a global centre for business and investment. The site is in a prime location to support the growth of the centres and employment lands and as such the Planning Proposal to amend the listing will enable a more streamlined assessment planning pathway for the non-heritage industrial buildings on the site.</p> <p>The current heritage listing restricts the ability of this important industrial site to effectively support these important priorities. The Planning Proposal will ensure the existing industrial site can deliver upon these priorities in an efficient manner.</p>
---	--

### **Parramatta Employment Lands Strategy**

The *Parramatta Employment Lands Strategy* provides a set of land use planning actions and recommendations to guide the future of Parramatta's Employment Lands Precincts. 'Employment lands' includes all land that is zoned for industry and/or warehouse uses include manufacturing, transforming and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities.

The Planning Proposal is consistent with the Parramatta Employment Lands Strategy as outlined in **Table 6** below.

**Table 4** – Consistency of Planning Proposal with the Parramatta Employment Lands Strategy

Planning Priority	Comment
<p><b>A1 – Protect Strategically Important Employment Lands Precincts</b></p>	<p>The Planning Proposal delivers on the actions of this strategy by seeking to retain and protect strategically important employment lands precincts. The Planning Proposal will help facilitate planning pathways to enable uses/works which generate jobs and industrial development.</p>
<p><b>A8 – Structure Plan precincts will not result in a decrease to employment density</b></p>	<p>The Planning Proposal aligns with this vision, seeking to amend the existing heritage curtilage so that it more appropriately reflects the historical value of the site and removes the unnecessary burden that the inaccurate heritage curtilage places on this important industrial site.</p>

### **1.2.2. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?**

There are no State or regional studies or strategies that related to the subject site for this Planning Proposal.

### **1.2.3. Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?**

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to **Table 5** below).

**Table 5** – Consistency of Planning Proposal with relevant SEPPs

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP (Biodiversity and Conservation) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Planning Systems) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Precincts – Regional) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Transport and Infrastructure) 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.
SEPP (Exempt and Complying Development Codes) 2008	✓	<p>The Planning Proposal does not contain provisions that will contradict or hinder the application of the SEPP.</p> <p>The alteration to the heritage listing will enable use of the CDC pathway for appropriate development within the broader industrial site. As discussed in <b>Section 2</b>, it is noted that the southern boundary of the site is identified as within the proximity area for coastal wetlands under the Resilience and Hazards SEPP, and as flood prone land within Council documents. As such a CDC pathway will remain limited on the southern portion of the site.</p> <p>As the CDC pathway does not apply to heritage listed items, this pathway will not be utilised for any works to the revised listing of Truganini House and riverfront setting, as proposed under this Planning Proposal.</p>
SEPP (Industry and Employment) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (BASIX) 2004	N/A	This SEPP is not relevant to the proposed amendment.

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

SEPP (Housing) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Resilience and Hazards) 2021	✓	The Planning Proposal does not contain provisions that will contradict or hinder the application of the SEPP. The southern boundary of the site is identified as within the proximity area for coastal wetlands under the Resilience and Hazards SEPP. This mapping will not be impacted by the Planning Proposal.
SEPP (Precincts – Eastern Harbour City) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP No. 65 Design Quality of Residential Flat Development	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Primary Production) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Resources and Energy) 2021	N/A	This SEPP is not relevant to the proposed amendment.
SEPP (Sustainable Buildings) 2022	N/A	This SEPP is not relevant to the proposed amendment.
Draft Environment SEPPs	N/A	This SEPP is not relevant to the proposed amendment.

#### 1.2.4. 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
4. Resilience and Hazards
5. Transport and Infrastructure
6. Housing
7. Industry and Employment
8. Resources and Energy
9. Primary production

The following directions are considered relevant to the subject Planning Proposal, as summarised in **Table 6** below.

**Table 6** – Consistency of Planning Proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Planning Systems and Planning Systems – Place Based		

## PLANNING PROPOSAL – 38-50 South Street, Rydalmere

<p>Direction 1.1 – Implementation of Regional Plans</p> <p>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p>	<p>The Planning Proposal is consistent with this Direction as the changes are of minor significance. The consistency of the Planning Proposal with the strategy, goals, directions and actions contained within the Greater Sydney Region Plan is outlined in <b>Table 2</b>.</p>	Yes
<p>Direction 1.3 – Approval and Referral Requirements</p> <p>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p>	<p>This direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The relevant requirements of this direction have been considered in the preparation of this Planning Proposal and proposed LEP amendment.</p>	Yes
<p>Direction 1.4 – Site Specific Provisions</p> <p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p>	<p>This Planning Proposal seeks to amend the site-specific heritage listing to ensure it accurately identifies the elements of heritage significance. This is consistent with the objective of the direction, which is to discourage unnecessarily restrictive planning controls.</p>	Yes
<b>3. Biodiversity and Conservation</b>		
<p>Direction 3.1 – Conservation Zones</p> <p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p>	<p>The Planning Proposal does not seek to reduce the conservation standards that apply to the land under the Resilience and Hazards SEPP, and the Parramatta LEP 2023.</p>	Yes
<b>4. Resilience and Hazards</b>		
<p>Direction 4.1 – Flooding</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> </ul>	<p>This Planning Proposal does not seek to create, remove or alter a zone or a provision that affects the site, which is identified as flood prone land.</p>	Yes

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

and off the subject land.		
Direction 4.2 – Coastal Management The objective of this direction is to protect and manage coastal areas of NSW.	This Planning Proposal does not seek to rezone the site to enable increased development or a more intensive land use on the site, which is identified as within a coastal use area. There are no changes proposed to the coastal use area map, coastal environment area map or coastal wetlands map of the Resilience and Hazards SEPP.	Yes
<b>7. Industry and Employment</b>		
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 industrial zones; and (c) Support the viability of identified centres.	The site is zoned E4 General Industrial. This Planning Proposal will not reduce the total potential floor space area for industrial uses in the E4 zone. The amendment will enable future development of the site where appropriate to support the ongoing use of the site for industrial purposes.	Yes

### 1.3. Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

#### 1.3.1. 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 Planning Proposal is related to heritage only, with the subject site already fully developed with industrial uses. As the nature of the Planning Proposal relates to clarifying the description and mapping of a heritage listing to precisely relate to items of heritage significance, it is unlikely that any critical habitats, threatened species or their habitats will be adversely affected as a result.

#### 1.3.2. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Based upon research carried out by Council officers and historical research prepared by Urbis, the existing heritage curtilage does not reflect the original historical curtilage of Truganini House, nor is it considered to reflect the identified significance of the place appropriately. The original landscape and setting of Truganini House has been irrevocably altered since the use of the site as industrial was commenced during the 1930s. Since this time, the site of Truganini House has been continually developed for industrial uses, the latest iteration being constructed between 1991 and 1994. No remains of the original late nineteenth century landscape are left at the site, nor are any other indications of either the 1879 or 1886 subdivision patterns, due to the site being subdivided and



PLANNING PROPOSAL – 38-50 South Street, Rydalmere

consolidated over the course of the twentieth century. It is thus considered that the existing heritage curtilage of Truganini House does not reflect the historical subdivision patterns of Truganini House.

As such, there is not anticipated to be adverse environmental effects including on the heritage significance of Truganini House as a result of the Planning Proposal.

**1.3.3. Has the Planning Proposal adequately addressed any social and economic effects?**

The Planning Proposal will continue to manage, protect and promote the heritage character of the heritage item. Furthermore, a revision to the PLEP 2023 will reduce potential delays and obstacles for future development on the industrial site through use of the CDC pathway. This will result in positive social and economic effects for the Parramatta LGA by enabling future development of the site where appropriate and supporting the ongoing use of the site for industrial purposes.

The ability to utilise more streamlined pathways will make the site a more attractive investment option for prospective tenants, thereby increasing the economic productivity, employment growth and viability of the site as an industrial land parcel. It is considered that the proposal has sufficiently addressed social and economic impacts.

**1.4. Section D – State and Commonwealth Interests**

**1.4.1. Is there adequate public infrastructure for the Planning Proposal?**

There are no potential impacts on public infrastructure as a result of this Planning Proposal given that no increased density is proposed.

**1.4.2. 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.

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

## PART 4 – MAPPING

The PLEP 2023 Heritage Map is to be amended as part of the Planning Proposal. The proposed Heritage map for the site is shown below.

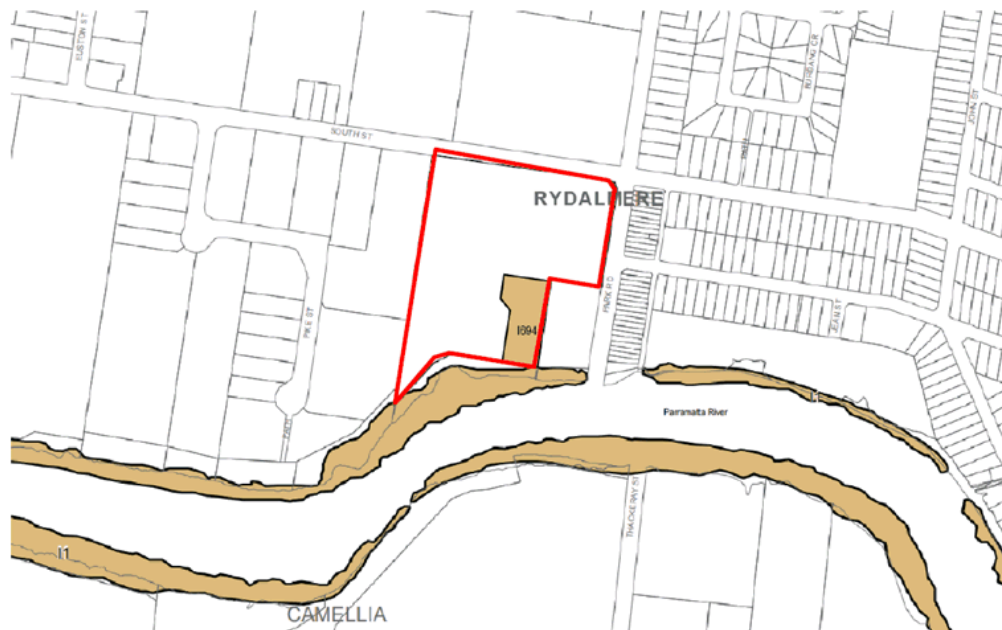


Figure 8 – Proposed Heritage mapping for 38-50 South Street, Rydalmere (Source: Urbis)



PLANNING PROPOSAL – 38-50 South Street, Rydalmere

## 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:

- a display at Council's Customer Service Centre
- a display at Council's branch libraries across the LGA
- a project page on Council's community engagement website (Participate Parramatta);
- a notice on the Council's corporate 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.

PLANNING PROPOSAL – 38-50 South Street, Rydalmere

## 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 2024
Report to Council on the assessment of the PP	November 2024
Referral to Minister for review of Gateway determination	December 2024
Date of issue of the Gateway determination	March 2025
Date of issue or revised Gateway determination (if relevant)	N/A
Commencement and completion dates for public exhibition period	June 2025
Commencement and completion dates for government agency notification	July 2025
Consideration of submissions	August 2025
Post exhibition reporting to Local Planning Panel (if submissions received)	September 2025
Post exhibition reporting to Council for finalisation	October 2025
Submission to the Department to finalise the LEP	November 2025
Notification of instrument	December 2025

Local Planning Panel 15 October 2024

Item 6.1

**PLANNING PROPOSAL**

<b>ITEM NUMBER</b>	6.1
<b>SUBJECT</b>	Planning Proposal at 38-50 South Street, Rydalmere
<b>REFERENCE</b>	RZ/2/2024 -
<b>APPLICANT/S</b>	Urbis
<b>OWNERS</b>	Dexus
<b>REPORT OF</b>	Project Officer

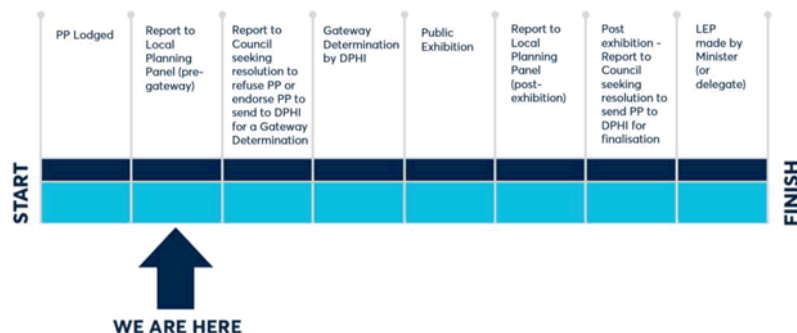
**PURPOSE**

To seek the Parramatta Local Planning Panel advice on a Planning Proposal for land at 38-50 South Street, Rydalmere, for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI).

**RECOMMENDATION**

That 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, Housing and Infrastructure (DPHI), the Planning Proposal for land at 38-50 South Street, Rydalmere (**Attachment 1**) which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) by:
  - i. reducing the heritage curtilage that applies to the site;
  - ii. changing the heritage item name from 'Truganini House and grounds' to 'Truganini House and riverfront setting'; and
  - iii. changing the property description from 'Lot 10, DP 774181' to 'Part of Lot 10, DP 774181'.
- b) **That** Council requests the DPHI that it be authorised to exercise its plan-making delegations for this Planning Proposal.
- c) **Further, that** Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

**PLANNING PROPOSAL TIMELINE**

Local Planning Panel 15 October 2024

Item 6.1

## SUMMARY

1. This report seeks the advice of the LPP on a Planning Proposal (**Attachment 1**) for land at 38-50 South Street, Rydalmere (the site), to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) to reduce the heritage curtilage associated with a heritage item identified as 'Truganini House and grounds', amend the item name to 'Truganini House and riverfront setting' and amend the property description from 'Lot 10, DP 774181' to 'Part of Lot 10, DP 774181'. The applicant is seeking to reduce the heritage curtilage so that exempt or complying development can occur across most of the site pursuant to the *Exempt and Complying Development Codes SEPP 2008* (Codes SEPP).
2. Council Officers support a reduction to the heritage curtilage given the site has been developed with industrial buildings since the introduction of the industrial zoning in 1946. A reduced heritage curtilage is supported that encapsulates the heritage item, its immediate surrounds and setting down to the river frontage to the south (signifying the past relationship of Truganini House to the Parramatta River).

## SITE DESCRIPTION

3. The subject site is known as 38-50 South Street, Rydalmere (Lot 10 DP 774181) and is bound by South Street to the north, Park Road to the east, and the Parramatta River to the south. It has a total site area of approximately 4.5 hectares (**Figure 1**).



**Figure 1:** Subject site showing location of Truganini House and Parramatta Valley Cycleway (in yellow)

4. Council's updated [Employment Lands Strategy \(2020\)](#) identifies Rydalmere as "employment-generating land", with a strategic objective that employment uses in Rydalmere shall be retained and intensified. The site is zoned E4 General Industrial pursuant to PLEP 2023 and comprises offices and industrial



Local Planning Panel 15 October 2024

Item 6.1

warehouses. The site is completely developed, with the last warehouse constructed between 1991 and 1994.

5. The entire site is listed as a locally significant heritage item (#591) pursuant to Schedule 5 of PLEP 2023, which describes the item as 'Truganini House and grounds'. Truganini House (**Figure 2**) is a mid-19th Century dwelling located towards the centre of the site, currently used as a child care centre. Currently, the only unobstructed view to Truganini House that is publicly accessible is from the Parramatta Valley Cycleway, located outside of the site to the south (**Figure 3**).



**Figure 2:** Truganini House (western frontage)



**Figure 3:** Truganini House viewed from the Parramatta Valley Cycleway

Local Planning Panel 15 October 2024

Item 6.1

6. Truganini House and grounds were first listed as a local heritage item in December 2003 under Schedule 6 of the Sydney Regional Environmental Plan No 28—Parramatta (1999 EPI 444), almost a decade after the site was fully developed with industrial land uses. Refer to **Attachment 2** (Site History) for a detailed history of the heritage item and the site.

#### PLANNING PROPOSAL

7. In July 2023, the applicant submitted a pre-lodgement application seeking Council Officers' advice on a proposed reduction of the heritage curtilage to encapsulate Truganini House and its immediate garden setting. A pre-lodgement meeting was held on 27 September 2023 and formal advice was issued to the applicant on 27 October 2023, recommending that the heritage curtilage be revised to include land to the south down to the river and the adjoining café building to the east.
8. On 25 June 2024, the applicant lodged the Planning Proposal for the site, which was partially consistent with Council Officers' pre-lodgement advice. While the Planning Proposal did seek to include the curtilage down to the river as requested, it did not include the immediately adjoining café building to the east of Truganini House. Council Officers subsequently requested that the applicant include the café building based upon additional justification (refer to Planning Proposal assessment section below), to which the applicant agreed.
9. On 18 September 2024, the applicant submitted an amended Planning Proposal (**Attachment 1**) and amended Heritage Impact Statement (HIS) (**Attachment 3**) to retain inclusion of the café building in the heritage curtilage, consistent with Council Officers' pre-lodgement advice (refer to **Figure 4**).
10. The Planning Proposal will enable exempt and complying development under the Codes SEPP to occur outside of the heritage curtilage (and on parts of the site not identified as 'waterfront land' under the Water Management Act 2000) without affecting the heritage significance of the item. This will enable minor types of development to take place without a requirement for a Development Application pursuant to Part 5.10 Heritage Conservation of PLEP 2023.
11. A Development Control Plan and/or a Planning Agreement is not required to support the Planning Proposal given the Planning Proposal will not generate additional infrastructure demands.

Local Planning Panel 15 October 2024

Item 6.1



**Figure 4:** Proposed heritage curtilage outlined in blue (source: Urbis)

#### ASSESSMENT OF KEY ISSUES

12. An intended outcome of the Planning Proposal is to allow the landowner and tenants “to undertake minor works to non-significant elements on the site under practical planning pathways such as Complying Development Certificate (CDC)...where those works will not impact anything of heritage significance”. The Planning Proposal will have the effect of enabling consideration of the application of the provisions permitted under the Codes SEPP for works on parts of the site outside of the heritage curtilage.
13. The applicant’s amended Planning Proposal (**Attachment 1**) is supported by an amended HIS (**Attachment 3**). The HIS included a detailed curtilage assessment and heritage impact assessment of the proposed works and concludes that the Planning Proposal “appropriately assesses, acknowledges and legislates the significance of Truganini House” (HIS, p. 2). Council Officers support the applicant’s Planning Proposal for the reasons provided below.
14. PLEP 2023 provides the following definition for ‘curtilage’: *in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.* The area of land that is proposed to remain as part of the heritage curtilage has the potential to contribute to, or detract from, the heritage significance of Truganini House.
15. Council’s Senior Heritage Specialist has supported the amended curtilage that will help preserve the historical connection of Truganini House to the river noting the significance of the previously operating jetty to the south-east of the site dating to the late 19<sup>th</sup> Century. This is consistent with Part 7, Objective 12 of the *Parramatta Development Control Plan 2023* (PDCP 2023), which states (paraphrased): *In some cases, there is a reduced curtilage where the significance of the item and its interpretation is not dependent on having a large curtilage extending to the lot boundary. In such cases it is necessary to identify a curtilage that enables the heritage significance of the item to be retained. An*

Local Planning Panel 15 October 2024

Item 6.1

*expanded curtilage may be required to protect the landscape setting or visual catchment of an item. For example, the significance of some properties includes a visual link between the property itself and a river or topographical feature.*

16. The amended curtilage will help maintain existing sightlines from the Parramatta Valley Cycleway and will assist in potentially re-establishing past sightlines should the existing warehouse building to the south be redeveloped (which will require a Development Application assessment due to its proposed retention as part of the heritage curtilage). Changing the item name from 'Truganini House and grounds' to 'Truganini House and riverfront setting' will better describe the important relationship of the heritage item to the river.
17. The amended curtilage will retain the immediately adjoining café building to the east of Truganini House, resulting in a continuous curtilage along the east, down to the river. The café building should remain as part of the heritage curtilage given that it immediately adjoins, and is visually connected to, the heritage item (separated by a small outdoor seating area), thereby supporting the interpretation of the heritage significance of the item. In addition, the design of the café building has been highly influenced by Truganini House, almost presenting itself as an outbuilding, as noted by Council's Senior Heritage Specialist. It is therefore important to retain the ability to properly assess any future changes to this building via future Development Applications.
18. Retaining the café building as part of the existing curtilage is consistent with the NSW Heritage Office advice, noting that "the significance of heritage items often involves their wider setting. This may provide evidence of historical, social and cultural associations and uses which is integral to the heritage significance of the items. It is often the interaction of a heritage item with its surroundings through activities, functions and visual links that enables its heritage significance to be fully appreciated" (*Heritage Curtilages*, p. 12, NSW Heritage Office 1996).
19. On 25 July 2024, Council Officers briefed Parramatta's Heritage Advisory Committee (HAC). The HAC were supportive of the amended curtilage including land to the south of the heritage item, down to the river, and the adjoining café building.

## LOCAL AND STRATEGIC CONTEXT

### *State Planning Policies*

20. The Planning Proposal is generally consistent with the relevant state policies and planning strategies, including the Greater Sydney Region Plan, Central City District Plan, and Ministerial Directions under Clause 9.1 of the Environmental Planning and Assessment Act 1979.
21. The Greater Sydney Region Plan: A Metropolis of Three Cities aims to create and renew great places and local centres, with respect to each District's heritage. Under Direction 4 - Liveability: A City of Great Places, Objective 13 states "*Environmental heritage is identified, conserved and enhanced*". This objective acknowledges that respectfully combining history and heritage with modern design achieves an urban environment that demonstrates shared values and contributes to a sense of place and identity. It highlights that this is particularly important for transitional areas, places experiencing significant urban renewal,



Local Planning Panel 15 October 2024

Item 6.1

and where it is necessary to take account of the cumulative impacts of development on heritage values.

22. The Central City District Plan (CCDP) identifies Direction 3 - Liveability, Objective 13, Action 2c as the need to manage and monitor the cumulative impact of development on the heritage values and character of places.
23. The Planning Proposal is in keeping with the above objectives in that the proposed amended curtilage identifies the relationship between the heritage item and the river and protects existing sightlines towards the river, while allowing for past sightlines to be reestablished in the future should opportunities arise. The Planning Proposal also provides a balance between protecting the heritage significance of the item and allowing reasonable development opportunities within the surrounding industrial area.

#### *Local Strategies*

24. Council's Local Strategic Planning Statement (LSPS) (published 31 March 2020) provides the local strategic planning framework for the City of Parramatta. Any Planning Proposal must be consistent with the LSPS and the supporting Local Housing Strategy (LHS) and Employment Lands Strategy (ELS).
25. The Planning Proposal is consistent with the LSPS and associated strategies as it aligns with Planning Priority 9: *Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs*. No development is being proposed as part of this Planning Proposal. The reduced heritage curtilage will continue to protect the local heritage item and its relationship to the river, despite its original setting being altered by the existing surrounding industrial uses.

#### **PLAN MAKING DELEGATIONS**

26. Revised delegations were announced in October 2012 by the then Minister for Planning and Infrastructure, allowing councils to make LEPs of local significance. On 26 November 2012, Council resolved to accept the delegation for plan-making functions. Council has resolved that these functions be delegated to the CEO.
27. Should Council resolve to endorse the Planning Proposal to proceed, it is recommended that Council request to DPHI that it exercise its plan-making delegations. This means that once the Planning Proposal has been granted Gateway, undergone public exhibition and been adopted by Council, Council Officers will liaise directly with the NSW Parliamentary Counsel's Office regarding the legal drafting and mapping of the amendment. The LEP amendment is then signed by the CEO before being gazetted by DPHI and notified on the NSW Legislation website.

#### **FINANCIAL IMPLICATIONS FOR COUNCIL**

28. Should Council resolve to proceed with the Planning Proposal, the costs incurred in conducting the public exhibition will be covered by the Planning Proposal fees.

#### **CONCLUSION AND NEXT STEPS**

Local Planning Panel 15 October 2024

Item 6.1







29. It is recommended the Parramatta Local Planning Panel support the Council Officer recommendation for the Planning Proposal (**Attachment 1**) to be approved for the purposes of seeking a Gateway Determination from the DPHI.
30. Following the Panel's consideration of the recommendations of this report, the matter will be reported to an upcoming Council meeting along with the Panel's advice.

Chloe Ho  
**Project Officer**

Belinda Borg  
**Team Leader Land Use Planning**

Jennifer Concato  
**Executive Director City Planning and Design**

**ATTACHMENTS:**

- 1   Planning Proposal, prepared by Urbis
- 2   Site History, prepared by Council Officers
- 3   Heritage Impact Statement, prepared by Urbis

**EXTERNAL REFERENCE MATERIAL**

1. *Heritage Curtilages* (1996), NSW Heritage Office

Item 6.1 - Attachment 1

Planning Proposal, prepared by Urbis

**URBIS**

# 38-50 SOUTH STREET, RYDALMERE

Planning Proposal

Prepared for  
**DEXUS**  
September 2024

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Sarah Horsfield
Senior Consultant	Brigitte Bradley
Consultant	Taylah Brito
Project Code	P0039547
Report Number	FINAL

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd  
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

[urbis.com.au](http://urbis.com.au)

## CONTENTS

Executive Summary.....	1
1. Introduction .....	2
1.1. Overview .....	2
1.2. Project History.....	3
1.2.1. Pre-Lodgement Consultation.....	3
1.2.2. Scoping Meeting.....	3
1.3. Report Structure.....	9
1.4. Project Team.....	9
2. Site and Surrounding Context.....	10
2.1. Site Description.....	10
2.1.1. Existing Development.....	11
2.1.2. Heritage Significance.....	11
2.1.2.1. Statement of Heritage Significance.....	12
2.1.3. Coastal Wetlands .....	13
2.1.4. Flooding.....	13
2.1.5. Access and Connection.....	14
2.2. Site Context .....	14
2.2.1. Local Context.....	14
2.2.2. Surrounding Development.....	14
3. Statutory Context .....	15
3.1. Parramatta Local Environmental Plan 2023 .....	15
3.1.1. Land Use Zoning .....	15
3.1.2. Building Height .....	15
3.1.3. Floor Space Ratio .....	15
3.1.4. Heritage Conservation.....	15
3.1.5. Acid Sulphate Soils.....	16
3.2. Parramatta Development Control Plan 2011 .....	16
4. Planning Proposal Assessment .....	17
4.1. Part 1 - Objectives and Intended Outcomes.....	17
Objective 17 .....	17
Intended Outcome .....	17
4.2. Part 2 – Explanation of Provisions .....	17
4.2.1. Proposed Amendment.....	18
4.3. Part 3 - Justification of Strategic and Site-Specific Merit.....	19
Section A – Need for the planning proposal .....	19
Section B – Relationship to strategic planning framework .....	19
Section C – Environmental, Social and Economic Impact.....	26
4.3.1. Section D – Infrastructure (Local, State and Commonwealth).....	26
Section E – State and Commonwealth interests .....	26
4.4. Part 4 - Maps .....	27
4.5. Part 5 - Community Consultation .....	27
4.6. Part 6 - Project Timeline .....	28
5. Conclusion.....	29
Disclaimer.....	30
Appendix A Heritage Impact Statement	
Appendix B Proposed LEP Mapping	
Appendix C Scoping Meeting Minutes	

**Item 6.1 - Attachment 1****Planning Proposal, prepared by Urbis****FIGURES**

Figure 1 Site identification .....	2
Figure 2 Site in regional context .....	10
Figure 3 Site Photos .....	11
Figure 4 Historical subdivision patterns of the site .....	12
Figure 5 Resilience and Hazards SEPP coastal wetlands mapping .....	13
Figure 6 DA/386/2018 flood mapping .....	14
Figure 7 Parramatta LEP 2023 heritage mapping .....	16
Figure 8 Recommended heritage curtilage for Truganini House .....	18
Figure 9 Proposed Heritage Map .....	27
 Picture 1 Aerial image of site 2 .....	
Picture 2 Parramatta LEP 2023 heritage mapping .....	2
Picture 3 Truganini House .....	11
Picture 4 Industrial lots .....	11

## EXECUTIVE SUMMARY

This Planning Proposal request has been prepared by Urbis Pty Ltd on behalf of Dexus Wholesale Property Limited as Responsible Entity for Dexus Wholesale Property Trust 3 (**Dexus**) in support of a proposed amendment to *Parramatta Local Environment Plan 2023 (Parramatta LEP 2023)* as it relates to the land at 38-50 South Street, Rydalmere (**the site**). The site is also known as the Metro Centre Rydalmere.

The Metro Centre Rydalmere is a modern, mixed-use complex within the Rydalmere industrial precinct that provides high quality office and industrial warehouses for a range of businesses. The Metro Centre offers choice and flexibility for tenants who value the potential for growth and expansion. The site also comprises a mid-19th century dwelling known as Truganini House, which is currently used as a child-care centre.

The site is currently listed as a locally significant heritage item 591 under the Parramatta LEP 2023 described as 'Truganini House and grounds'. The heritage mapping and description of the listing encompasses the entire site. As outlined in the Heritage Impact Statement prepared by Urbis Heritage and accompanying this Planning Proposal, only Truganini House and its immediate front garden are considered to warrant heritage listing.

The current listing is therefore not considered to appropriately recognise and represent the site's heritage significance. The listing also results in time and cost inefficiencies due to the preparation of heritage assessments for minor works on the industrial portion of the site, with no impact on the heritage fabric.

Consultation with Parramatta City Council (**Council**) on the proposed amendment commenced in October 2020 when a submission was made by the applicant on the draft Parramatta Harmonisation Local Environmental Plan (**LEP**). During a subsequent meeting with Council and the previous landholder to discuss the submission, the strategic merits of the proposal was acknowledged but the proposal was considered beyond the scope of the Harmonisation LEP. Council stated they would be willing to accept a spot-rezoning or consider the proposal as part of a future housekeeping amendment. A Scoping Report was subsequently submitted to Council in April 2023.

The draft Parramatta Harmonisation LEP has now been gazetted and as such this Planning Proposal request is for a spot-rezoning consistent with the intent of the previous consultation with Council.

The objective of this Planning Proposal is to amend the Parramatta LEP 2023 to amend the item name and property description of the heritage item 'Truganini House and grounds' to accurately reflect and define the heritage curtilage. This will be achieved through:

1. Amend the item name from 'Truganini House and grounds' to 'Truganini House and riverfront setting' within Schedule 5 of the Parramatta LEP 2023 to define the heritage curtilage.
2. Amend the property description within Schedule 5 of the Parramatta LEP 2023 to reflect the location of Truganini House as 'Part Lot 10 Deposited Plan 774181'.

The intended outcomes are:

- Foster a better understanding of the heritage significance of Truganini House and those elements which provide a meaningful contribution to the heritage significance. We believe that this will enable these specific elements to be better protected and appreciated in the future and provides a clearer understanding of what is important and what is not from a heritage perspective.
- Enable DEXUS and its tenants to undertake minor works to non-significant elements on the site under practical planning pathways such as Complying Development Certificate (CDC – subject to advice from a qualified Certifier), where those works will not impact anything of heritage significance.
- Improve opportunities for industrial land within Parramatta Local Government Area (LGA) to remain productive and competitive.
- Retain employment lands in the Central City District and the Greater Parramatta to Olympic Peninsula Economic Corridor.

The Planning Proposal request has prepared in accordance with the 'Local Environmental Plan Making Guideline' prepared by the Department of Planning and Environment (**DPE**) in August 2023. The request is considered appropriate given the strategic and site-specific merit of the proposal. Accordingly, it is recommended the Planning Proposal is endorsed by Council to enable a gateway determination by DPE.



## 1. INTRODUCTION

### 1.1. OVERVIEW

This Planning Proposal request has been prepared by Urbis Pty Ltd on behalf of Dexu Wholesale Property Limited as Responsible Entity for Dexu Wholesale Property Trust 3 (**Dexu**) in support of a proposed amendment to Parramatta LEP 2023 as it relates to the land at 38-50 South Street, Rydalmere (refer to **Picture 1**). The site is also known as the Metro Centre Rydalmere and is listed as a local heritage item in Schedule 5 of the Parramatta LEP 2023.

The Planning Proposal seeks to support an amendment to the item name and description of the heritage item to provide a more accurate recognition of the items of heritage significance within the site boundary.

Currently, the Schedule 5 listing and mapping identifies the entire site as a heritage item (refer to **Picture 2**). This does not correctly reflect that the heritage significance of the site relates only to a portion of the site on the eastern boundary being Truganini House and its riverfront setting, and not the surrounding industrial buildings. This inaccuracy results in time and cost implications due to the inability to utilise alternative planning pathways such as CDC for appropriate works within the industrial site.

Figure 1 Site identification



Picture 1 Aerial image of site

Source: Urbis



Picture 2 Parramatta LEP 2023 heritage mapping

Source: Urbis, Parramatta LEP 2023

The intent of this report is to provide Council with sufficient information to understand and support the merit of the Planning Proposal and to refer the matter to the NSW DPE LEP Gateway Review Panel. The report has been prepared in accordance with Section 3.33 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), and the DPE 'Local Environmental Plan Making Guideline' (August 2023).

**Section 6** of this report sets out the strategic and site-specific merit of the proposal, supported by an assessment of the environmental, social and economic impacts of the proposed amendment and consideration of relevant strategic plans, environmental planning instruments and ministerial directions. This assessment finds a high level of compliance with relevant policies and a strong justification for the proposed amendment.

As such, we request that Council forward the Planning Proposal to DPE for a 'Gateway determination' in accordance with Section 3.34 of the EP&A Act.

## 1.2. PROJECT HISTORY

### 1.2.1. Pre-Lodgement Consultation

Council began preparation of a Planning Proposal for a new LEP for the LGA in 2020. The new LEP, referred to as the 'Harmonisation LEP' proposed to replace existing LEPs that currently applied to land in the LGA.

The Planning Proposal and supporting documents was publicly exhibited from Monday 31 August 2020 until Monday 12 October 2020. A submission was prepared on behalf of the previous landowner for the site which identified the need to update the heritage mapping as part of the Harmonisation LEP. A meeting was held between Council and the previous landowner in October 2020 to discuss the submission and the opportunity to incorporate an updated heritage curtilage as part of the Harmonisation LEP. During this meeting, the strategic merits of the proposal was acknowledged but the proposal was considered beyond the scope of the Harmonisation LEP. Council stated they would be willing to accept a spot-rezoning or consider the proposal as part of a future housekeeping amendment.

On 12 July 2021, Council resolved to approve the Harmonisation LEP Planning Proposal, with minor amendments prior to forwarding the proposal to DPE for finalisation. The Council report provided a response to matters raised during the public exhibition including multiple requests to amend heritage listings on large lot, with specific mention of the site.

Council acknowledged that the heritage listing impacts the ability to undertake exempt and complying development on parts of the site away from the heritage item. The report also acknowledged that there are precedents within the LGA for partial lots to be identified as the listed heritage item. While Officers are supportive of the proposal to review the heritage mapping for Metro Centre Rydalmere and acknowledge the strategic merit of the proposal, the report recommends that the process of determining the proper heritage curtilage and amending the LEP be undertaken as a separate process outside of the Harmonisation LEP.

The Harmonisation LEP, was gazetted on 2 March 2023 and did not incorporate the recommended updates to heritage mapping for the site. It is now considered appropriate to lodge a spot rezoning to amend the heritage listing of the site, in accordance with previous consultation with Council.

### 1.2.2. Scoping Meeting

A Scoping Report was prepared by Urbis and submitted to Council in April 2023. A meeting was subsequently held with Council, the proponent and representative from the project team held a meeting with Council officers on 27 September 2023 to discuss the proposal. The purpose of the meeting was to discuss the proposed amendments to the heritage item name and property description of Truganini House and grounds within Schedule 5 – Environmental Heritage of the Parramatta LEP 2023 to facilitate a reduction of the heritage curtilage currently applying to the site. A summary of the matters discussed during the meeting are provided in **Table 1** with a copy of the formal minutes enclosed in **Appendix C**.

Table 1 Pre-Lodgement Discussions

Matter	Officer Comments	Planning Proposal Reference
<b>Strategic Planning Comments</b>		
Council's Employment Lands Strategy	<p>This strategy applies to the site, which is therefore recognised as providing a diverse range of important employment opportunities. It is agreed there is strategic merit in reducing some of the extent of the existing heritage curtilage to allow simpler approval pathways for either exempt or complying development to support these businesses.</p> <p>Council's question is not whether the curtilage should be reduced, but how</p>	The strategic merit of the proposal is assessed in <b>Section 4.3</b> of this report including an assessment against the relevant objectives of the <i>Parramatta Employment Lands Strategy</i> .

## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

Matter	Officer Comments	Planning Proposal Reference
	much of the heritage curtilage should remain.	
Key functions of the heritage curtilage	<p>From a strategic planning perspective, the heritage curtilage plays an important role in protecting the heritage value of the heritage item and help protect interpretation of the original setting of the heritage item. For example, retaining some of the land around the building to the north, east and west allows opportunities for future landscaping that will help to buffer the item from established industrial uses. Whilst some of this land currently comprises car parking and access, maintaining some of this curtilage beyond the immediate heritage item / building will help to safeguard these opportunities to potentially re-establish the setting into the future. In addition, retaining the curtilage (as it currently already exists) to the south will reinforce the heritage item's original connection to the river and original jetty location and will serve to help protect existing view lines and to safeguard opportunities to potentially reestablish past view lines.</p>	The final heritage curtilage has been informed by the Heritage Impact Assessment prepared by Urbis (enclosed in <b>Appendix B</b> ).
	DAs are required for any development on land to which the heritage curtilage currently applies. The heritage provisions in the LEP and controls in the DCP therefore need to be considered for development that is subject to the heritage curtilage. This provides an additional level of merit-based assessment that helps to protect the integrity of the heritage item (e.g., materiality interface, building design, articulation, and landscaping).	This is acknowledged and any development within the heritage curtilage will still require development consent and merit-based assessment.
	A degree of risk is associated with the proposed reduction of the heritage curtilage as it could further isolate the house and decontextualise the historical use of the surrounding grounds, which were once dedicated to rural uses, such as farming activities. This connection	This is acknowledged and addressed in the Heritage Impact Assessment prepared by Urbis (enclosed in <b>Appendix B</b> ).

## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

Matter	Officer Comments	Planning Proposal Reference
	between the building and its setting has been reduced due to the surrounding industrial development.	
Assessment of the site's long-term vision	Any proposed reduction of the heritage curtilage should be carefully assessed with consideration to the long-term vision and aspirations for the site as discussed in this pre lodgement advice letter. It should be treated with careful consideration as once reduced, it is unlikely to be re-established.	Reasoning for the final heritage curtilage is provided in the Heritage Impact Statement prepared by Urbis (refer to <b>Appendix A</b> ).
Waterfront Land	Council officers advise that the site may be considered 'waterfront land' under the Water Management Act 2000, which precludes exempt or Complying Development from being carried out under the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> to the south of the site regardless of a reduced heritage curtilage. 'Waterfront land' means the bed of any river, lake or estuary, and the land within 40 metres of the river banks, lake shore or estuary mean high-water mark. The south-eastern corner of the site may be within 40m from the northern side bank of the river. A survey would therefore be required, and you are encouraged to seek further advice from a Certifier in this regard.	<b>Section 2.1.3</b> confirms that a portion of the site is identified as 'waterfront land'. As such, CDCs are still limited for a portion of the site which is closer to the river.
Future Planning Proposal	Any future Planning Proposal to reduce the heritage curtilage must address the points raised in this pre-lodgement letter. If it only encapsulates the existing building and some of its immediate surrounds then it must be demonstrated how: it is proposed to protect the item and interpretation of its original setting, how existing view lines (refer to photos below) are to be protected, and how future opportunities to re-establish view lines to the water will be achieved.	Reasoning for the final heritage curtilage is provided in the Heritage Impact Statement prepared by Urbis (refer to <b>Appendix B</b> ).
Heritage listing	It is agreed that the heritage listing of the PLEP 2023 I591 (Truganini House and grounds) should be revisited and	This is acknowledged and addressed in <b>Section 4.2</b> of this report and the

## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

Matter	Officer Comments	Planning Proposal Reference
	<p>updated to reflect the current statement of significance and extent of the heritage curtilage given that since the post-war period, the industrial area redevelopment has compromised some of the historical setting. Historically, the farmhouse had important physical and visual connections with the Parramatta River. Industrial development surrounding Truganini House has reduced some of these important connections. Notwithstanding, it is important to protect this local listing whilst safeguarding the potential to re-establish its river connection into the future.</p>	Heritage Impact Assessment prepared by Urbis (enclosed in <b>Appendix B</b> ).
	<p>The State Heritage Inventory sheet identifies that "Truganini House is a single storey brick and stucco Victorian residence with a hipped roof and a verandah on three sides, sited to face Parramatta River" and that "the building is of interest as little physical evidence remains from this period of rural settlement along the Parramatta River". The site in its original context possesses potential to contribute to an understanding of early nineteenth century rural settlement and the new listing name should recognise this important connection with the context and setting.</p> <p>Accordingly, it is recommended that the heritage item description be amended to 'Truganini House and river front setting', which retains clues of a larger curtilage while simultaneously</p>	This is acknowledged and addressed in <b>Section 4.2</b> of this report.
	<p>The revised statement of significance and description of Truganini House should also include the description of the jetty remains, which was an important asset in accessing the river. This access is dated to the late nineteenth century and was important for the north side of the Parramatta River, which was predominantly populated by small farms and orchards</p>	As noted in the Heritage Impact Statement ( <b>Appendix B</b> ) the jetty was located on the southern alignment of the river and not located within the proponent's landholdings. Despite historical associations with this jetty, it is noted that the jetty no longer exists and the connection is tenuous as it is located outside of the property. It is also noted that the current property boundary does not extend fully to the waterfront and


## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

Matter	Officer Comments	Planning Proposal Reference
		therefore has no physical connection with the Parramatta River.
Proposed reduced curtilage	<p>The proposed reduced curtilage is limited to Truganini House and the immediate and adjacent landscaped areas.</p> <p>Council officers do not support the proposed reduced heritage curtilage to this extent as it appears insufficient to offer protection to Truganini House and interpretation of its setting. Moreover, the small curtilage proposed will isolate the heritage item and does not adequately reflect the relationship of Truganini House to the Parramatta River. The curtilage of local heritage items should be largely retained and conserved wherever possible. The amendment of the curtilage for Truganini House should include the area of grounds that previously extended to the river. Most of the subtracted current curtilage would facilitate and allow the use of Exempt and Complying Development in the wider industrial area (subject to compliance with the Codes SEPP) without compromising future opportunities for better management of the item and its settings.</p>	A revised curtilage is identified in <b>Section 4</b> based on Council's comments and further heritage investigations undertaken by Urbis.
Council's recommended indicative heritage curtilage	<p>Council's Senior Heritage Specialist recommends the following indicative heritage curtilage that includes a buffer zone to mitigate possible impact to the heritage item and, additionally, would not preclude the re-establishment of physical and visual connections between Truganini House and the Parramatta River. The heritage curtilage outlined below is indicative and subject to further detailed analysis at the Planning Proposal assessment stage.</p>	<p>Minor amendments are proposed to Council's recommended curtilage. Reasoning is provided in <b>Section 7.2</b> of the Heritage Impact Statement prepared by Urbis (refer to <b>Appendix B</b>).</p>

## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

Matter	Officer Comments	Planning Proposal Reference
		
<b>Development Assessment Comments</b>		
Planning Proposal to enable the attainment of Complying Development Certificates (CDCs)	<p>The site is situated along the Parramatta River, there are additional limitations to attaining CDCs for the southern portion of the site that faces north towards the river, i.e., due to flooding and proximity to coastal wetlands, which was also raised in the Scoping Report prepared by Urbis.</p> <p>Council officers advise that the site may be considered 'waterfront land' under the Water Management Act 2000, which may preclude complying development being carried out under the <i>State Environmental Planning Policy (Exempt and Complying Development Codes)</i> 2008.</p> <p>Advice should be sought from a registered Certifier to ascertain the extent to which a reduction in the heritage curtilage would enable works through the CDC pathway, prior to proceeding with any formal Planning Proposal lodgement.</p>	<p>This is acknowledged by the proponent. Advice has been sought from a certifier which confirms that CDCs can still be utilised as a relevant planning pathway for any development outside of the 40m catchment. As such, there is still benefit in reducing the heritage curtilage to allow CDCs to occur to properties not identified as 'coastal wetlands'.</p>



### 1.3. REPORT STRUCTURE

The relevant sections of the report are listed below:

- **Section 1:** introduction and background
- **Section 2:** detailed description of the site, the existing development and local and regional context.
- **Section 3:** the existing statutory context of the site.
- **Section 4:** comprehensive description and assessment of the requested Planning Proposal in accordance with the DPE guidelines.
- **Section 5:** conclusion and justification.

### 1.4. PROJECT TEAM

This Planning Proposal request should be read in conjunction with the relevant consultant reports as follows:

Table 2 Planning Proposal Project Team

Technical Input	Consultant	Appendix
Heritage Impact Statement	Urbis Heritage	Appendix A
Proposed LEP Mapping	Urbis	Appendix B
Scoping Meeting minutes	Council	Appendix C

## 2. SITE AND SURROUNDING CONTEXT

### 2.1. SITE DESCRIPTION

The land to which this Planning Proposal relates to is 38-50 South Street, Rydalmere.

The site is located within the City of Parramatta LGA and is within the Rydalmere industrial precinct, a 104ha industrial precinct characterised by industrial and business uses. It accommodates industrial format buildings in various size, industry, and operation type.

The Rydalmere industrial precinct is located 3km from the Parramatta CBD and is positioned in a central location within the LGA, with the University of Western Sydney Parramatta Campus and Parramatta CBD to its west, Sydney Olympic Park to its east, Parramatta River to the south and Victoria Road to the north. The Rydalmere industrial precinct is also located along the GPOP economic corridor.

Key details are provided in Error! Reference source not found. below with a site aerial photograph of the site is provided as **Figure 2**.

Table 3 Site Description

Feature	Description
Street Address	38-50 South Street, Rydalmere
Legal Description	Lot 10 Deposited Plan 774181
Site Area	Approximately 4.5 hectares
Local Government Area	City of Parramatta Council
Street frontages	Primary street frontage of 291 to South Street and 124m to Park Road.

Figure 2 Site in regional context



Source: Urbis

### 2.1.1. Existing Development

The site currently accommodates a mixed-use complex known as Metro Centre Rydalmere. It is comprised of modern, high-quality office and industrial warehouses for a range of businesses (**Picture 4**). There are numerous contemporary tenancies available which make up Metro Centre, accompanied by an internal carpark and landscaping. The Metro Centre offers choice and flexibility for tenants who value the potential for growth and expansion.

The site also comprises a mid-19th century dwelling known as Truganini House (**Picture 3**), which is currently used as a child-care centre and is located in the southeast portion of the Metro Centre. The building is of heritage significance and as such is listed within Schedule 5 of the Parramatta LEP 2023 as discussed in **Section 2.1.2**.

Figure 3 Site Photos



Picture 3 Truganini House

Source: Urbis



Picture 4 Industrial lots

### 2.1.2. Heritage Significance

The site is listed as a heritage item under the Parramatta LEP 2023 and is described as "Truganini House and grounds" (item no. 591) applicable to Lot 10 DP 774181.

As a result of previous lot consolidation dating to the 1980s, the whole of the Metro Centre site is subject to this heritage listing by being both mapped and described as a heritage item under Schedule 5 of the Parramatta LEP 2023. This is despite Truganini House and its immediate associated curtilage only occupying a small area within the broader Metro Centre property on the eastern boundary of the site.

Based upon historical research prepared by Urbis, the existing heritage curtilage does not reflect the original historical curtilage of Truganini House as:

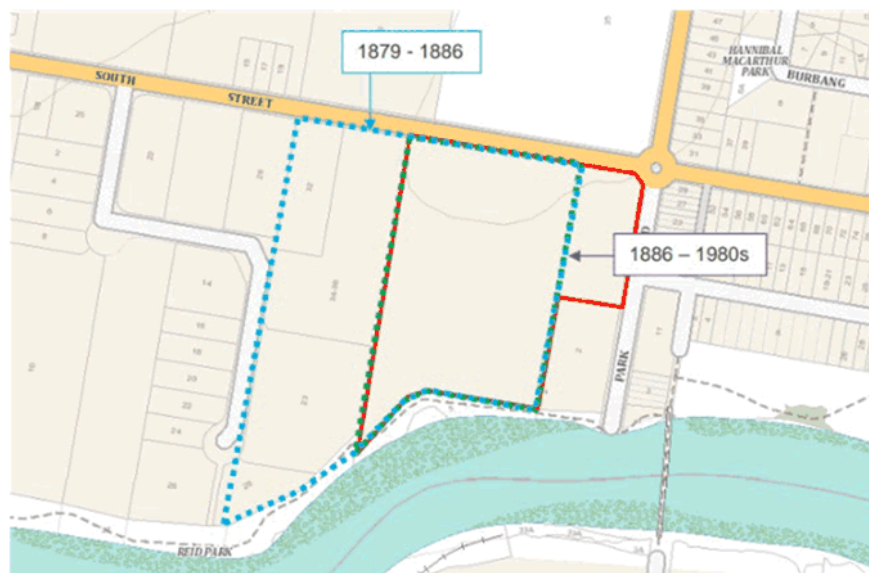
- The exact date of construction of Truganini House is unknown. However, it is likely that Truganini House was constructed in two stages possibly during Isaac Waugh's ownership from 1879 and during Thomas Williamson's ownership from 1886. In either case, Truganini House had reached its present size by 1893.
- The historical curtilage most relevant and significant is that which conformed with the original subdivision of the site from the Vineyard Estate subdivision of 1879 and the associated occupation by Isaac Waugh (1879-1883), Andrew McCulloch (1883-1886) and Thomas Williamson (1886-1906). These curtilages are outlined in blue and green in **Figure 4**. The two lots located directly to the east of these lots did not form part of the existing site until the 1980s when these lots were consolidated to form the present-day lot.
- The original landscape and setting of Truganini House has been irrevocably altered since the rezoning of South Street to industrial use during the 1930s. Since this time, the site of Truganini House has been surrounded by industrial development, the latest iteration being constructed during the 1980s for the present day Metro Centre.

## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

- No remains of the original late nineteenth century landscape are left present at the site, nor are any other indications of either the 1879 or 1886 subdivision patterns, due to the site being subdivided and consolidated over the course of the twentieth century. This highlights that the existing heritage curtilage does not reflect either of the historical subdivision patterns of Truganini House.
- Given these changes over time and remnant physical evidence of the original estate, it is noted considered that the existing heritage listing curtilage (illustrated in **Picture 2**), nor the two historical subdivision curtilages (illustrated in **Figure 4**) are appropriate in reflecting the site's heritage values.

Figure 4 Historical subdivision patterns of the site



Source: Urbis Heritage

**2.1.2.1. Statement of Heritage Significance**

The existing statement of significance for the heritage item is as follows and has been extracted from the State Heritage Inventory form for the subject site:

*Truganini house, at 38 South Street is of significance for the local area for historical and aesthetic reasons, and as a representative example of quality houses of the Victorian period in the area. The house retains a great degree of integrity when viewed from the publicly accessible areas, and makes an important contribution to the area character.*

The identified significance of the place is attributed to the house itself, and does not include the broader Metro Centre property, or discuss historical curtilages or landscape settings. These associated factors have been eroded, and the statement of significance rightly focuses on the only physical evidence remaining, which is the house itself.



### 2.1.3. Coastal Wetlands

The southern portion of the site is in proximity to the Parramatta River and coastal wetlands, as illustrated in **Figure 5**. The *State Environmental Planning Policy (Resilience and Hazards) 2021 (Resilience and Hazards SEPP)* mapping therefore identifies:

- The whole site within the coastal use area
- The whole site within the coastal environment area
- The southern portion of the site within the 'proximity area for coastal wetlands'

It is noted that areas identified as coastal wetlands within the meaning of the Resilience and Hazards SEPP limits opportunities for complying development. Assessment of the impacts on coastal wetlands will form part of any CDC application for the site.

Figure 5 Resilience and Hazards SEPP coastal wetlands mapping



Source: NSW Planning

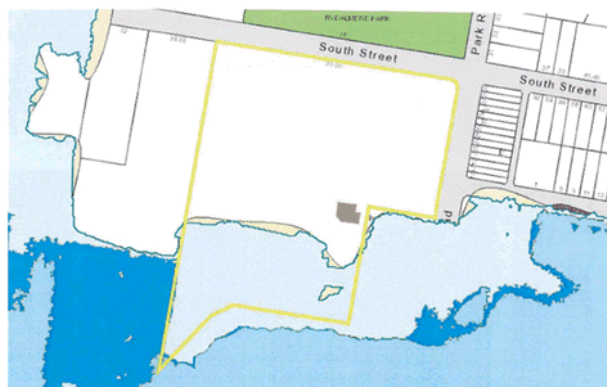
### 2.1.4. Flooding

Council has identified the southern portion of the site is identified as being flood prone within previous development consents, specifically DA/386/2018 and DA/523/2020. This generally aligns with the portion of the site identified as 'proximity area for coastal wetlands' in **Figure 5**.

An extract of the flood map from the assessment report of DA/386/2018 is provided in **Figure 6**.

It is noted that areas of flood prone land have implications for complying development pathways.

Figure 6 DA/386/2018 flood mapping



Source: City of Parramatta

### 2.1.5. Access and Connection

The site is located within an existing employment centre making it well connected and accessible. Metro Centre Rydalmere is a business park in a key location connected to major arterial roads including Victoria Road, Silverwater Road, James Ruse Drive and the M4 Motorway.

The site has existing accessways, including truck access, and on-site parking. Parramatta River, schools, universities, hospitals, social, retail and industry services are all easily accessible to the site. Parramatta CBD is conveniently located further west of the site, accessed via Victoria Road.

## 2.2. SITE CONTEXT

### 2.2.1. Local Context

The site is situated within the Rydalmere local centre located to the east of Parramatta CBD. The surrounding local centres in proximity to the Metro Centre include Telopea to the north, Ermington to the east, and Rosehill to the south on the opposite side of the river.

The Precinct has access to Victoria Road, a major road corridor to service the area. In addition, the introduction of the Parramatta Light Rail will further provide connectivity to the precinct, particularly at the Western Sydney University Campus at Rydalmere.

Rydalmere is identified as having one of the largest concentrations of employment lands in the LGA. The City of Parramatta identifies the precinct as a Metropolitan Significant Strategic Employment Lands for industrial uses to cater to the needs of increased employment. Further north of the precinct are areas for low-density, suburban areas.

### 2.2.2. Surrounding Development

The immediately surrounding development includes:

- **North:** Immediately north of the site is South Street. On the opposite side of the street is Rydalmere Park which consists of cricket nets, bowling greens connected to a club, and a carpark.
- **East:** Park Road aligns with the eastern boundary of the site. On the opposite side of the road are smaller format warehouses and industry buildings.
- **South:** Immediately south of the site is Parramatta Valley Cycleway, which follows along the Parramatta River corridor located adjacent. Opposite the river, further south, are warehouse and distribution centres.
- **West:** The adjacent site to the west is made up of large format warehouse and industrial buildings similar to the site.

### 3. STATUTORY CONTEXT

#### 3.1. PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023

The Parramatta LEP 2023 is the principle environmental planning instrument governing development on the site. The following provisions are applicable to the subject land.

##### 3.1.1. Land Use Zoning

The site is zoned E4 General Industrial in accordance with the Parramatta LEP 2023. The relevant zone objectives include:

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To encourage a range of tourism, recreation, function centres and entertainment uses near major community infrastructure.
- To create an accessible and safe public domain.
- To maximise public transport patronage and encourage walking and cycling.
- To ensure development is carried out in a way that does not adversely affect the amenity of adjoining residential areas.
- To provide for automotive businesses, trades and services to reinforce existing uses of land.
- To encourage the creation of well-designed and sustainable business park developments.
- To encourage a range of office uses.
- To minimise adverse effects on the natural environment.

##### 3.1.2. Building Height

The site has a maximum building height of 9 metres on the southern portion of the site and 12 metres on the northern portion of the site in accordance with clause 4.3 of the Parramatta LEP 2023.

##### 3.1.3. Floor Space Ratio

The site has a maximum floor space ratio of 1:1 in accordance with clause 4.4 of the Parramatta LEP 2023.

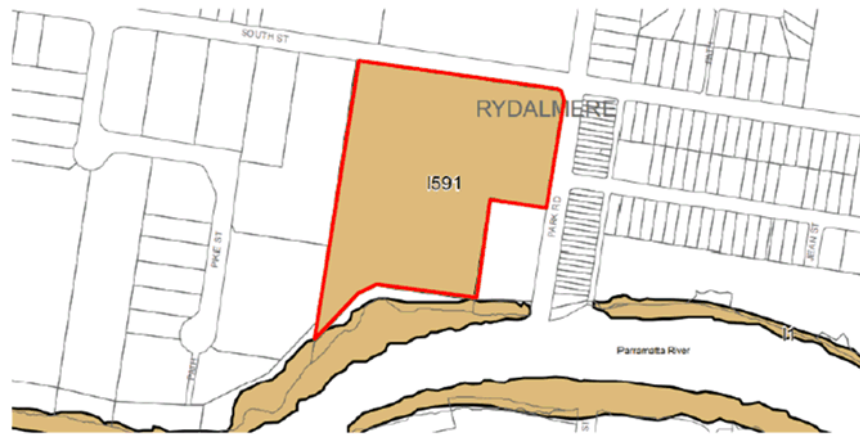
##### 3.1.4. Heritage Conservation

The site is identified as a heritage item, known as "Truganini House and grounds" (item no. 591) located at 38-50 South Street at Lot 10, DP 774181, as shown in **Figure 7**.

There are also a number of heritage items in proximity to the site, including a local heritage listing for 'Wetlands' (Item no. 11) along the Parramatta River to the south.



Figure 7 Parramatta LEP 2023 heritage mapping



Source: Parramatta LEP 2023

### 3.1.5. Acid Sulphate Soils

The site is identified as containing Class 5 acid sulphate soils in accordance with clause 6.1 of the Parramatta LEP 2023.

## 3.2. PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

Parramatta Development Control Plan 2011 provides the detailed development controls which apply to land across a portion of the Parramatta local government area. The key controls which are relevant to the site and the requested Planning Proposal are summarised below:

- Section 2.4 – Site considerations
- Section 3.5 – Heritage
- Section 4.3.1 – Camellia and Rydalmere

## 4. PLANNING PROPOSAL ASSESSMENT

The Planning Proposal request has been prepared in accordance with Section 3.33 of the EP&A Act and the DPE guidelines 'Local Environmental Plan Making Guidelines' dated August 2023.

This section outlines the vision, objectives and intended outcomes and provides an explanation of provisions in order to achieve those outcomes. The justification and evaluation of impacts is subsequently set out.

### 4.1. PART 1 - OBJECTIVES AND INTENDED OUTCOMES

#### Objective

To amend the Parramatta LEP 2023 to amend the item name and property description of the heritage item 'Truganini House and grounds' to accurately reflect and define the heritage curtilage.

#### Intended Outcome

The intended outcomes are:

- Foster a better understanding of the heritage significance of Truganini House and those elements which provide a meaningful contribution to the heritage significance. We believe that this will enable these specific elements to be better protected and appreciated in the future and provides a clearer understanding of what is important and what is not from a heritage perspective.
- Enable DEXUS and its tenants to undertake minor works to non-significant elements on the site under practical and more cost effective/time efficient planning pathways such as Complying Development Certificate (CDC – subject to advice from a qualified Certifier), where those works will not impact anything of heritage significance.
- Improve opportunities for industrial land within Parramatta Local Government Area (LGA) to remain productive and competitive.
- Retain employment lands in the Central City District and the Greater Parramatta to Olympic Peninsula Economic Corridor.

### 4.2. PART 2 – EXPLANATION OF PROVISIONS

The objectives and intended outcomes of the Planning Proposal will be achieved by an amendment to Schedule 5 of the Parramatta LEP 2023 and Heritage Map, including:

1. Amend the item name to 'Truganini House and immediate riverfront setting' within Schedule 5 of the Parramatta LEP 2023 to define the heritage curtilage.
2. Amend the property description and LEP mapping within Schedule 5 of the Parramatta LEP 2023 to reflect the location of Truganini House as 'Part Lot 10 Deposited Plan 774181'.

All other planning controls applying to the site will remain unchanged. Rectifying the error of the current heritage listing will provide a more accurate planning instrument and reduce potential delays on the site associated with development of the industrial buildings within the broader site boundaries.

As noted in the Heritage Impact Statement prepared by Urbis (**Appendix A**), the proposed amendments are based on the following considerations:

- Inclusion of those elements on the site which are considered to have heritage value and reflect the identified significance of the heritage item.
- A visual inspection of the development in the immediate vicinity.
- The logical axis' created by the configuration of the surrounding roads which already serve as a buffer around the dwelling.
- Retention of the associated garden areas to the immediate east and south west of the house which provide a setting for the building
- Potential future requirements to undertake works to the roads around the house.

## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

- Consideration of a visual setting and curtilage for the house.

Overall, the proposed curtilage of the heritage item encompasses the fabric of heritage significance on the site, and the immediate landscaped gardens which are associated with Truganini House. The recommended heritage curtilage for Truganini House and riverfront setting is illustrated in **Figure 8**.

Figure 8 Recommended heritage curtilage for Truganini House



Source: Urbis Spatial

#### 4.2.1. Proposed Amendment

Specifically, Schedule 5 Environmental Heritage, Part 1 Heritage items is to be amended as follows:

Listing	Suburb	Item Name	Address	Property Description	Significance
<u>Current Listing</u>	Rydalmere	Truganini House and grounds	38–50 South Street	Lot 10, DP 774181	Local
<u>Proposed Listing</u>	Rydalmere	Truganini House and grounds riverfront setting	38–50 South Street	Part Lot 10, DP 774181	Local

The proposed LEP map amendment is provided in **Section 4.4**.

### 4.3. PART 3 - JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

The DPE 'Local Environmental Plan Making Guideline' outlines the matters for consideration when describing, evaluating and justifying a proposal. This considers two criteria, being strategic merit and site-specific merit. The consistency of the Planning Proposal with the assessment criteria is set out in the following sections.

In summary, the Planning Proposal will give effect to the Greater Sydney Region Plan, the Central City District Plan and the Parramatta Local Strategic Planning Statement which emphasises the importance of industrial landholdings in contributing to the economic productivity of the region. The Proposal does not seek to respond to a change in circumstances, rather seeks to rectify an inaccurate representation of the heritage significance of the item in the local environmental planning instrument.

The site also demonstrates site-specific merit as the amendment will not result in adverse impacts on the natural environment, will not result in a change to the pattern of land uses on the site and surrounding context, and will have no impact on existing services and infrastructure. The amendment to the heritage listing will have no adverse impact on the significance of the heritage item.

The strategic and site specific merit is explored in response to the relevant matters for consideration below.

#### Section A – Need for the planning proposal

**Q1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?**

The Planning Proposal is not the direct result of any strategic study or report. The listing of the heritage item has been identified from a review of the Parramatta LEP 2023 and the inaccurate mapping and listing of the significance of the item.

The amendment will give effect to local strategic policies as outlined in the following sections of this report.

**Q2. 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 means of achieving the objectives and intended outcomes. An amendment to the Parramatta LEP 2023 is required to rectify the item name, heritage curtilage and property description of the heritage listing.

The proponent wrote to Council to request inclusion within the Parramatta Harmonisation LEP (refer **Section 1.2**), however Council advised the most appropriate process would be a spot-rezoning for the site.

The current heritage mapping inaccurately includes contemporary industrial land on the site, which is burdened unnecessarily by the site-wide heritage listing. The amendment will ensure the heritage significance of Truganini House is protected by providing accurate planning controls, without impacting the viability of the employment generating uses in the broader site.

In a competitive market, it is challenging to secure tenants on the site because of the inability to utilise the CDC pathway for fit outs. Correcting the definition of the heritage curtilage of Truganini House will simplify and streamline the planning process to undertake minor works and consequently improve ongoing opportunities for investment and business activity on the site. This will ensure the ongoing retention, management and viability of the industrial land consistent with the strategic direction of the Rydalmere industrial precinct, GOPP and broader Central River City.

#### Section B – Relationship to strategic planning framework

**Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, of district plan or strategy (including any exhibited draft plans or strategies)?**

Greater Sydney Region Plan

The Planning Proposal is consistent with the Greater Sydney Region Plan (GSRP) as the changes are of minor significance. The amendment responds directly to Direction 5 and Direction 7 of the GSRP as outlined in **Table 4**.

Table 4 Consistency with GSRP

Strategic Plan	Consistency
<b>Direction 5: A City of Great Places</b>	
<i>Objective 13: Environmental heritage is identified, conserved and enhanced</i>	The proposal aligns with this objective as it will continue to protect the heritage significance of Truganini House by amending the heritage listing to reflect only significant fabric including the immediate riverfront setting surrounding the house. This approach provides controls which remain sympathetic to the heritage character of the item without impacting the viability of the employment generating uses on site.
<b>Direction 7: Jobs and Skills for the City</b>	
<i>Objective 22: Investment and business activity in centres</i>	The GPOP is the focus of future economic growth, investment as well as increased levels of development and amenity. The site is in a key location which will continue to support economic growth by delivering increased employment and jobs in proximity to strategic centres. The proposal aligns with this objective. In a competitive market it is difficult to secure tenants on the site because they cannot do CDCs for fit outs. Better defining the heritage curtilage of Truganini House will simplify and streamline the planning process to undertake minor works and consequently improve ongoing opportunities for investment and business activity on the site.
<i>Objective 23: Industrial and urban services land is planned, retained and managed</i>	Greater Sydney is greatly supported by manufacturing generated by industrial and urban services land. As such, it is critical to encourage the retention of industrial lands as well as plan for future land uses. The proposal aligns with this objective by seeking to amend the heritage description of the site to improve opportunities for this significant industrial land to be retained, managed and respond to market conditions. The current heritage mapping inaccurately includes contemporary industrial lands, which are burdened unnecessarily (so CDCs cannot be utilised) by the current heritage listing which applies to the entire site.

Central City District Plan

The site is located within the Central City District and as such the proposal has regard to the Central City District Plan (**District Plan**). The Central City District is well positioned as a transition between the Eastern Harbour City and the future Western Parkland City.

The Planning Proposal is consistent with the District Plan as the changes are of minor significance. The amendment responds directly to the Liveability and Collaboration priorities of the District Plan as outlined in **Table 5**.

Table 5 Consistency with District Plan

Strategic Plan	Consistency
<b>Liveability</b>	

## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

Strategic Plan	Consistency
<i>Planning Priority C6: Creating and renewing great places and local centres, and respecting the District's heritage</i>	As noted above, the proposal aims to maintain development standards which reflect the heritage significance of Truganini House in a way which does not impede on the ability to undertake complying development for industrial and office buildings within the existing Metro Centre.
Collaboration	
<i>Planning Priority C8: Delivering a more connected and competitive GPOP Economic Corridor</i>	An additional 110,000 jobs are forecasted within the GPOP by 2036. The proposal will result in improved planning pathways available to existing contemporary office and warehouse buildings within the existing Metro Centre industrial park. This will ensure the site remains market competitive and consequently retain employment opportunities within the GPOP.
<i>Planning Priority C11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</i>	The District Plan aims to safeguard existing industrial lands within the Central District. The proposal supports this priority by retaining and improving the opportunity to provide a range of manufacturing and other advanced employment services within contemporary industrial buildings in Rydalmere via practical, more time efficient and less costly planning pathways such as CDCs which are currently not available.

**Q4. Is the planning proposal consistent with a Council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?**

City of Parramatta Local Strategic Planning Statement

The Planning Proposal has been prepared in accordance with the City of Parramatta Local Strategic Planning Statement (LSPS) City Plan 2036. The LSPS provides the strategic framework for Parramatta and builds upon its role as a Metropolitan Centre of Sydney's Central River City. The vision seeks to create the Central City for Greater Sydney by supporting the transformation of Parramatta into a vibrant metropolis. The LSPS outlines the importance to ensure employment growth is facilitated within the GPOP.

The Planning Proposal is consistent with the LSPS Local Planning Priorities as outlined in **Table 6**.

Table 6 Consistency with LSPS

LSPS Priority	Consistency
<i>4. Focus housing and employment growth in the GPOP and Strategic Centres; as well as stage housing release consistent with the Parramatta Local Housing Strategy.</i>	The site is identified within the LSPS as a key employment precinct. The proposed amendment seeks to strengthen the site's employment opportunities by amending the current heritage mapping to introduce new planning pathways including complying development for minor works.
<i>9. Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs.</i>	The proposal will revise the heritage listing for the item to ensure the listing includes elements on the site which are considered to have heritage value and reflect the identified significance of the heritage item. The proposed curtilage has regard to an appropriate consideration of a visual setting to enable the appreciation of the

## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

LSPS Priority	Consistency
	heritage item, whilst enabling the recognition of the surrounding elements of the site which have no heritage significance.
11. Build the capacity of the Parramatta CBD, Strategic Centres, and Employment Lands to be strong, competitive and productive	These priorities identify key areas of focus or actions to drive productivity for the LGA. The objective for the productive city is to grow local jobs by positioning Parramatta as a global centre for business and investment. The site is located in a prime location to support the growth of the centres and employment lands and as such the proposal to amend the listing will enable a more streamlined assessment planning pathway for the nonheritage industrial buildings on the site.
12. Retain and enhance Local Urban Service Hubs for small industries, local services and last-mile freight and logistics	The current heritage listing restricts the ability of this important industrial site to effectively support these important priorities. The proposed amendment will ensure the existing industrial site can deliver upon these priorities in an efficient manner.

Parramatta Employment Lands Strategy

The *Parramatta Employment Lands Strategy* provides a set of land use planning actions and recommendations to guide the future of Parramatta's Employment Lands Precincts. 'Employment lands' includes all land that is zoned for industry and/or warehouse uses include manufacturing, transforming and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities.

The Planning Proposal is consistent with the Parramatta Employment Lands Strategy as outlined in **Table 7**.

Table 7 Consistency with Parramatta Employment Lands Strategy

Planning Priority	Consistency
A1 – Protect Strategically Important Employment Lands Precincts	The proposal delivers on the actions of this strategy by seeking to retain and protect strategically important employment lands precincts. The proposal will help facilitate planning pathways to enable uses/works which generate jobs and industrial development.
A8 – Structure Plan precincts will not result in a decrease to employment density	The proposal aligns with this vision, seeking to amend the existing heritage curtilage so that it more appropriately reflects the historical value of the site and removes the unnecessary burden that the inaccurate heritage curtilage places on this important industrial site.

**Q5. Is the planning proposal consistent with applicable State and regional studies or strategies?**

The Planning Proposal is a minor amendment that applies specifically to the site and an inaccurate heritage description. The Planning Proposal is therefore not inconsistent with State and regional studies.

**Q6. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

Yes. The Planning Proposal is consistent with relevant State Environmental Planning Policies (SEPP) as identified and discussed in **Table 8**, due to the proposed changes being of minor significance and relating specifically to the heritage listing of the site.

Table 8 Consistency with SEPPs

State Environmental Planning Policy	Comment
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	Not applicable.
<i>State Environmental Planning Policy (Planning Systems) 2021</i>	Not applicable.
<i>State Environmental Planning Policy (Precincts – Regional) 2021</i>	Not applicable.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	Not applicable.
<i>State Environmental Planning Policy (Precincts – Central River City) 2021</i>	Not applicable.
<i>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</i>	Not applicable.
<i>SEPP (Exempt and Complying Development Codes) 2008</i>	<p>The Planning Proposal does not contain provisions that will contradict or hinder the application of the SEPP.</p> <p>The alteration to the heritage listing will enable use of the CDC pathway for appropriate development within the broader industrial site. As discussed in Section 2, it is noted that the southern boundary of the site is identified as within the proximity area for coastal wetlands under the Resilience and Hazards SEPP and as flood prone land within Council documents. As such, CDC will remain limited on the southern portion of the site.</p> <p>As the CDC pathway does not apply to heritage listed items, this pathway will not be utilised for any works to the revised listing of Truganini House and immediate gardens, as proposed under this Planning Proposal.</p>
<i>State Environmental Planning Policy (Industry and Employment) 2021</i>	Not applicable.
<i>SEPP (Building Sustainability Index: BASIX) 2004</i>	Not applicable.



## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

State Environmental Planning Policy	Comment
State Environmental Planning Policy (Housing) 2021	Not applicable.
State Environmental Planning Policy (Resilience and Hazards) 2021	The Planning Proposal does not contain provisions that will contradict or hinder the application of the SEPP.  The southern boundary of the site is identified as within the proximity area for coastal wetlands under the Resilience and Hazards SEPP. This mapping will not be impacted by the Planning Proposal.
State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021	Not applicable.
SEPP No. 65 Design Quality of Residential Apartment Development	Not applicable.
State Environmental Planning Policy (Primary Production) 2021	Not applicable.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable.
State Environmental Planning Policy (Sustainable Buildings) 2022	Not applicable.
Draft Environment SEPPs	Not applicable.

**Q7 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

Yes. The Planning Proposal is consistent with relevant Ministerial directions under section 9.1 of the EP&A Act as identified and summarised in **Table 9**, due to the proposed changes being of minor significance and relating specifically to the heritage listing of the site.

Table 9 Consistency with Section 9.1 Directions

Local Planning Directions	Assessment
1.1 Implementation of Regional Plans	The Planning Proposal is consistent with this Direction as the changes are of minor significance. The consistency of the proposal with the strategy, goals, directions and actions contained within the Greater Sydney Region Plan is outlined in <b>Table 4</b> .
1.2 Development of Aboriginal Land Council Land	Not applicable.

## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

Local Planning Directions	Assessment
1.3 Approval and Referral Requirements	This direction aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The relevant requirements of this direction have been considered in the preparation of this Planning Proposal and proposed LEP amendment. As outlined in <b>Section 1.2</b> , pre-lodgement consultation with Council has confirmed a Planning Proposal is the most appropriate method of amending the controls and acknowledged that the amendment has strategic merit.
1.4 Site Specific Provisions	This Planning Proposal seeks to amend the site-specific heritage listing applicable to the site to ensure the listing accurately identifies elements of heritage significance on the site.  This is consistent with the objective of the direction is to discourage unnecessarily restrictive planning controls.
1.5 – 1.22	Not applicable.
3.1 Conservation Zones	The Planning Proposal does not seek to reduce the conservation standards that apply to the land under the Resilience and Hazards SEPP and the Parramatta LEP 2023.
3.2 – 3.10	Not applicable.
4.1 Flooding	This Planning Proposal does not seek to create, remove or alter a zone or a provision that affects the site, which is identified as flood prone land.
4.2 Coastal Management	This Planning Proposal does not seek to rezone the site to enable increased development or a more intensive land use on the site which is identified as within a coastal use area. There are no changes proposed to the coastal use area map, coastal environment area map or coastal wetlands map of the Resilience and Hazards SEPP.
4.3 – 4.6	Not applicable.
5.1 – 5.4	Not applicable.
6.1 – 6.2	Not applicable.
6.2 Caravan Parks and Manufactured Home Estates	Not applicable.
7.1 Business and Industrial Zones	The site is zoned E4 General Industrial. This Planning proposal will not reduce the total potential floor space area for industrial uses in the E4 zone. The amendment will enable future development of the site where appropriate to support the ongoing use of the site for industrial purposes.
7.2 – 7.3	Not applicable.

## Item 6.1 - Attachment 1

## Planning Proposal, prepared by Urbis

Local Planning Directions	Assessment
8.1 Mining, Petroleum Production and Extractive Industries	Not applicable.
9.1 – 9.4	Not applicable.

**Section C – Environmental, Social and Economic Impact**

**Q8. 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?**

As the nature of the proposed LEP amendment relates to clarifying the description and mapping of a heritage listing to precisely relate to items of heritage significance, it is unlikely that any critical habitats, threatened species or their habitats will be adversely affected as a result of the Planning Proposal.

**Q9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

Based on historical research prepared by Urbis (refer to **Appendix B**), the existing heritage curtilage does not reflect the original historical curtilage of Truganini House, nor is it considered to reflect the identified significance of the place appropriately. The original landscape and setting of Truganini House has been irrevocably altered since the use of the site as industrial was commenced during the 1930s. Since this time, the site of Truganini House has been surrounded by industrial development, the latest iteration being constructed during the 1980s. No remains of the original late nineteenth century landscape are left at the site, nor are any other indications of either the 1879 or 1886 subdivision patterns, due to the site being subdivided and consolidated over the course of the twentieth century. It is thus considered that the existing heritage curtilage of Truganini House does not reflect either of the historical subdivision patterns of Truganini House and the retention of the existing heritage curtilage, as mapped in the Parramatta LEP 2023 is unfounded and is merely based on the consolidated lots established in the 1980s.

As such, there is not anticipated to be adverse environmental effects including on the heritage significance of Truganini House as a result of the Planning Proposal.

**Q10. Has the planning proposal adequately addressed any social and economic effects?**

A revision to the Parramatta LEP 2023 will result in a more accurate LEP and will reduce potential delays and obstacles for future development on the industrial site through use of the CDC pathway. This will result in positive social and economic effects for the Parramatta LGA by enabling future development of the site where appropriate and supporting the ongoing use of the site for industrial purposes.

The ability to utilise more streamlined pathways will make the site a more attractive investment option for prospective tenants, thereby increasing the economic productivity, employment growth and viability of the site as an industrial land parcel. The Planning Proposal will therefore have positive social and economic benefits for the broader community. It is considered that the proposal has addressed social and economic impacts and is in the public interest.

**4.3.1. Section D – Infrastructure (Local, State and Commonwealth)**

**Q11. Is there adequate public infrastructure for the planning proposal?**

There is adequate public infrastructure for the site.

**Section E – State and Commonwealth interests**

**Q11. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?**

The Gateway Determination will advise the public authorities to be consulted as part of the Planning Proposal process. Any issues raised will be incorporated into this Planning Proposal following consultation in the public exhibition period.

#### 4.4. PART 4 - MAPS

The Parramatta LEP 2023 Heritage Map is to be amended as part of the Planning Proposal. The proposed heritage map is provided in **Figure 9** and **Appendix B**.

Figure 9 Proposed Heritage Map



Source: Urbis

#### 4.5. PART 5 - COMMUNITY CONSULTATION

The preliminary consultation has been undertaken is outlined in **Section 3** of this report. The consultation at this stage has been limited to Council.

Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the Planning Proposal will be publicly exhibited for at least 28 days in accordance with the requirements of the DPE guidelines 'A Guide to Preparing Local Environmental Plans'.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in the local newspaper(s).
- A notice on the Council website.
- Written correspondence to adjoining and surrounding landowners.

The gateway determination and Planning Proposal would be publicly exhibited at Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

#### 4.6. PART 6 - PROJECT TIMELINE

The following table sets out the anticipated project timeline in accordance with the DPE guidelines. The key milestones and overall timeframe will be subject to further detailed discussions with Council and the DPE.

Table 10 Anticipated Project Timeline

Process	Indicative Timeframe
Consideration by Council	January – February 2024
Council decision	March 2024
Gateway Determination	April 2024
Pre-exhibition	May - June 2024
Public exhibition period	July 2024
Consideration of submissions	August 2024
Report Planning Proposal to Council	September 2024
Submission to DPE for finalisation	September 2024
Gazettal of LEP amendment	October 2024

## 5. CONCLUSION

This Planning Proposal request to amend the Parramatta LEP 2023 as it applies to the local heritage listing of Truganini House and grounds at 38-50 South Street, Rydalmere, has been prepared in accordance with the relevant provisions of the EP&A Act, the regulations, applicable Local Planning Directions and the August 2023 DPE 'Local Environmental Plan Making Guideline'. There are precedents within the Parramatta LGA for partial lots to be identified as the listed heritage item. The amendment seeks to follow this method for the site.

The Planning Proposal has been assessed against relevant State and local planning considerations including relevant Strategic Merit Tests. The Planning Proposal is justified on planning merits for the reasons summarised as follows:

- Pre-lodgement feedback from Council demonstrated support for the proposal to review the heritage mapping for Metro Centre Rydalmere and acknowledged the strategic merit of the proposal.
- Rectifying the error of the current heritage listing will provide a more accurate planning instrument and reduce potential delays for tenants on the site associated with development of the industrial buildings within the broader site boundaries.
- The amendment will result in positive social and economic effects for the Parramatta LGA by enabling future development of the site where appropriate and supporting the ongoing use of the site for industrial purposes.
- The current heritage mapping inaccurately includes contemporary industrial land on the site, which is burdened unnecessarily by the site-wide heritage listing. The amendment will ensure the heritage significance of Truganini House is protected by providing accurate planning controls and providing the opportunity to streamline the planning process for industrial lots to undertake minor works through the CDC pathway, where available. This will ensure the ongoing retention, management and viability of the industrial land consistent with the strategic direction of the Rydalmere Industrial Precinct, GOP and broader Central River City.

For these reasons, we submit that Parramatta City Council resolve to recognise the merits of the proposal and initiate the amendment process under Section 3.4 of the EP&A Act and seek a 'Gateway Determination' from DPE.

## DISCLAIMER

This report is dated March 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Dexus (**Instructing Party**) for the purpose of Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

## **APPENDIX A**

## **HERITAGE IMPACT STATEMENT**



## **APPENDIX B**

## **PROPOSED LEP MAPPING**

## **APPENDIX C**

## **SCOPING MEETING MINUTES**



  
URBIS.COM.AU



# 38-50 South Street, Rydalmere

## Site History

25 September 2024



[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)



**CITY OF  
PARRAMATTA**

# **38-50 South Street, Rydalmere**

Site History

25 September 2024

[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)

## CONTENTS

1. Site History .....	1
2. References.....	3

# 1. Site History

## SITE HISTORY

1. According to research undertaken by Council's Heritage Visitor Centre, Truganini House was one of several houses built along the riverbank during the 1800s and associated with the landholding held by Hannibal Hawkins Macarthur (Cathy McHardy, Parramatta History and Heritage, City of Parramatta Council 2015). Truganini House originally comprised a 10-bedroom sandstone homestead, garden, lawns, tennis courts, boathouse, and servants' quarters.
2. Truganini House comprises several conjoined buildings with the oldest section constructed of sandstone and is "highly significant as it is possibly the only tangible link with Macarthur's vast property" (Cathy McHardy, Parramatta History and Heritage, City of Parramatta Council 2015). The Statement of Significance included under the State Heritage Register listing states that Truganini House "is of significance for the local area for historical and aesthetic reasons, and as a representative example of quality houses of the Victorian period in the area". Furthermore, Truganini House "retains a great degree of integrity when viewed from the publicly accessible areas and makes an important contribution to the area character".
3. In 1878, the original estate was subdivided by the Catholic Church, which formed part of the "Vinyard Estate" (**Figures 1 and 2**). The historical subdivision (outlined in blue in **Figure 2**) had a site area of approximately 8.29 hectares. Truganini House then continued to be used as a residential dwelling from 1924 to 1946.
4. In 1946, the site (and much of Rydalmere) was zoned for industrial land use under the County Cumberland Scheme. According to the applicant's Heritage Impact Statement (HIS), the (then) owners (International Combustion Pty Ltd) requested Truganini House be preserved whereby it was then converted into the company's main office.
5. Truganini House and grounds was first listed as a local heritage item in December 2003 under Schedule 6 of the *Sydney Regional Environmental Plan No 28—Parramatta (1999 EPI 444)*, almost a decade after the site was fully developed with industrial uses.
6. In 2019, Truganini House was converted into its current use as a childcare centre for 55 children pursuant to DA/368/2018.





**Figure 1:** Original estate (1820-1834), with the approximate location of the subject site circled in red (Source: SLNSW, The Field of Mars, M Maps/0033).



**Figure 2:** Subdivision plan of the "Vineyard Estate" (1878) with the approximate location of the subject site outlined in red and the historic subdivision outlined in blue (Source: SLNSW, Parramatta Subdivision Plans, Z/SP/P6/167).

## 2. References

- 'The Story of Truganini House, Rydalmere', City of Parramatta Council 2015,  
<https://historyandheritage.cityofparramatta.nsw.gov.au/blog/2015/10/20/the-story-of-truganini-house-rydalmere>
- Truganini House, State Heritage Inventory 2002,  
<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2240522>

Item 6.1 - Attachment 3

Heritage Impact Statement, prepared by Urbis



## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

## URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director, Heritage	Ashleigh Crisp, B. Prop. Econ., Grad Dip Herit Cons., M. ICOMOS		
Senior Consultant, Heritage	Keira Kucharska, B Arts, M Res, M Herit Cons		
Project Code	P0039547		
Report Number	01	13.12.2023	Draft
	02	4.09.2024	Final

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd  
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

[urbis.com.au](http://urbis.com.au)

URBIS  
02\_P0039547\_HIS\_38-50SOUTHST\_RYDALMERE

## CONTENTS

Executive Summary .....	1
1. Introduction .....	3
1.1. Background & Purpose .....	3
1.2. Methodology & Limitations .....	3
1.3. Author Identification .....	3
2. Site Description .....	4
2.1. Local Context .....	4
2.2. Surrounding Development .....	4
2.3. Site Description .....	4
2.4. Existing Development .....	5
2.5. Truganini House .....	6
3. Historical Overview .....	10
3.1. Macarthur's The Vineyard .....	10
3.2. The Vineyard Becomes Subiaco .....	11
3.3. Vineyard Estate Sale, 1878 .....	12
3.4. Truganini House .....	13
3.5. Thomas Williamson's Truganini (1886-1893) .....	14
3.6. Tenants (1894-1909) .....	15
3.7. Arthur Sterling Barton (1901-1914) .....	15
3.8. Meat Works Manager's Residence (1914-1923) .....	15
3.9. Residence Again (1924-1946) .....	16
3.10. International Combustion (Australia) Pty Ltd (ICAL) (1946-2000s) .....	16
4. Established Heritage Significance .....	19
4.1. What is Heritage Significance? .....	19
4.2. Heritage Listings .....	19
4.2.1. Subject Site Heritage Listings .....	19
4.3. Established Statement of Significance .....	20
5. Historic Curtilage Discussion .....	21
6. Response to Pre-Lodgement Advice .....	22
7. Proposed Heritage Listing Amendments .....	27
7.1. Previously Proposed Amended Heritage Listing .....	27
7.2. Council Proposed Amended Heritage Listing .....	28
7.3. Proposed Amended Heritage Listing for this Planning Proposal .....	30
8. Impact Assessment .....	32
8.1. Parramatta Local Environmental Plan 2023 .....	32
8.2. Parramatta Development Control Plan 2023 .....	34
8.3. Heritage NSW Guidelines .....	35
9. Conclusion and Recommendations .....	36
10. Bibliography & References .....	37
Disclaimer .....	38

## FIGURES

Figure 1 Proposed heritage curtilage to be adopted in the Heritage Map for Parramatta LEP 2023, subject site outlined in red. ....	1
Figure 2 Site in regional context .....	5

URBIS  
02\_P0039547\_HIS\_38-50SOUTHST\_RYDALMERE

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

Figure 3 Truganini House .....	6
Figure 4 Industrial lots .....	6
Figure 5 South and eastern side of Truganini House, with contemporary hedges and fencing.....	7
Figure 6 The northern and eastern facades of Truganini House.....	7
Figure 7 Eastern side of Truganini House adjacent to open café seating area .....	8
Figure 8 View of the western wing of the house, referred to as the barracks and the stables.....	8
Figure 9 Western side of Truganini House defined by kerbs and hedging. There is a landscaped yard to the southwest of the house, which is used by the childcare centre .....	8
Figure 10 The western boundary of Truganini house as defined by kerbs and hedging. Shown in the context of the industrial park development.....	8
Figure 11 Landscaped area at the west of Truganini House, bordered by planter beds .....	9
Figure 12 Interpretative plaque at the northern portion of Truganini House .....	9
Figure 13 Potential remains of dock/ bathing area at the Parramatta River at the southeast corner of the site .....	9
Figure 14 Field of Mars, 1820-1834. The approximate location of the subject site is circled in red. ....	10
Figure 15 Detail from W. Meadows Brownrigg's 'Plan of the Town of Parramatta and the adjacent properties', dated 1844. The approximate location of the subject site is circled in red and shows no development. ....	11
Figure 16 Detail from the 1890 edition of the map of the Parish of Field of Mars showing the numerous grants that made up Macarthur's The Vineyard Estate. The approximate boundaries of the subject site are outlined in red. ....	12
Figure 17 Subdivision plan of the Vineyard estate undertaken in 1878 by the Catholic Church. The approximate existing heritage curtilage it outlined in red, and the historic subdivision is outlined in blue. ....	13
Figure 18 Subdivision of original Vineyard Estate lot by McCulloch in 1886. The existing heritage curtilage is outlined in red and the historic subdivision outlined in blue. ....	14
Figure 19 Subdivision of site following 1886 under ownership of Williamson. The existing heritage curtilage is outlined in red and the historic subdivision outlined in blue. ....	14
Figure 20 Oblique aerial photograph dated 1928 looking east along the Parramatta River. Truganini House is circled in red and the industry on the south bank can be seen on the right. ....	16
Figure 21 1943 aerial view with subject site outlined in red. ....	17
Figure 22 1950s aerial view with subject site outlined in red. ....	17
Figure 23 1960s aerial view with subject site outlined in red. ....	18
Figure 24 1970s aerial view with subject site outlined in red. ....	18
Figure 25 1980s aerial view with subject site outlined in red. ....	18
Figure 26 1990s aerial view with subject site outlined in red. ....	18
Figure 27 Heritage Map with subject site in red and location of Truganini House in blue .....	20
Figure 28 Approximate boundaries of historical subdivision patterns for Truganini House and the existing curtilage outlined in red. ....	21
Figure 29 Previous proposed heritage curtilage for the amended heritage listing in blue and broader lot in red. ....	27
Figure 30 Council's proposed amended curtilage .....	28
Figure 31 Proposed heritage curtilage to be adopted in the Heritage Map for Parramatta LEP 2023, subject site outlined in red. ....	30
Figure 32 Proposed heritage curtilage to be adopted in the Heritage Map for Parramatta LEP 2023 in blue, subject site outlined in red. ....	31
Figure 33 Proposed heritage curtilage to be adopted in the Heritage Map for Parramatta LEP 2023, subject site outlined in red. ....	36

## TABLES

Table 1 Site Description.....	4
Table 2 Statutory Heritage Listings .....	19
Table 3 Responses to Council Feedback.....	22

URBIS  
02\_P0039547\_HIS\_38-50SOUTHST\_RYDALMERE

***Item 6.1 - Attachment 3***

***Heritage Impact Statement, prepared by Urbis***

Table 4 Impact assessment against the relevant clauses of the Parramatta LEP 2023 .....	32
Table 5 Impact assessment against the relevant controls of the Parramatta DCP .....	34
Table 6 Impact assessment against the relevant Heritage NSW Guideline Considerations .....	35

URBIS  
02\_P0039547\_HIS\_38-50SOUTHST\_RYDALMERE

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

URBIS  
02\_P0039547\_HIS\_38-50SOUTHST\_RYDALMERE



## EXECUTIVE SUMMARY

Urbis has been engaged by Dexus Property Services Pty Limited to prepare the following Heritage Impact Statement (HIS) to accompany a Planning Proposal to amend the existing heritage listing for the subject property at 38-50 South Street, Rydalmere (hereafter referred to as the 'subject site').

The site is currently listed as Item 694 under Schedule 5, Part 1 of the *Parramatta Local Environmental Plan (LEP) 2023* as *Truganini House and grounds*, covering the whole of Lot 10, DP 774181.

Based on historical research prepared by Urbis, the existing heritage curtilage does not reflect the original historical curtilage of Truganini House, nor is it considered to reflect the identified significance of the place appropriately.

A detailed historical analysis, curtilage review and impact assessment are included in this report to inform the proposed heritage listing changes within this Planning Proposal. This Planning Proposal seeks consent for statutory changes to the heritage listing for Item No. 694 under Schedule 5 Part 1 of the *Parramatta LEP 2023*. It does not apply for any physical works to be undertaken, and it limited to an administrative application only.

Having regard to the Council's pre-and post-lodgement feedback, and the analysis contained in this report, Urbis propose the following heritage listing amendments in this Planning Proposal:

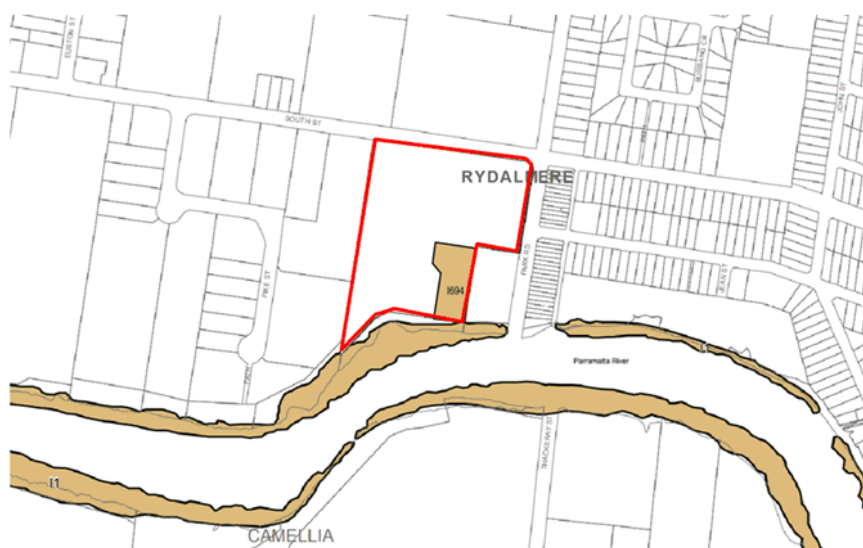


Figure 1 Proposed heritage curtilage to be adopted in the Heritage Map for *Parramatta LEP 2023*, subject site outlined in red.

Source: Urbis

We proposed the following amendments to Schedule 5, Part 1 of the *Parramatta LEP 2023*.

Item No. 694	Item Name	Property Description
<b>Current</b>	Truganini House and grounds	Lot 10, DP 774181
<b>Proposed</b>	Truganini House and riverfront setting	Part Lot 10, DP 774181

Whilst Urbis did disagree in principle with the inclusion of land to the south of the House within the amended curtilage during pre-lodgement feedback, we acknowledge Council's feedback and intent. Accordingly, we have amended the proposed curtilage to balance Council's feedback and the curtilage analysis contained within this report, considering the extent of change being sought to the existing curtilage.

We have excluded the adjacent car parking areas to the north. These areas do not contribute to the significance of the heritage item, nor contribute to Council's intended riverfront connection and inclusion of the cafe.

A detailed curtilage assessment and heritage impact assessment of the proposed works has been undertaken in this report. This Planning Proposal is considered to be the best means of conserving the significance of the place, as it appropriately assesses, acknowledges and legislates the significance of Truganini House.

The Planning Proposal is recommended for approval from a heritage perspective.

## 1. INTRODUCTION

### 1.1. BACKGROUND & PURPOSE

Urbis has been engaged by Dexus Property Services Pty Limited to prepare the following Heritage Impact Statement (HIS) to accompany a Planning Proposal to amend the existing heritage listing for the subject property at 38-50 South Street, Rydalmere (hereafter referred to as the 'subject site').

The site is currently listed as Item 694 under Schedule 5, Part 1 of the *Parramatta Local Environmental Plan (LEP) 2023* as *Truganini House and grounds*, covering the whole of Lot 10, DP 774181.

Based on historical research prepared by Urbis, the existing heritage curtilage does not reflect the original historical curtilage of Truganini House, nor is it considered to reflect the identified significance of the place appropriately.

A detailed historical analysis, curtilage review and impact assessment are included in this report to inform the proposed heritage listing changes within this Planning Proposal. This Planning Proposal seeks consent for statutory changes to the heritage listing for Item No. 694 under Schedule 5 Part 1 of the *Parramatta LEP 2023*. It does not apply for any physical works to be undertaken, and is limited to an administrative application only.

### 1.2. METHODOLOGY & LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Parramatta Local Environmental Plan 2023* (Parramatta LEP) and the *Parramatta Development Control Plan 2023* (Parramatta DCP).

This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts as a result of the proposal.

### 1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Keira Kucharska (Senior Heritage Consultant) and Ashleigh Crisp (Associate Director Heritage). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 2. SITE DESCRIPTION

### 2.1. LOCAL CONTEXT

The land to which this Planning Proposal relates to is 38-50 South Street, Rydalmere.

The site is located within the City of Parramatta LGA and is within the Rydalmere industrial precinct, a 104ha industrial precinct characterised by industrial and business uses. It accommodates industrial format buildings in various size, industry, and operation type.

The site is situated within the Rydalmere local centre located to the east of Parramatta CBD. The surrounding local centres in proximity to the Metro Centre include Telopea to the north, Ermington to the east, and Rosehill to the south on the opposite side of the river.

The Precinct has access to Victoria Road, a major road corridor to service the area. In addition, the introduction of the Parramatta Light Rail will further provide connectivity to the precinct, particularly at the Western Sydney University Campus at Rydalmere.

Rydalmere is identified as having one of the largest concentrations of employment lands in the LGA. The City of Parramatta identifies the precinct as a Metropolitan Significant Strategic Employment Lands for industrial uses to cater to the needs of increased employment. Further north of the precinct are areas for low-density, suburban areas.

### 2.2. SURROUNDING DEVELOPMENT

The immediately surrounding development includes:

- **North:** Immediately north of the site is South Street. On the opposite side of the street is Rydalmere Park which consists of cricket nets, bowling greens connected to a club, and a carpark.
- **East:** Park Road aligns with the eastern boundary of the site. On the opposite side of the road are smaller format warehouses and industry buildings.
- **South:** Immediately south of the site is Parramatta Valley Cycleway, which follows along the Parramatta River corridor located adjacent. Opposite the river, further south, are warehouse and distribution centres.
- **West:** The adjacent site to the west is made up of large format warehouse and industrial buildings similar to the site.

### 2.3. SITE DESCRIPTION

The Rydalmere industrial precinct is located 3km from the Parramatta CBD and is positioned in a central location within the LGA, with the University of Western Sydney Parramatta Campus and Parramatta CBD to its west, Sydney Olympic Park to its east, Parramatta River to the south and Victoria Road to the north. The Rydalmere industrial precinct is also located along the GPOP economic corridor.

Key details are provided in the table below with a site aerial photograph of the site is provided as **Figure 2**.

Table 1 Site Description

Feature	Description
Street Address	38-50 South Street, Rydalmere
Legal Description	Lot 10 Deposited Plan 774181
Site Area	Approximately 4.5 hectares
Local Government Area	City of Parramatta Council
Street frontages	Primary street frontage of 291 to South Street and 124m to Park Road.



Figure 2 Site in regional context

Source: Urbis

## 2.4. EXISTING DEVELOPMENT

The site currently accommodates a mixed-use complex known as Metro Centre Rydalmere. It is comprised of modern, high-quality office and industrial warehouses for a range of businesses. There are numerous contemporary tenancies available which make up Metro Centre, accompanied by an internal carpark and landscaping. The Metro Centre offers choice and flexibility for tenants who value the potential for growth and expansion.

The site also comprises a mid-19th century dwelling known as Truganini House which is currently used as a child-care centre and is located in the southeast portion of the Metro Centre.



Figure 3 Truganini House



Figure 4 Industrial lots

## 2.5. TRUGANINI HOUSE

Truganini House is located at 38-50 South Street, Rydalmere on the northern side of the Parramatta River. The subject site comprises of Lot 10 of Deposited Plan 774181. Truganini House is located within the Rydalmere Metro Centre, an industrial park with office/showroom and warehouse offerings. Truganini House is located within the south-east portion of the Metro Centre and is surrounded by buildings of the industrial park.

Truganini House was constructed in various stages from the mid to late nineteenth century. The northern portion of the house features a single storey building constructed of sandstone, with hipped and valley roof with a bellcast verandah extending across the northern façade. The southern portion of the house features a single storey brick and stucco Victorian residence with a hipped roof and a verandah around three sides. This portion of the house faces toward the Parramatta River, however, due to the development of the industrial estate, only limited views to and from the Parramatta River to this portion of the house exist. Truganini House is currently occupied as a childcare centre.

Truganini House is clearly defined from the rest of the industrial park through the use of kerbs, planter bed and hedging that surrounds the building at the south, west and north. Directly to the east of the house at the north is an open paved café seating area which is utilised by the 1990s double storey pitched roof, brick rendered café building, while at the south is a fenced grassed area used as part of the existing childcare centre. Outside of these immediate surrounds, the house sits within the industrial park and is surrounded by concrete driveways which provide access to the surrounding buildings of the industrial park and car parking.

A site survey was undertaken on 6<sup>th</sup> October 2020 to determine if any landscape elements remain that date to the nineteenth or early twenty-first century when Truganini House was still in use as a private residence. It had been recorded on an interpretative plaque at Truganini House that there was a stone arch at the eastern boundary of the site which originally had mounted statues of phoenixes. This arch provided entrance to the south side of the house via a circular drive with a fountain at the centre. None of these elements remain at the site today and there is no evidence of early fencing. A small dock/ bathing area on the Parramatta River at the south east corner of the site has also been recorded on historical mapping. The remnants of a dock do remain in this location; however, these remains lie outside of the subject site's existing curtilage and lot boundaries.





Figure 5 South and eastern side of Truganini House, with contemporary hedges and fencing



Figure 6 The northern and eastern facades of Truganini House

URBIS  
02\_P0039547\_HIS\_38-60SOUTHST\_RYDALMERE

SITE DESCRIPTION 7

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis



Figure 7 Eastern side of Truganini House adjacent to open café seating area



Figure 8 View of the western wing of the house, referred to as the barracks and the stables



Figure 9 Western side of Truganini House defined by kerbs and hedging. There is a landscaped yard to the southwest of the house, which is used by the childcare centre



Figure 10 The western boundary of Truganini house as defined by kerbs and hedging. Shown in the context of the industrial park development





Figure 11 Landscaped area at the west of Truganini House, bordered by planter beds



Figure 12 Interpretative plaque at the northern portion of Truganini House



Figure 13 Potential remains of dock/ bathing area at the Parramatta River at the southeast corner of the site

### 3. HISTORICAL OVERVIEW

The following historical overview focuses upon the historic curtilage of Truganini House. A detailed history of Truganini House was undertaken by Lucas Stapleton Johnson & Partners Pty Ltd in their report *Truganini, 38-50 South Street, Rydalmere: History and Condition Report* (13 June 2017). The below historical overview has adapted the history contained in that report, with a focus on the historic curtilage of the site.

#### 3.1. MACARTHUR'S THE VINEYARD

Situated on the northern bank of Parramatta River, the site of Truganini House was part of the grounds of Hannibal Hawkins Macarthur's The Vineyard. Macarthur (1788-1861), nephew of John Macarthur of Elizabeth Farm, developed this estate from the early 1810s. Its genesis was a grant of 140 acres, flanked by Vineyard and Subiaco creeks, made to Philip Schaeffer in 1791, a former military man of German birth that had served with British forces in North America. Schaeffer named the grant The Vineyard.

In 1797 the grant was sold to Henry Waterhouse of the Royal Navy, who ran merino sheep there. HH Macarthur purchased the grant in 1813, and enlarged his land holding to the east towards present day Rydalmere by a grant of 160 acres made to Macarthur in 1822, and purchase of 80 acres originally granted to James Manning in 1792, and other early grants made to John Carver and John Seymour. In 1833 HH Macarthur engaged architect John Verge (1782-1861) to design a new villa (later known as Subiaco and demolished in 1961) for his estate, which was completed in 1837.<sup>1</sup>



Figure 14 Field of Mars, 1820-1834. The approximate location of the subject site is circled in red.

Source: SLNSW, *The Field of Mars*, M Maps/0033

<sup>1</sup> J. McClymont, James Houson, *Parramatta's Forgotten Architect*, Parramatta and District Historical Society (2010)

### 3.2. THE VINEYARD BECOMES SUBIACO

HH Macarthur was closely involved with the management of the Bank of Australia, which collapsed in the financial crisis of the early 1840s. When the bank collapsed in 1843 Macarthur lost most of his personal estate and was forced into bankruptcy. Consequently, in 1848 Macarthur vacated The Vineyard prior to it being put up for sale. It was purchased in 1848 by Archbishop Polding on behalf of the Roman Catholic Church.

John Bede Polding (1794-1877) was of the Benedictine Order and had arrived in Sydney in 1835 to take charge of the newly formed Catholic diocese. Shortly after the purchase of The Vineyard, in 1849, the former residence was converted to a convent for Benedictine Sisters and school for girls, and the property was renamed Subiaco.<sup>2</sup>

In 1877 Roger William Bede Vaughan succeeded Polding as archbishop of Sydney. Vaughan (1834- 1883) had arrived in Sydney in 1873 and served as Polding's coadjutor. In 1878 Vaughan put up for sale the bulk of the grounds of Subiaco (east of Subiaco Creek) in a subdivision named Vineyard Estate.



Figure 15 Detail from W. Meadows Brownrigg's 'Plan of the Town of Parramatta and the adjacent properties', dated 1844. The approximate location of the subject site is circled in red and shows no development.

Source: SLNSW, M M4 811.1301/1844/1, FL3690460

<sup>2</sup> Ibid.



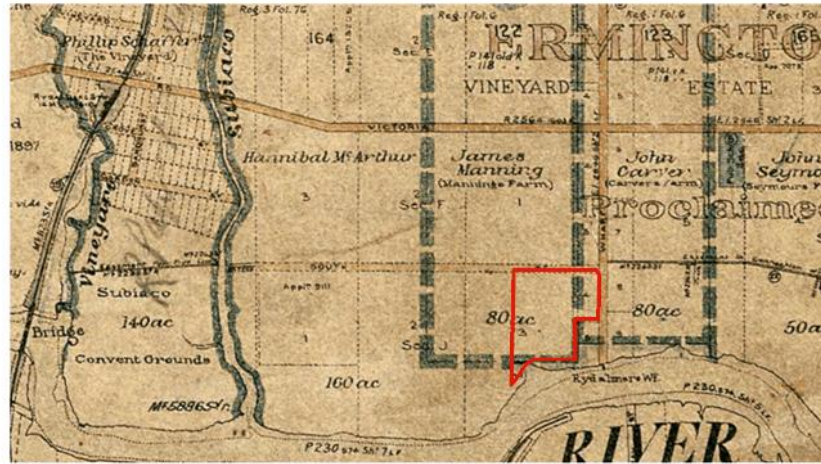


Figure 16 Detail from the 1890 edition of the map of the Parish of Field of Mars showing the numerous grants that made up MacArthur's The Vineyard Estate. The approximate boundaries of the subject site are outlined in red.

Source: NSWLRS, Historical Land Records Viewer, Cumberland, Field of Mars, 1890, Ed No. 4, Sheet 2

### 3.3. VINEYARD ESTATE SALE, 1878

The Vineyard Estate subdivision comprised a total of 38 lots, many of which were greater than 20 acres in area and intended for starting up orchards and small farms. The subdivision established three new public road reserves inclusive of South Street. The sale was held in November 1878.



Figure 17 Subdivision plan of the Vineyard estate undertaken in 1878 by the Catholic Church. The approximate existing heritage curtilage is outlined in red, and the historic subdivision is outlined in blue.

Source: SLNSW, Parramatta Subdivision Plans, Z/SP/P6/167

### 3.4. TRUGANINI HOUSE

The property is located within part of Lot 3 in Section J of this Vineyard Estate subdivision, which comprised an area of 20 acres 2 roods (19 acres 3 rood 22 perches on the sale plan). Lot 3 was purchased in July 1879 by local doctor Isaac Phipps Waugh for 246 pounds.<sup>3</sup> Waugh (1841-1912) was an Irish born and educated surgeon. He moved to Parramatta in 1873.<sup>4</sup>

It has been stated Truganini was built by the time Waugh purchased Lot 3 in 1879, however, the subdivision plan of the Vineyard Estate does not identify any building being constructed across the Vineyard Estate, even though a brick cottage was standing in Lot 3.<sup>5</sup> No council rate valuations are available for this part of western Sydney for the nineteenth century, and newspaper indexing and Sands' Directory provide no evidence for occupation for the early and mid-1880s. From 1881 Waugh resided at Tara (now demolished) in George Street, Parramatta, and in May 1882 Waugh sold Lot 3 to Augustus Robinson Winckler (??-1933) for 800 pounds.<sup>6</sup> No money was exchanged at the time, and the matter was resolved in 1883 by a re-conveyance to Andrew Hardie McCulloch and payment of the money owing to Waugh.<sup>7</sup> McCulloch (1820-1905) was a solicitor and land speculator with questionable business practices; he was also Waugh's brother-in-law (married Elizabeth Rose Holden McCulloch (1842-1926) in 1869).<sup>8</sup>

Subsequently, in January 1886 McCulloch sold the eastern half of Lot 3 (with an area of 9 acres 3 roods 31 perches) to Thomas Michael Williamson for 550 pounds.<sup>9</sup> These subdivisions compared with the existing boundaries of the subject site are outlined in the figures below. Figure 19 indicates the location of an 'old jetty', remains of which still exist along the Parramatta River today.

<sup>3</sup> Old System Conveyance Book 192 No. 853

<sup>4</sup> McClymont 2010, p. 65.

<sup>5</sup> Advertisement, Sydney Morning Herald, 23/11/1878, p. 13.

<sup>6</sup> Old System Conveyance 244 No. 205

<sup>7</sup> Old System Conveyance 277 No. 615

<sup>8</sup> McClymont, p. 66.

<sup>9</sup> Old System Conveyance 332 No. 786

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis



Figure 18 Subdivision of original Vineyard Estate lot by McCulloch in 1886. The existing heritage curtilage is outlined in red and the historic subdivision outlined in blue.

Source: NSW LRS, Primary Application No. 19633

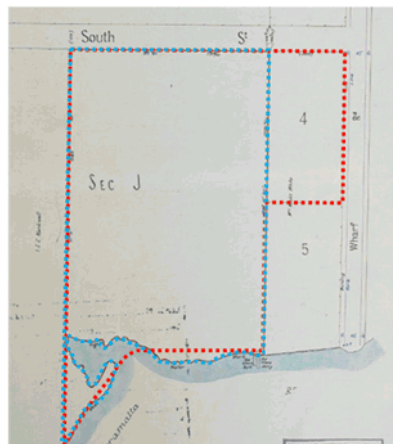


Figure 19 Subdivision of site following 1886 under ownership of Williamson. The existing heritage curtilage is outlined in red and the historic subdivision outlined in blue.

Source: NSW LRS, Vol. 2614 Fol. 162

### 3.5. THOMAS WILLIAMSON'S TRUGANINI (1886-1893)

Thomas Michael Williamson (1855-1921) was born in Sydney in 1855, the son of William Williamson, a typesetter, publican, and long term alderman of Redfern. He was educated at Polding's Lyndhurst College in Glebe, and was articulated to a solicitor about 1871. He became a solicitor with a successful police court practice.<sup>10</sup>

A Roman Catholic, Williamson married Annie McNamara in 1873 at Redfern. There were seven children of this marriage, nearly all being born at Redfern, with the exception being a daughter born in May 1891 at 'Truganini Park'.<sup>11</sup>

Williamson resided at Redfern for most of the time he was in Sydney and was elected to the NSW Legislative Assembly in October 1885 representing the seat of Redfern. Following the loss of this seat in 1887 Williamson became involved within the district of Dundas and Rydalmere/Ermington. The municipality of Ermington and Rydalmere was incorporated in April 1891 and Williamson was its inaugural mayor.<sup>12</sup>

For the 1880s Williamson was listed in Sands' Directory as residing in Redfern. In December 1887 it was reported Williamson had changed 'his place of residence from Redfern to the Parramatta River',<sup>13</sup> although he was mayor of Redfern for 1888. From 1890 Williamson was listed in Sands' Directory as being resident at the subject property with the address being described in Sands' Directory as 'Trafalgar Park', Wharf Street between 1890 and 1893, while in 1894 it was 'Truganini', Wharf Street. Truganini and Trafalgar Park would seem to have been the same property. (It is possible that Trafalgar Park was a typographical error for it seems only to have appeared in Sands' Directory). From the above it seems, that while the land was purchased in 1886, the dwelling was completed about 1888.

In late 1893 Williamson left Truganini and returned to Redfern. A preliminary to this move was the sale of the furniture and household effects of Truganini. By the sale notice the house comprised an entrance hall, dining

<sup>10</sup> 'Two Mayors of New South Wales', *Australian Town and Country Journal*, 7/7/1888, p.29

<sup>11</sup> Births, *Sydney Morning Herald*, 6/5/1891, p.1; NSW Indexes to Birth, Death and Marriage

<sup>12</sup> 'Ermington and Rydalmere Council', *Cumberland Argus*, 30/1/1892

<sup>13</sup> Banquet to Mr TM Williamson', *Freeman's Journal*, 31/12/1887, p.18

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

room, drawing room, library, six bedrooms, storeroom and dairy, kitchen, coach house and stables, and summer house. The contents were of such magnitude the auctioneers felt obliged to state the sale was the largest ever held in the district.<sup>14</sup>

The motivation for this move was undoubtedly Williamson having been caught withholding monies rightfully owing to his clients (that is mixing his client's money with his own personal account).<sup>15</sup> Williamson, with no cash at hand to reimburse, was subsequently struck off the rolls of the Supreme Court in 1894.<sup>16</sup> Williamson journeyed to Perth, Western Australia, about 1896. He remained there, practising as a commission agent, until his death, by suicide, in 1921.<sup>17</sup>

### 3.6. TENANTS (1894-1909)

In July 1888 Williamson mortgaged Truganini and his property in Redfern to The City Bank.<sup>18</sup> These mortgages were not repaid and the bank in effect was the owner of the Truganini until 1906 when sold to Mrs Harriet Eastcott Cloudy.<sup>19</sup> Cloudy soon after conveyed the property to Denis Manion in 1907.<sup>20</sup> A series of tenants occupied the house from 1893 and through the early 1900s. Some of the tenants were associated with the large meat freezing and canning works located on the south bank of the Parramatta River.

### 3.7. ARTHUR STERLING BARTON (1901-1914)

Between 1909 and 1914 Truganini was owned and occupied by Arthur Sterling Barton. Barton (1856- 1916) was a grazier with interests in the Wellington district, held pastoral stations around Walgett, and was a director of the pastoral firm Winchombe, Carson Ltd.<sup>21</sup> It seems Barton bought Truganini as a place to retire and provide for the education of his children.<sup>22</sup>

### 3.8. MEAT WORKS MANAGER'S RESIDENCE (1914-1923)

In July 1914 Barton sold Truganini to John Cooke & Co Pty Ltd for 2,100 pounds.<sup>23</sup> The principals of this company were John Cooke (1852-1917) and James Alexander Mackenzie Elder (1869-1946). Cooke was a meat exporter and a pioneer in the development of the frozen meat export trade.

In 1899 Cooke had promoted a company, Austral Meat Company, to build Sydney's largest meat freezing works<sup>24</sup>, which was located at Sandown across Parramatta River and opposite Truganini. Cooke invested heavily in the Sandown works, and its operations commenced in late 1900.<sup>25</sup> The meat freezing works were destroyed by fire in 1923,<sup>40</sup> and the site was redeveloped eventually for the Shell Oil Company refinery. In 1916 John Cooke & Co probably undertook alterations to Truganini, of which the installation of a septic tank required statutory approval.<sup>26</sup> John Cooke & Co owned Truganini until 1924, and in this period it seems probable the house served as the residence of the manager of the meat freezing works.

<sup>14</sup> Advertisement, *Cumberland Argus*, 30/9/1893, p.5

<sup>15</sup> 'Case of TM Williamson', *Sydney Morning Herald*, 10/3/1894, p.3

<sup>16</sup> 'Thomas Michael Williamson. Struck off the Roll', *Evening News*, 13/3/1894, p.4

<sup>17</sup> 'Death of Thomas Williamson', *West Australian*, 14/1/1922, p.7

<sup>18</sup> Old Conveyance Book 522 No. 627

<sup>19</sup> Old Conveyance Book 818 No. 555

<sup>20</sup> Old Conveyance Book 823 No. 496

<sup>21</sup> Obituary, *Wellington Times*, 20/7/1916, p.5; 'Death of Mr AS Barton', *Sydney Morning Herald*, 20/7/1916, p.8

<sup>22</sup> *Cumberland Argus*, 26/6/1909, p.4

<sup>23</sup> Old Conveyance Book 1035 No. 160

<sup>24</sup> Beever, EA, 'Cooke, John (1852-1917)', *Australian Dictionary of Biography*, Volume 8, Melbourne University Press, 1981

<sup>25</sup> 'Sandown Meat Works', *Cumberland Argus*, 4/8/1900, p.12

<sup>26</sup> 'Ermington and Rydalmere', *Cumberland Argus*, 16/6/1916





Figure 20 Oblique aerial photograph dated 1928 looking east along the Parramatta River. Truganini House is circled in red and the industry on the south bank can be seen on the right.

Source: SLNSW, GPO 1-24975 reproduced in *Parramatta: a past revealed* (1996)

### 3.9. RESIDENCE AGAIN (1924-1946)

With the removal of the meat works, from 1924 Truganini reverted to a family residence owned and occupied by Dr William John Stewart McKay<sup>27</sup> from 1924 to 1927, and then engineer James Stormonth until 1930.<sup>28</sup> McKay (1868-1948) was a medical graduate of Sydney University (1891), and held the position of senior surgeon at Lewisham Hospital from 1896 to 1933. He was acknowledged for his knowledge of animal breeding and blood stock.<sup>29</sup> In 1930 Truganini was conveyed to Dr Arthur Robert Marks.<sup>30</sup> Marks (1872-1946) was a dentist and he and his family resided at Truganini.

### 3.10. INTERNATIONAL COMBUSTION (AUSTRALIA) PTY LTD (ICAL) (1946-2000S)

Shortly before his death, in 1946 Dr Marks conveyed Truganini to International Combustion (Australia) Pty Ltd.<sup>31</sup> The conveyance comprised the same land holding that TM Williamson had purchased in 1886. International Combustion (Australia) Pty Ltd was established in 1929 and their line of business was manufacturing boilers and ancillary equipment for steam plants and powerhouses.

The coming of International Combustion to South Street was entirely consistent with the planning controls of the County Cumberland Scheme that zoned the area industrial. While industrial use of land south of the river had commenced by 1900, industry in South Street began in 1938 with the opening of Hume Pipes.<sup>32</sup> An unfortunate post war outcome of this industrial rezoning was the demolition of Verge's Subiaco in 1961.

On acquiring the site in South Street, International Combustion in 1949 raised 1,000,000 pounds in capital and constructed new factory premises on the site. In respect of Truganini, the company retained the house and its name, and converted the residence into the main office inclusive of board room and managerial

<sup>27</sup> Torrens Title Dealing B132137

<sup>28</sup> Torrens Title Dealing B589621

<sup>29</sup> 'Dr WJS McKay', *Tweed Daily*, 5/1/1948, p.2

<sup>30</sup> Torrens Title Dealing B973270

<sup>31</sup> Torrens Title Dealing D481225

<sup>32</sup> Kass, T, C Liston and J McClymont, *Parramatta: a past revealed*, Parramatta City Council, 1996, p.342 & p.370



## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

offices. The attached wing was converted to the engineering office, and connected to that was a new accounts wing by 1954.

The historic subdivision from 1886 of Truganini House remained the same throughout the twentieth century until the 1980s when the lot was consolidated with the Lot 4 of the original Vineyard Estate located to the north-east of the at the intersection of South Street and Park Road. This lot had been separately developed over the late nineteenth and twentieth centuries. Truganini also underwent major renovation in 1986-1987 at the same time as the whole of the existing site was redeveloped as the existing industrial park. Truganini House was gazetted as a heritage item on 21 February 1997.

The below aerial images provide a visual overview of the changing setting of Truganini House from the 1940s to the 1990s. The aerial images demonstrate the substantial changes that have occurred to the setting of Truganini House and in turn its historic curtilage. By the 1990s, the open area between the Truganini House and the Parramatta River had been developed and the landscaped areas surrounding the house had been developed to its existing form.



Figure 21 1943 aerial view with subject site outlined in red.  
Source: SIX Maps, 2020



Figure 22 1950s aerial view with subject site outlined in red.  
Source: Spatial Services, Historical Imagery, Search & Discovery

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis



Figure 23 1960s aerial view with subject site outlined in red.

Source: Spatial Services, Historical Imagery, Search & Discovery



Figure 24 1970s aerial view with subject site outlined in red.

Source: Spatial Services, Historical Imagery, Search & Discovery



Figure 25 1980s aerial view with subject site outlined in red.

Source: Spatial Services, Historical Imagery, Search & Discovery



Figure 26 1990s aerial view with subject site outlined in red.

Source: Spatial Services, Historical Imagery, Search & Discovery

## 4. ESTABLISHED HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

### 4.2. HERITAGE LISTINGS

#### 4.2.1. Subject Site Heritage Listings

The following heritage listings apply to the subject site.

Table 2 Statutory Heritage Listings

Heritage List	Item Name	Item Number
<i>Parramatta Local Environmental Plan 2023, Schedule 5, Part 1</i>	Truganini House and grounds, covering the whole of Lot 10, DP 774181	694
NSW State Heritage Register under the <i>Heritage Act 1977</i>	N/A	-
NSW State Agency Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i>	N/A	-
Commonwealth Heritage List under the <i>Cwlth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	-
Australia's National Heritage List under the <i>Cwlth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	-
UNESCO World Heritage List (incl Buffer Zones)	N/A	-

As a result of previous lot consolidation dating to the 1980s, the whole of the site is subject to this heritage listing by being both mapped and described as a heritage item under Schedule 5 of the PLEP 2023. This is despite Truganini House and its immediate associated curtilage only occupying a small area within the broader property.



Figure 27 Heritage Map with subject site in red and location of Truganini House in blue

Source: NSW Planning Portal 2023

### 4.3. ESTABLISHED STATEMENT OF SIGNIFICANCE

The following Statement of Significance has been extracted from the State Heritage Inventory form for the subject site:<sup>33</sup>

*Truganini house, at 38 South Street is of significance for the local area for historical and aesthetic reasons, and as a representative example of quality houses of the Victorian period in the area. The house retains a great degree of integrity when viewed from the publicly accessible areas, and makes an important contribution to the area character.*

Neither the statement of significance for Truganini House nor the physical description of Truganini House in the State Heritage Inventory form for the place include an assessment or description of the landscape that surrounds Truganini House. Instead, both the statement of significance and description refer only to Truganini House.

Noting the highly altered nature of the setting, with the house located within the industrial park, it is thus considered that the primary significance of Truganini House is limited to the house itself. The historic setting of the house has been irrevocably altered over the course of the twentieth century as demonstrated in the historical overview above. The existing landscaping that surrounds the house today has been installed since the 1980s redevelopment of the site. None of the buildings or landscaping outside of the immediate surrounds of the Truganini House contribute any significance to the place, instead, the surrounding industrial park including buildings and hard stand concrete driveways impede the historic understanding of the setting of Truganini House. Historic views are severely compromised or lost as a result of the existing development.

The Statement of Significance refers to the integrity of the dwelling and notes the contribution of the house to the character of the area as an important house of the Victorian period. It should be noted that this contribution is limited as the dwelling is not able to be viewed from the public domain outside of the existing industrial park.

<sup>33</sup> NSW Office of Environment and Heritage, State Heritage Inventory form for Truganini House, accessed via <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240522>



## 5. HISTORIC CURTLAGE DISCUSSION

As a result of previous lot consolidation dating to the 1980s, a majority of the site is both mapped and described as a heritage item in Schedule 5 of the *Parramatta Local Environmental Plan 2023* (PLEP 2023) and is identified as "Truganini House and grounds" (Item no. 694).

Based on historical research prepared by Urbis, the existing heritage curtilage does not reflect the original historical curtilage of Truganini House, nor is it considered to reflect the identified significance of the place appropriately.

It is considered that the historical curtilage which would have been of most relevance and significance is that which conformed with the original subdivision of the site from the Vineyard Estate subdivision of 1879 and the associated occupation by Isaac Waugh (1879-1883), Andrew McCulloch (1883-1886) and Thomas Williamson (1886-1906). These curtilages are outlined in the map below.

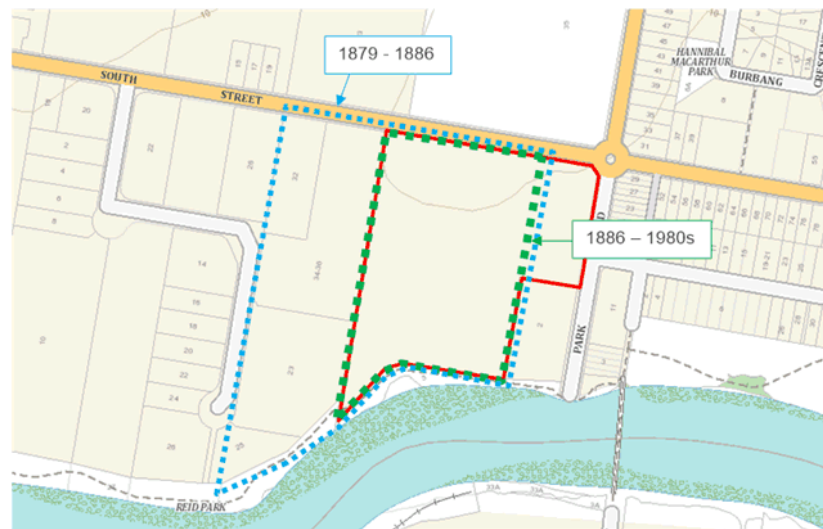


Figure 28 Approximate boundaries of historical subdivision patterns for Truganini House and the existing curtilage outlined in red.

Source: SIX Maps, 2020 with Urbis overlay

The exact date of construction of Truganini House is unknown. However, it is likely that Truganini House was constructed in two stages possibly during Isaac Waugh's ownership from 1879 and during Thomas Williamson's ownership from 1886. In either case, Truganini House had reached its present size by 1893. Either of the curtilage's outlined in the map above would have reflected the significant subdivision patterns of the late nineteenth century when the north side of the Parramatta River was predominated by small farms and orchards. The two lots located directly to the east of these lots did not form part of the existing site until the 1980s when these lots were consolidated to form the present day lot.

The original landscape and setting of Truganini House has been irrevocably altered since the rezoning of South Street to industrial use during the 1930s. Since this time, the site of Truganini House has been surrounded by industrial development, the latest iteration being constructed during the 1980s. No remains of the original late nineteenth century landscape are left at the site, nor are any other indications of either the 1879 or 1886 subdivision patterns, due to the site being subdivided and consolidated over the course of the twentieth century. It is thus considered that the existing heritage curtilage of Truganini House does not reflect either of the historical subdivision patterns of Truganini House and the retention of the existing heritage curtilage, as mapped in the *Parramatta LEP 2023* is unfounded and is merely based on the consolidated lots established in the 1980s.

## 6. RESPONSE TO PRE-LODGE MENT ADVICE

A pre-lodgement meeting with Council officers was held on 27 September 2023. Following the meeting, Council officers completed a review of the submitted information and provided detailed advice and recommendations for the lodgement.

Their advice agrees that *"in principle that there is strategic merit in reducing some of the extent of the existing heritage curtilage as some of the original heritage setting has been reduced over time and the site now contains various established industrial land uses."*<sup>34</sup>

In addition, the Council advised that the proposed curtilage should take consider *"heritage item's relationship to the Parramatta River and original setting."* Urbis contends that all evidence of the original setting of the heritage item has been eroded due to the existing industrial development located on all sides of Truganini House.

Council identify the visual relationship between Truganini House and the Parramatta River in particular as being of consideration. Urbis emphasises that this visual connection is all but lost given the current built development within the site, and any remaining views are incidental due to the configuration of surrounding industrial units, and are not representative of the original visual relationship of these elements.

We provide the following responses to Councils feedback.

Table 3 Responses to Council Feedback

Council Feedback/Advice	Urbis Response
<p>4. Council officers identify two key functions of the subject heritage curtilage as part of this site:</p> <p><i>* From a strategic planning perspective, the heritage curtilage plays an important role in protecting the heritage value of the heritage item, which comprises the building and some of its immediate surrounds. In addition, the heritage curtilage can help protect interpretation of the original setting of the heritage item. For example, retaining some of the land around the building to the north, east and west allows opportunities for future landscaping that will help to buffer the item from established industrial uses. Whilst it is appreciated that some of this land currently comprises car parking and access, maintaining some of this curtilage beyond the immediate heritage item / building will help to safeguard these opportunities to potentially re-establish the setting into the future.</i></p>	<p>Urbis agree in principle and support the inclusion of the immediate landscaped setting around Truganini House within the revised heritage curtilage as this provides a setting for the house and opportunity for improved landscape outcomes. Urbis do not support the inclusion of ancillary car parking areas within the revised curtilage as these areas are wholly disconnected from the heritage item, and lie within the realm of the industrial park, and do not make a defining contribution to significance.</p> <p>Further the existing café building to the east should be excluded as this is a later 1990s addition of not contributing value to the heritage significance.</p>

<sup>34</sup> City of Parramatta, Pre-Lodgement Council Officer Advice Letter, dated 27 October 2023

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

Council Feedback/Advice	Urbis Response
<p><i>* In addition, retaining the curtilage (as it currently already exists) to the south will reinforce the heritage item's original connection to the river and original jetty location and will serve to help protect existing view lines and to safeguard opportunities to potentially reestablish past view lines.</i></p>	<p>Urbis disagree with the inclusion of land to the immediate south within the revised curtilage. This land is occupied by late twentieth century industrial development which does not make a defining contribution to the significance of Truganini House and in fact is an intrusive element.</p> <p>As discussed previously, the existing view lines between the river and the House are incidental due to the configuration of surrounding industrial units, and are not representative of the original visual relationship of these elements. It is unlikely that the industrial development will ever be removed to recapture an original visual setting for this item.</p> <p>Further, the proposed curtilage connection outlined by Council between the House and the River is not reflective of any of the historic curtilages assessed for the site or evident in historic subdivision plans. This is an incidental curtilage based on a visual connection that has been lost.</p> <p>The connection with the jetty is also questioned as this element was located on the southern alignment of the River and not located within our site. Despite historical associations with this jetty, it is noted that the jetty no longer exists and the connection is tenuous as it is located outside of the property. It is also noted that the current property boundary does not extend fully to the waterfront and therefore has no physical connection with the River.</p>
<p><i>* DAs are required for any development on land to which the heritage curtilage currently applies. The heritage provisions in the LEP and controls in the DCP therefore need to be considered for development that is subject to the heritage curtilage. This provides an additional level of merit-based assessment that helps to protect the integrity of the heritage item (e.g., materiality interface, building design, articulation, and landscaping).</i></p>	<p>Noted.</p>
<p><i>8. It is agreed that the heritage listing of the PLEP 2023 I591 (Truganini House and grounds) should be revisited and updated to reflect the current statement of significance and extent of the heritage curtilage given that since the post-war period, the industrial area redevelopment has compromised some of the historical setting. Historically, the farmhouse had important physical and visual</i></p>	<p>As discussed previously, the existing view lines between the river and the House are incidental due to the configuration of surrounding industrial units, and are not representative of the original visual relationship of these elements. It is unlikely that the industrial development will ever be removed to recapture an original visual setting for this item.</p>




## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

Council Feedback/Advice	Urbis Response
connections with the Parramatta River. Industrial development surrounding Truganini House has reduced some of these important connections. Notwithstanding, it is important to protect this local listing whilst safeguarding the potential to re-establish its river connection into the future.	Further we note that the heritage item is now identified as Item 694 under Schedule 5 of the <i>Parramatta LEP 2023</i> , not as Item 591 which was its previous item number under the <i>Parramatta LEP 2011</i> .
9. A degree of risk is associated with the proposed reduction of the heritage curtilage as it could further isolate the house and decontextualise the historical use of the surrounding grounds, which were once dedicated to rural uses, such as farming activities. This connection between the building and its setting has been reduced due to the surrounding industrial development.	We do not agree that there are risks associated with further isolating the heritage item. This planning proposal seeks to revise the existing heritage listing extent to appropriately reflect and capture the elements of heritage value on the site. The inclusion of later industrial development within this curtilage is not appropriate or necessary. We have proposed a curtilage based on the broadest extent of the remaining setting, visual and landscaped, to ensure the heritage item is appropriately protected. Further it is noted that any major development within the vicinity of the revised heritage item curtilage will still require Council approval and heritage assessment to mitigate impacts.
11. Council officers do not support the proposed reduced heritage curtilage to the extent illustrated in the documents prepared by Urbis as it appears insufficient to offer protection to Truganini House and interpretation of its setting. Moreover, the small curtilage proposed will isolate the heritage item and does not adequately reflect the relationship of Truganini House to the Parramatta River.  The curtilage of local heritage items should be largely retained and conserved wherever possible. The amendment of the curtilage for Truganini House should include the area of grounds that previously extended to the river. Most of the subtracted current curtilage would facilitate and allow the use of Exempt and Complying Development in the wider industrial area (subject to compliance with the Codes SEPP) without compromising future opportunities for better management of the item and its settings.	Urbis disagree with the Council's assessment that the proposed curtilage is insufficient. In our view it encompasses all of the remnant elements of heritage value on the site which make a defining contribution to significance along with the broadest logical setting surrounding the house having regard to the existing built context of the place.  Urbis disagrees that the curtilage should extend to the southern boundary in an effort to recognise the lost relationship between the house and the river. Extending the curtilage south towards the river will not actually include any riverfront land, as this lies within a separate lot outside of the subject property. It also will not capture any historically significant view corridors, and will be limited to capturing existing arbitrary view corridors between industrial units.

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

Council Feedback/Advice	Urbis Response
<p>12. Acknowledging the highly modified context and the current extent and dedication of the general industrial zone, Council's Senior Heritage Specialist recommends the following indicative heritage curtilage that includes a buffer zone to mitigate possible impact to the heritage item and, additionally, would not preclude the re-establishment of physical and visual connections between Truganini House and the Parramatta River. The heritage curtilage outlined below is indicative and subject to further detailed analysis at the Planning Proposal assessment stage.</p>  <p><b>Figure 2: Council's indicative curtilage</b></p>	<p>Urbis disagrees with Council's proposed amended curtilage, as this is not based on an assessment of the remaining elements of heritage value extant today and incorporates elements of no heritage value within the industrial development.</p> <p>The extension of the curtilage south towards the river does not achieve a physical connection with the riverfront as this land is within a separate holding. It also does not capture any significant visual connection with the riverfront, as existing view corridors between the House and the River are arbitrary views created by gaps in the surrounding industrial units.</p> <p>Further, the proposed curtilage is not based on any of the assessed historic boundaries for the property outlined in this report. It appears to be based on an arbitrary curtilage extending towards the River and there is no basis for why this area of the property adjacent to the River is more significant than other areas adjacent to the River. In our view, the curtilage should be applied reflecting an evidence based assessment of heritage values and elements.</p>
<p>13. The State Heritage Inventory sheet identifies that "Truganini House is a single storey brick and stucco Victorian residence with a hipped roof and a verandah on three sides, sited to face Parramatta River" and that "the building is of interest as little physical evidence remains from this period of rural settlement along the Parramatta River". The site in its original context possesses potential to contribute to an understanding of early nineteenth century rural settlement and the new listing name should recognise this important connection with the context and setting.</p>	<p>We agree with the existing State Heritage Inventory record's assessment of the place and that 'little physical evidence remains' of this period and development. This has informed our assessment of an appropriate curtilage responding directly to the remaining physical evidence of this period.</p>

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

Council Feedback/Advice	Urbis Response
14. Accordingly, it is recommended that the heritage item description be amended to 'Truganini House and river front setting', which retains clues of a larger curtilage while simultaneously identifying the location of the heritage item and its connection to the river. See Section 1.1 for reference images.	We disagree with this recommended heritage item name, as it does not reflect the heritage context of the place. The heritage item does not retain any semblance of a riverfront setting as a result of previously approved development which now surrounds the House. The property is also legally severed from the River, with the riverfront land lying within a distinctly separate landholding. Any visual connections to the River are arbitrary and based on incidental views between industrial units. There is no physical connection to the River available.
15. The revised statement of significance and description of Truganini House should also include the description of the jetty remains, which was an important asset in accessing the river. This access is dated to the late nineteenth century and was important for the north side of the Parramatta River, which was predominantly populated by small farms and orchards.	<p>We are not proposing a revised Statement of Significance or Description of Truganini House compared to what is currently outlined on the NSW State Heritage Inventory record for the item. In our view the existing Statement of Significance and Description appropriately reflect the values of the heritage item.</p> <p>This planning proposal is limited to a revision of the Heritage Item Name, Property Description and mapping under Schedule 5 of the LEP.</p>

## 7. PROPOSED HERITAGE LISTING AMENDMENTS

### 7.1. PREVIOUSLY PROPOSED AMENDED HERITAGE LISTING

Having regard to the historical summary outlined herein, and the curtilage assessment undertaken with regards to the remaining elements of heritage value on the site, Urbis originally proposed the following revised curtilage in our scoping report for this application:



Figure 29 Previous proposed heritage curtilage for the amended heritage listing in blue and broader lot in red.

Source: Nearmap 2023 with Urbis overlay

The proposed amended heritage listing outlined above is based on the following considerations:

URBIS  
02\_P0039547\_HIS\_38-60SOUTHST\_RYDALMERE

PROPOSED HERITAGE LISTING AMENDMENTS 27



## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

- Inclusion of those elements on the site which are considered to have heritage value and reflect the identified significance of the heritage item.
- A visual inspection of the development in the immediate vicinity.
- The logical axis' created by the configuration of the surrounding roads which already serve as a buffer around the dwelling.
- Retention of the associated garden areas to the immediate east and south west of the house which provide a setting for the building.
- Potential future requirements to undertake works to the roads around the house.
- Consideration of a visual setting and curtilage for the house.

This area encompasses the fabric of heritage significance on the site, and the immediate landscaped gardens which are associated with the House. We proposed this amended curtilage be adopted on the Heritage Map

The following amendments to Schedule 5, Part 1 of the *Parramatta LEP 2023* were proposed in our scoping report.

Item No. 694	Item Name	Property Description
<b>Current</b>	Truganini House and grounds	Lot 10, DP 774181
<b>Previously Proposed by Urbis</b>	Truganini House and immediate garden setting	Part Lot 10, DP 774181

## 7.2. COUNCIL PROPOSED AMENDED HERITAGE LISTING

A pre-lodgement meeting with Council officers was held on 27 September 2023. Following the meeting, Council officers completed a review of the submitted information and provided detailed advice and recommendations for the lodgement. This included their recommended amended curtilage and listing amendments as follows:



Figure 30 Council's proposed amended curtilage

Source: Parramatta Council Formal Pre-Lodgement Feedback Letter

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

Council recommended the following amendments to Schedule 5, Part 1 of the *Parramatta LEP 2023*, siting that it "retains clues of a larger curtilage while simultaneously identifying the location of the heritage item and its connection to the river."<sup>35</sup>

Item No. 694	Item Name	Property Description
Current	Truganini House and grounds	Lot 10, DP 774181
Proposed by Council	Truganini House and riverfront setting	?

We dispute the above Council recommended heritage curtilage and listing amendments on the following heritage grounds:

- The Council proposed curtilage outline is arbitrary and not based on any historical subdivision boundary applicable to the heritage item, nor is it based on an assessment of the remaining elements of heritage value extant on the site.
- The Council proposed curtilage includes elements of no heritage value and which do not make a defining contribution to the significance of the place, including car parking areas for the industrial development, the 1990s café building and industrial factory units.
- The proposed amended Item Name includes 'and riverfront setting' – we contend that the heritage item no longer has a riverfront setting. It is visually separated from the riverfront by contemporary development and any view corridors between the river and the House are incidental only and not historically significant. Further, the property has no physical connection to the riverfront land, which is held in separate ownership, and therefore the heritage item has no 'riverfront'.

Following the lodgement of the Planning Proposal to Parramatta City Council, Council officer's undertook a detailed assessment and advice was received from Council's Senior Heritage Specialist and Heritage Advisory Committee. In an email to Dexis (the client) from William Jones (Team Leader – Major Projects and Precincts | City Planning, City of Parramatta) dated 16 August 2024, the following advice was received in relation to proposed further changes to the heritage curtilage to Truganini House:

*... Council officers request that the café building adjacent to Truganini House be included in the amended heritage curtilage, which is also consistent with the advice provided as part of the formal pre-lodgement meeting.*

*I note that the Heritage Impact Statement prepared by Urbis states the café building was excluded from the reduced heritage curtilage as it was built in 1990 and is of no heritage value. Furthermore, it is argued that the café "[does] not contribute to the significance of the heritage item, nor contribute to Council's intended riverfront connection".*

*While Council officers acknowledge your justification, it is considered that the café building should remain part of the existing heritage curtilage for the following reasons:*

- *It is immediately adjoining, and visually connected to, the heritage item.*
- *Retaining the café building as part of the existing curtilage will result in a continuous curtilage along the east, down to the river.*
- *The café (built in 1990) is the only building on the site that has been sensitively designed from a scale and aesthetic perspective to be compatible with the immediately adjoining heritage item. Council officers wish to retain their ability to properly assess any future changes to this building via future Development Applications given its proximity to the heritage item.*

<sup>35</sup> Parramatta Council Pre-Lodgement Feedback Letter

*For the reasons given above, Council officers request that your Planning Proposal retains the café as part of the existing heritage curtilage. I note that once this matter is resolved we will then be able to progress this Planning Proposal to a Local Planning Panel meeting.*

Urbis have reviewed Council's request to update the proposed heritage curtilage to Truganini House to include the 1990s café. We confirm that this report has updated the proposed heritage curtilage to include this additional area.

### 7.3. PROPOSED AMENDED HERITAGE LISTING FOR THIS PLANNING PROPOSAL

Having regard to the Council's pre and post-lodgement feedback received, and the analysis contained in this report, Urbis propose the following heritage listing amendments in this Planning Proposal:



Figure 31 Proposed heritage curtilage to be adopted in the Heritage Map for Parramatta LEP 2023, subject site outlined in red.

Source: Urbis

We proposed the following amendments to Schedule 5, Part 1 of the Parramatta LEP 2023.

Item No. 694	Item Name	Property Description
<b>Current</b>	Truganini House and grounds	Lot 10, DP 774181
<b>Proposed</b>	Truganini House and riverfront setting	Part Lot 10, DP 774181

Whilst Urbis did disagree in principle with the inclusion of land to the south of the House within the amended curtilage during pre-lodgement feedback, we acknowledge Council's feedback and intent. Accordingly, we have amended the proposed curtilage to balance Council's feedback and the curtilage analysis contained within this report, considering the extent of change being sought to the existing curtilage.



## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

We have excluded the adjacent car parking areas to the north. This areas do not contribute to the significance of the heritage item, nor contribute to Council's intended riverfront connection and inclusion of the cafe.

We understand from feedback received from Parramatta Council, that the amended curtilage will be shown on the Heritage Map for Parramatta LEP 2023 as a reduced coloured area, and will not retain the whole lot shaded in as is standard practice.<sup>36</sup>

For clarity, the proposed curtilage is shown overleaf overlaid on an aerial image.



Figure 32 Proposed heritage curtilage to be adopted in the Heritage Map for Parramatta LEP 2023 in blue, subject site outlined in red.

Source: Urbis

<sup>36</sup> Email Correspondence, William Jones, Team Leader – Major Projects and Precincts | City Planning, City of Parramatta, 20 Nov 2023

## 8. IMPACT ASSESSMENT

The following impact assessment has assessed the proposed works against the relevant provisions and controls of the Council's statutory and non-statutory planning controls as well as the Heritage NSW 'Statement of Heritage Impact' assessment guideline questions.

### 8.1. PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the *Parramatta LEP 2023*.

Table 4 Impact assessment against the relevant clauses of the Parramatta LEP 2023

Clause	Response
<p><b>(1) Objectives</b></p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of the City of Parramatta,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</p>	<p>The Planning Proposal meets the objectives of the <i>Parramatta LEP 2023</i> as it seeks to appropriately assess, acknowledge and legislate the significance of Truganini House and the property.</p>
<p><b>(2) Requirement for consent</b></p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p>	<p>This Planning Proposal seeks consent for statutory changes to the heritage listing for Item No. 694 under Schedule 5 Part 1 of the <i>Parramatta LEP 2023</i>. It does not apply for any physical works to be undertaken, and it limited to an administrative application only.</p>

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

Clause	Response
<p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>A detailed curtilage analysis and heritage impact assessment has been undertaken. The proposed heritage listing amendments outlined herein are considered to be appropriate for the significance of the site.</p>
<p><b>(5) Heritage assessment</b></p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the Planning Proposal. This heritage impact statement satisfies the requirement under this clause.</p>

## Item 6.1 - Attachment 3

## Heritage Impact Statement, prepared by Urbis

Clause	Response
<p><b>(6) Heritage conservation management plans</b></p> <p><i>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</i></p>	<p>A conservation management plan is not considered necessary in this application. No physical works are proposed to any elements of heritage significance. A detailed analysis of the historic curtilage has been included in this report and informs the conclusions for listing amendment.</p>

## 8.2. PARRAMATTA DEVELOPMENT CONTROL PLAN 2023

The new Parramatta Development Control Plan (DCP) 2023 came into effect on 18 September 2023. The table below provides an impact assessment of the proposal against the relevant controls for heritage conservation in the Parramatta DCP.

Table 5 Impact assessment against the relevant controls of the Parramatta DCP

Control	Response
<b>PART 7 HERITAGE AND ARCHAEOLOGY</b>	
<p><u>Objectives</u></p> <p><i>O.01 Ensure the appropriate management of heritage in the City.</i></p> <p><i>O.02 Retention and reinforcement of the attributes that contribute to the heritage significance of items, areas and their settings.</i></p>	<p>The Planning Proposal meets the objectives of the Parramatta DCP 2023 as it seeks to appropriately assess, acknowledge and legislate the significance of Truganini House and the property.</p>
<p><u>Curtilage</u></p> <p><i>O.12 The majority of built heritage items in the City are listed with their curtilage contained within the lot boundary containing the item. In some cases, there is a reduced curtilage where the significance of the item and its interpretation is not dependant on having a large curtilage extending to the lot boundary.</i></p> <p><i>In such cases it is necessary to identify a curtilage that enables the heritage significance of the item to be retained. It is also possible that there will be an expanded curtilage for some items where the curtilage is greater than the property boundary.</i></p> <p><i>An expanded curtilage may be required to protect the landscape setting or visual catchment of an item. For example, the significance of some properties includes a visual link between the property itself and a river or topographical feature.</i></p>	<p>A detailed curtilage assessment is included in this report and informs the conclusions and recommendations of this Planning Proposal.</p>

### 8.3. HERITAGE NSW GUIDELINES

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 6 Impact assessment against the relevant Heritage NSW Guideline Considerations

Provision	Response
<i>Will the proposed works be the best conservation solution for the heritage item?</i>	Yes, the Planning Proposal will be the best means of conserving the significance of the place, as it appropriately assesses, acknowledges and legislates the significance of Truganini House and the property.
<i>Will the works promote the ongoing use and upkeep of the item?</i>	Yes, the Planning Proposal will facilitate the appropriate heritage management of the place and respond to the identified significance of the item, thereby promoting its ongoing use and upkeep.
<i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i>	No, no physical works are proposed that will alter the existing setting of the item.
<i>Are the proposed works part of a broader scope of works?</i>	No, this Planning Proposal seeks consent for statutory changes to the heritage listing for Item No. 694 under Schedule 5 Part 1 of the <i>Parramatta LEP 2023</i> . It does not apply for any physical works to be undertaken, and it limited to an administrative application only.
<i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i>	No, this is a stand alone Planning Proposal.
<i>Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?</i>	It is beyond the scope of this report to consider Aboriginal cultural heritage and archaeology.
<i>If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?</i>	Yes, refer to the impact assessment included at Section 8.2 of this report.
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	No.

## 9. CONCLUSION AND RECOMMENDATIONS

This Planning Proposal seeks consent for statutory changes to the heritage listing for Item No. 694 under Schedule 5 Part 1 of the Parramatta LEP 2023. It does not apply for any physical works to be undertaken, and it limited to an administrative application only.

Having regard to the Council's pre-lodgement feedback received, and the analysis contain in this report, Urbis propose the following heritage listing amendments in this Planning Proposal:



Figure 33 Proposed heritage curtilage to be adopted in the Heritage Map for Parramatta LEP 2023, subject site outlined in red.

Source: Urbis

We proposed the following amendments to Schedule 5, Part 1 of the Parramatta LEP 2023.

Item No. 694	Item Name	Property Description
<b>Current</b>	Truganini House and grounds	Lot 10, DP 774181
<b>Proposed</b>	Truganini House and riverfront setting	Part Lot 10, DP 774181

Whilst Urbis did disagree in principle with the inclusion of land to the south of the House within the amended curtilage during pre-lodgement feedback, we acknowledge Council's feedback and intent. Accordingly, we have amended the proposed curtilage to balance Council's feedback and the curtilage analysis contained within this report, considering the extent of change being sought to the existing curtilage.

We have excluded the adjacent car parking areas to the north. This areas do not contribute to the significance of the heritage item, nor contribute to Council's intended riverfront connection and inclusion of the cafe.

A detailed curtilage assessment and heritage impact assessment of the proposed works has been undertaken in this report. This Planning Proposal is considered to be the best means of conserving the significance of the place, as it appropriately assesses, acknowledges and legislates the significance of Truganini House.

The Planning Proposal is recommended for approval from a heritage perspective.

## 10. BIBLIOGRAPHY & REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus and Robertson, Pymble.

Australia ICOMOS 1999, The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Environment and Heritage, and NSW Department of Planning and Environment 2023, Assessing heritage significance Guidelines for assessing places and objects against the Heritage Council of NSW criteria, Parramatta.

Environment and Heritage, and NSW Department of Planning and Environment 2023, Guidelines for preparing a statement of heritage impact, Parramatta.

Heritage Office and Department of Urban Affairs & Planning 1996, NSW Heritage Manual, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, Assessing Heritage Significance, Heritage Office, Parramatta.

NSW Government (2021) Investigating Heritage Significance: A guide to identifying and examining heritage items in NSW, NSW Government through the Heritage Council of NSW.

NSW Government SIX Maps (Spatial Information Exchange), available at <https://maps.six.nsw.gov.au/>.

NSW Planning Portal ePlanning Spatial Viewer, available at <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>.

*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*



## DISCLAIMER

This report is dated 4 September 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of DEXUS PROPERTY SERVICES PTY LIMITED (**Instructing Party**) for the purpose of a Planning Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



 URBIS.COM.AU



# MINUTES

---

**Parramatta Local Planning Panel**  
**Tuesday, 15 October 2024**  
**3.30pm**

**Level 3, PHIVE**  
**Parramatta Square, Parramatta**

---

MINUTES – Parramatta Local Planning Panel – 15 October 2024

---

### **PANEL MEMBERS**

Richard Pearson (Chairperson)  
Annelise Tuor (Expert Member)  
Tina Christy (Expert Member)  
Rob Warry (Community Member)

### **STAFF MEMBERS**

Group Manager, Development & Traffic Services - Mark Leotta , Acting Group Manager Major Projects and Precincts – Belinda Borg, Land Use Planning Manager – Michael Rogers, Team Leader Development Assessment – Sara Smith, Team Leader Development Support – Sarah Irani, Team Leader Major Projects and Precincts – William Jones, Coordinator Secretariat Services – Marina Cavar, ICT Service Team Leader – Alex Picone, Project Officer Major Projects and Precincts – Simon Coleman, Legal Support Officer – Christine Treadgold, Senior Development Assessment Officer – Najeeb Kobeissi, Development Assessment Officer – Laura Perkins, Manager Development Assessment – Claire Stephens (online), Team Leader Development Assessment – Jonathon Cleary (online), Team Leader Development Assessment – Alicia Hunter (online).

#### **1. ACKNOWLEDGEMENT TO TRADITIONAL OWNERS OF LAND**

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

#### **2. WEBCASTING ANNOUNCEMENT**

The Chairperson advised that this public meeting is being recorded. The recording will be archived and made available on Council's website.

#### **3. APOLOGIES**

There were no apologies, all members were in attendance.

#### **4. DECLARATIONS OF INTEREST**

The following disclosures have been made:

In relation to Item 6.2 Planning Proposal for 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington, Ms Tuor declared that her son previously worked for the applicant's planning consultants in 2023 however had no involvement with the subject proposal. In accordance with the Local Planning Panels Code of Conduct this is considered a non-significant non-pecuniary interest and Ms Tuor is able to remain on the panel for consideration of the matter.

MINUTES – Parramatta Local Planning Panel – 15 October 2024

---

In relation to the same item, the Chair declared that the applicant's planning consultants used to work for me in the Department of Planning. However, this professional relationship ceased in 2014 and there has been no ongoing personal or professional relationship with the consultants. Accordingly, in accordance with the Local Planning Panels Code of Conduct this is also a non-significant non-pecuniary interest and I am able to remain on the panel for consideration of the matter.

No members have disclosed any other pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Local Planning Panel.

**4A. PUBLIC SPEAKERS**

Speaker	Item number	Title
Sarah Horsfield - Urbis	6.1	Planning Proposal at 38-50 South Street, Rydalmere
Brigitte Bradley - Urbis	6.1	Planning Proposal at 38-50 South Street, Rydalmere
Taylah Brito – Urbis	6.1	Planning Proposal at 38-50 South Street, Rydalmere

MINUTES – Parramatta Local Planning Panel – 15 October 2024

## 5. REPORTS - DEVELOPMENT APPLICATIONS

5.1      **SUBJECT**      OUTSIDE PUBLIC MEETING: 43 Belmore Street East,  
OATLANDS NSW 2117 (Lot 1 DP 215574)

**DESCRIPTION** Section 4.55 (1A) modification to DA/688/2016 for the approved alterations and additions to a commercial building to create a shop top housing development containing two (2) units comprising one commercial and one residential unit. The modification includes internal alterations to the building.

**APPLICANT/S** Developable Pty Ltd

**OWNERS**      Ms C Haddad

**REPORT OF**      Group Manager Development and Traffic Services  
**PANEL'S DECISION:**

- (a) Parramatta Local Planning Panel exercising the functions of Council pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*, as the consent authority, **modify development consent** DA/688/2016 for alterations and additions to a commercial building to create a shop top housing development containing two (2) units comprising one commercial and one residential unit to include modifications comprising internal alterations to the building on land at 43 Belmore Street East, Oatlands, subject to the following modifications:
  - a. Amend Condition Nos. 1, 50 & 60 to reflect the updated plans and documents.
  - b. All other conditions of DA/688/2016 remain unchanged.
- (b) Parramatta Local Planning Panel approves the modification notwithstanding the non-compliance with the floor space ratio (clause 4.4 of Parramatta Local Environmental Plan 2023) as there are sufficient environmental planning grounds to justify the variation.
  - a. Compliance with the development standard for floor space ratio would be unnecessary considering the construction of the alterations and additions is within the approved building envelope.
  - b. That the proposed development will result in negligible visual impact to adjoining properties and the streetscape, and
  - c. That the proposed noncompliance will result in negligible impact to bulk and scale as the proposed additional floor area will be restricted to internal areas of the building.

Page 4 of 8

## MINUTES – Parramatta Local Planning Panel – 15 October 2024

**REASONS FOR APPROVAL**

The PLPP is satisfied that the Applicant has justified the contravention of the floor space ratio development standard. Whilst clause 4.6 of *Parramatta Local Environmental Plan* does not apply in this circumstance, a written request to vary the FSR has been received. The Applicant has demonstrated that:

1. Compliance with the development standard is unreasonable in the circumstances, and
2. There are sufficient environmental planning grounds to justify contravening the development standard, and
3. The proposal is consistent with the objectives of the FSR control, and
4. The objectives for development within the E1 zone in which the development is proposed to be carried out are met, and
5. The variation sought will not have any adverse impacts.

Voting 4-0 (unanimous)

**6. REPORTS - PLANNING PROPOSALS**

6.1 **SUBJECT** Planning Proposal at 38-50 South Street, Rydalmere

**APPLICANT/S** Urbis

**OWNERS** Dexus

**REPORT OF** Project Officer

**PANEL'S ADVICE:**

The Parramatta Local Planning Panel advise Council that:

- a) Council approve, for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 38-50 South Street, Rydalmere (**Attachment 1**) which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) by:
  - i. reducing the heritage curtilage that applies to the site;
  - ii. changing the heritage item name from 'Truganini House and grounds' to 'Truganini House and riverfront setting'; and
  - iii. changing the property description from 'Lot 10, DP 774181' to 'Part of Lot 10, DP 774181'.
- b) Council requests from the DPHI that it be authorised to exercise its plan-making delegations for this Planning Proposal.



## MINUTES – Parramatta Local Planning Panel – 15 October 2024

- c) Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.
- d) Council consider whether any further changes to Planning Controls or other mechanisms are required to maintain the Heritage significance of the item and its curtilage connection to Parramatta River.
- e) The panel notes the purpose of the Planning Proposal is to enable exempt and complying developments to be undertaken in the Industrial Precinct which will enable the precinct to facilitate efficient development, while maintaining the heritage significance of Truganini House and riverfront setting.

Voting 4-0 (unanimous)

6.2      **SUBJECT**      Planning Proposal at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington

**APPLICANT/S**   KEYLAN Consulting Pty Ltd

**OWNERS**        PAYCE Pty Ltd

**REPORT OF**     Project Officer Land Use  
**PANEL'S ADVICE**

The Parramatta Local Planning Panel advise Council that:

- (a) Council approve for finalisation the Planning Proposal (provided at **Attachment 1**) for land at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington (the site), which seeks to amend Parramatta Local Environmental Plan 2023 as follows:
  - (i) Rezoning 19 Hope Street from E4 General Industrial to part MU1 Mixed Use and part RE1 Public Recreation.
  - (ii) Rezoning 69, 71, 73 and 75 Hughes Avenue from R2 Low Density Residential to MU1 Mixed Use.
  - (iii) Rezoning 77 Hughes Avenue from R2 Low Density Residential to part MU1 Mixed Use and part RE1 Public Recreation.
  - (iv) Amending the maximum building height across the site from part 9m and part 12m to a range between 13m and 48m (approximately 4 – 14 storeys).
  - (v) Amending the Floor Space Ratio (FSR) from part 1:1 and part 0.5:1 to 2.67:1 (for MU1 Mixed Use land only).

## MINUTES – Parramatta Local Planning Panel – 15 October 2024

- (vi) Inserting a site-specific provision in Part 6 Additional local provisions of PLEP 2023 and amending the Additional Local Provisions map to include the site to ensure a minimum of 1,400m<sup>2</sup> of non-residential floor space is to be provided to serve the local retail and commercial needs of the incoming population.
- (b) Council approve the site-specific Development Control Plan (DCP) at **Attachment 2** for finalisation and insertion into the Parramatta Development Control Plan (PDCP) 2023.
- (c) Council delegate authority to the Chief Executive Officer to finalise the draft Planning Agreement at **Attachment 3**, and to sign the Planning Agreement on Council's behalf.
- (d) Council delegate authority to the Chief Executive Officer to make minor amendments and corrections of a non-policy and administrative nature that may arise during the finalisation process relating to the Planning Proposal, DCP and Planning Agreement.
- (e) Council consider whether the rate of affordable housing provided on the site through the Planning Agreement is adequate.
- (f) The Panel notes that the Planning Proposal is consistent with the Melrose Park structure plan and will facilitate the orderly development of a key urban renewal precinct.

Voting 4-0 (unanimous)

MINUTES – Parramatta Local Planning Panel – 15 October 2024

---

## 7. CONFIDENTIAL MATTERS

Confidential - Land and Environment Court Proceedings - 62 Boundary Street Parramatta. (D09519537) - *This report is confidential in accordance with section 10A (2) (e) (g) of the Local Government Act 1993 as the report contains information that would, if disclosed, prejudice the maintenance of law; AND 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.*

### 7.1 **CONFIDENTIAL - Land and Environment Court Proceedings - 62 Boundary Street Parramatta**

**DESCRIPTION** Demolition of existing structures, tree removal and construction of a 3 storey, 48 place childcare centre with basement parking for 12 vehicles.

**APPLICANT/S** Baini Design

**OWNERS** E Nehme

**REPORT OF** Legal Support Officer  
**PANEL'S DECISION:**

(1) That having regard to:

- (i) the advice given by the Council's planner undertaking the Appeal; and
- (ii) the legal opinion provided to the Panel, including that the Contentions in the Appeal have been resolved by the amended plans submitted with the Council's report to the Panel.

(2) The Panel direct the Council to resolve the proceedings by way of a section 34 conciliated agreement consistent with the amended plans.

Voting 4-0 (unanimous)

The meeting closed at 4:30 pm.

---

Chairperson

---

**REPORTS TO COUNCIL - FOR COUNCIL DECISION**

---

<b>ITEM NUMBER</b>	13.3
<b>SUBJECT</b>	Concept design for Duck River Nature Trail Stage 1, Silverwater Park
<b>REFERENCE</b>	F2024/00282 - D09519216
<b>REPORT OF</b>	Senior Project Officer Transport Planning

**CSP THEME:** Accessible

**WORKSHOP/BRIEFING DATE:** Nil

**PURPOSE:**

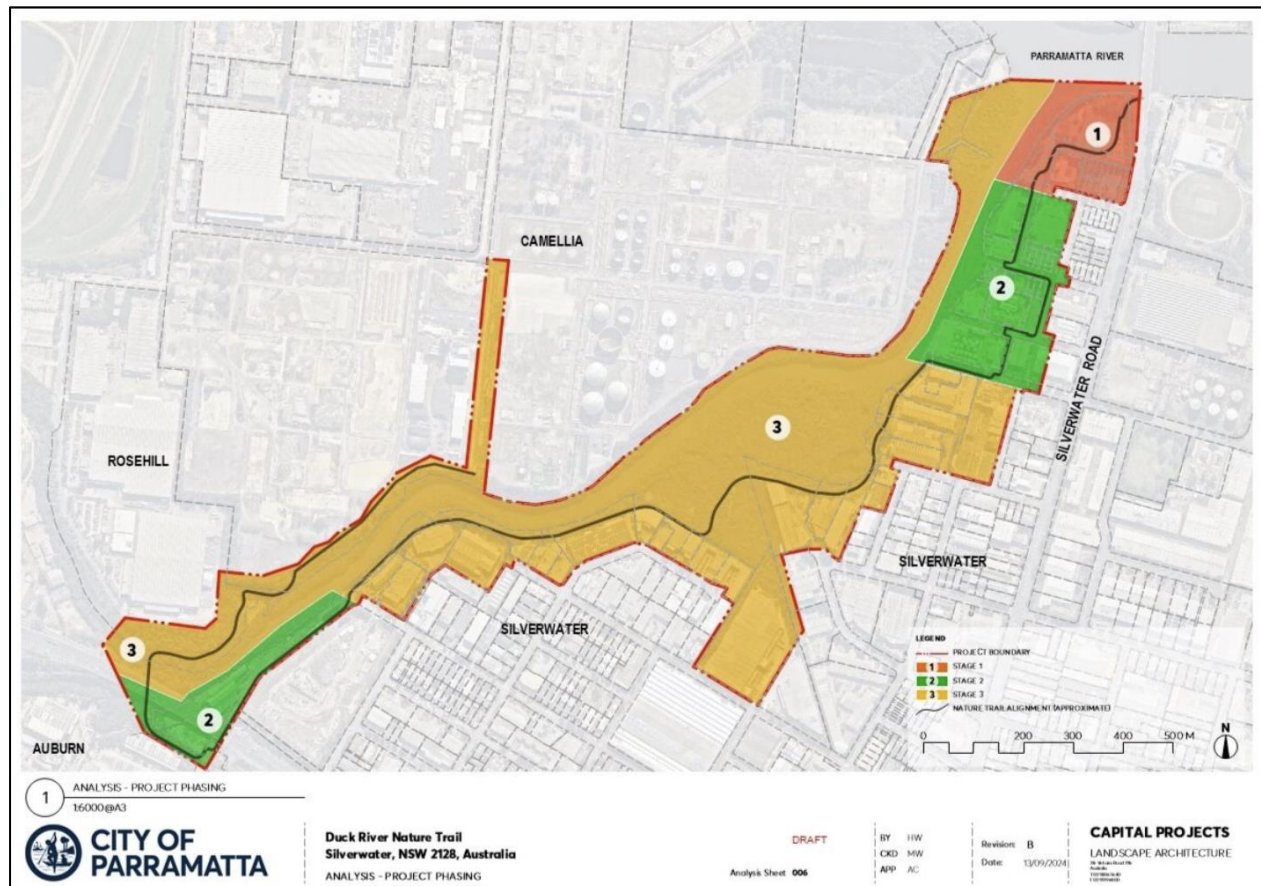
To approve the concept design for Duck River Nature Trail Stage 1 – Silverwater Park.

**RECOMMENDATION**

- a) That Council approve the final concept design for Duck River Nature Trail Stage 1 – Silverwater Park as detailed in this report and shown in Attachment 2.
- b) That Council officers progress the detailed design, planning and technical approvals, and documentation and tendering of the works.

**BACKGROUND**

1. In 2022, Council applied to WestInvest (now known as Western Sydney Infrastructure Grants – WSIG) for a wide range of community projects.
2. One of the successful applications was the \$27.2 million *Duck River Nature Trail* in Silverwater and Camellia. Duck River is a transformational project that will provide the community with recreational opportunities within previously inaccessible saltmarsh, mangrove communities and river environments.
3. The proposed 4.5km pedestrian and cyclist paths along both sides of Duck River between the M4 and the Parramatta River will open the corridor to pedestrians and cyclists through a combination of concrete paths, boardwalks, priority crossings and separated cycleways. A high-level alignment and staging plan are shown at **Figure 1**.
4. Due to scale, complexity and land ownership, the Duck River Nature Trail is planned for delivery in three stages over four years, starting with the most straightforward sections.



**Figure 1: Duck River Nature Trail Alignment Plan (Staging)**

5. Stage 1 of the project is located in Silverwater Park, with proposals to improve the through-site route for walking and cycling without impacting on the open space amenity, the natural areas, or the capacity to host community events.
6. The draft concept design for Stage 1 exhibited to the public (refer **Figure 2**), proposed:
  - a. Replacing the existing narrow and deteriorating shared path with a wider path. The majority of the path will have a different coloured surface material for pedestrians versus cyclists, visually dividing the path.
  - b. Path lighting.
  - c. Tool stand, bike racks, seat and water fountain co-located with the existing amenities building.
  - d. Additional trees.
  - e. An improved connection under Silverwater Bridge to the Sydney Olympic Park (SOP) paths.



**Figure 2:** draft Concept Plan Stage 1 – as exhibited

## PUBLIC CONSULTATION

7. The draft concept design was exhibited from 5 August to 2 September 2024. Numerous channels were activated to reach as many people as possible in the community surrounding Silverwater Park and Duck River. Residents could complete a short survey by following a weblink or the QR code provided on the collateral. Residents could also drop a pin and post a comment on the concept design, highlighting any items they did/did not support and adding comments.
8. Engagement activities included a letterbox drop in the local area, Media Release, Council's website (including the home page slider), social media, as well as Council's e-newsletters and on-site posters.
9. A total of 72 written submissions were received through Council's Participate Parramatta portal. Of those:
  - a. 58 supported the project,
  - b. 7 supported to an extent,
  - c. 5 did not support the proposal,
  - d. 1 was unsure,
  - e. 1 did not specify a view.
10. Of the submitters, 66 were located in the LGA and 5 from outside, demonstrating a good level of local engagement.
11. There were 23 comments on the online map from 5 submitters alongside 7 anonymous posts. The user categorisation of these submissions were 6 comments, 5 supports and 12 not in support. Council received one written response from a business within Silverwater that raised issues relevant to Stage 2 of the project (on-road section between Clyde Street and Holker Street).
12. Across social media, the campaign reached almost 35,000 people and generated 3,220 engagements (likes, comments, shares). 19 comments were made on



social media, were responded to at the time and are available in full in the Evaluation Report at **Attachment 1**.

13. The strongest themes from the consultation were:

Feedback Theme	Stage 1 Project Response
a) Careful management of open space and ecological areas is needed to minimise impacts	In Silverwater Park the path has been located at the outer edges of the park on a similar alignment to the old path to minimise impacts to the open space and existing vegetation. A total of 6 trees are to be removed and have not been identified to be of high value. However, a total of 10 new offset trees will be planted.
b) Opportunities for interpretation and education about the area would be welcomed.	Opportunities for education and interpretation will be explored in subsequent stages of the project as part of a holistic review, noting Stage 3 is situated in the natural environment.
c) Safety of the path, particularly for pedestrians and conflict with cyclists	The path proposed in Silverwater Park will be 4.5m wide for most of its length, with separate areas demarcated for pedestrians and cyclists for a majority of its length.
d) Provision of lighting, seating, shade, and bubblers (in Stage 1 and subsequent Stages).	<p>Post top lighting is proposed in Silverwater Park, to support safe use of the walking and cycling route after dark.</p> <p>In future stages, lighting improvements are planned along local streets, but not proposed within the high value ecological areas, or areas that are too isolated to create safe nighttime use.</p> <p>A seat is proposed as part of Stage 1 to complement the large number of seating options available in Silverwater Park, along with a water fountain for people and pets.</p>

14. Overall, there was strong support for the Stage 1 project proceeding to detailed design and construction.

15. The exhibition of Stage 1 provided context and general information on the future stages of the project, but no draft designs. Nevertheless, some community feedback was received on Stages 2 and 3. Key themes mirrored those for Stage 1, but also focused on the surrounding pedestrian and cyclist network outside of the project area, Duck River itself and safety concerns about the short section through the industrial streets of Silverwater. This early feedback will be used to inform the development of draft designs for Stage 2 and Stage 3 that will be



subject of a future report to Council on draft designs for exhibition. This subsequent report will detail this early feedback and how the draft designs have responded.

## CONSULTATION & TIMING

### Stakeholder Consultation

16. Following endorsement of the concept design, relevant advisory committees (once established by Council), will be consulted to inform the next stages of the design.

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
1/7/2024	SOPA	Ensure there is a smooth transition from the shared path to the footpath and the bike path under the bridge.  Support for the improved paths at the boat ramp.	This feedback will be incorporated into the design.  Support noted.	Group Manager Infrastructure Planning and Design

### Councillor Consultation

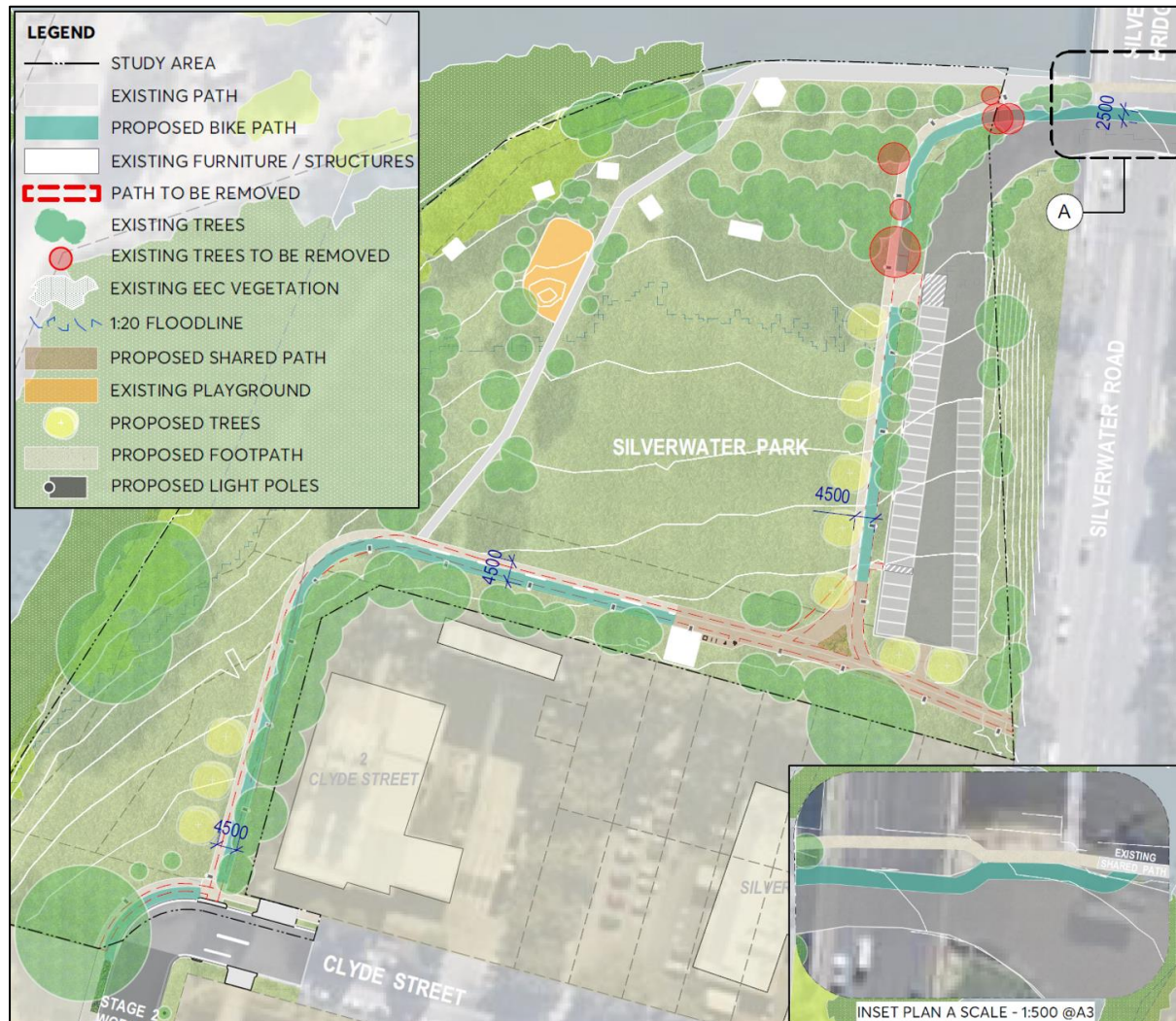
17. The following Councillor consultation has been undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
31 July 2024	Clr Prociv, Clr Noack	No objection to exhibition of Stage 1	Noted	Group Manager Infrastructure Planning and Design
24 October 2024 (Councillor Briefing Note)	All Councillors	NA	NA	Group Manager Infrastructure Planning and Design

## CONSEQUENCES / ISSUES / OPTIONS

18. As a result of feedback, the following has been incorporated in the recommended concept plan for approval (provided in **Figure 3** below and at **Attachment 2**):
- A further 3 new trees have been incorporated on the western side of the path closest to Clyde Street (to the extent possible due to in-ground utilities). This is in addition to the 7 new trees proposed in the draft design.

- b. A new path connection from the southern end of the carpark to the Silverwater Bridge path.
- c. Whilst there will be exclusive paths, protection and priority for pedestrians and cyclists crossing the boat ramp, additional advisory signage and line marking at the boat ramp will be developed to ensure all users take care, give way to one another when necessary and walk, ride and drive to the conditions.



**Figure 3: Proposed Final Concept Plan for endorsement**

## LEGAL IMPLICATIONS FOR COUNCIL

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

## FINANCIAL IMPLICATIONS FOR COUNCIL

20. If Council resolves to proceed with this project as recommended, there are no unbudgeted financial implications for Council at this time, in terms of capital costs. However, the tender process will reveal the final construction costs and whether the approved capital budget for the project will be adequate.
21. The capital components of the project are currently funded as follows:

- Western Sydney Infrastructure Grants Program (West Invest): \$26,941,047
- Council Contribution = \$300,000

**Total capital cost: \$27,241,047**

22. The operational impacts of Stage 1 (\$1.45m) of the project are forecast below and are also forecast for a completion date in mid-2025.
23. Council's Assets team has provided guidance based on the cost of construction that an allowance of 1% should be allowed for within the first 5 years (as per table below), however that rises to 2.5% (\$12,015) between Year 5 and 10, and 5% (\$24,050) every year thereafter.

	FY 23/24	FY 24/25 ('000)	FY 25/26 ('000)
<b>Revenue</b>			
Internal Revenue			
External Revenue			
<b>Total Revenue</b>	<b>Nil</b>	<b>Nil</b>	<b>Nil</b>
<b>Funding Source</b>	NA	NA	NA
<b>Operating Result</b>			
External Costs (electricity)		\$1.4	\$1.4
Internal Costs (asset maintenance)		\$4.8	\$4.8
Depreciation		\$3	\$37
Loss on disposal of removed path		\$76	\$0
<b>Total Operating Result</b>		<b>\$85.2</b>	<b>\$43.2</b>
<b>Funding Source</b>	NA	General Revenue	General Revenue
<b>CAPEX</b>			
CAPEX			
External			
Internal			
Other			
<b>Total CAPEX</b>	<b>Nil</b>	<b>Nil</b>	<b>Nil</b>

Mark Crispin  
**Senior Project Officer Transport Planning**

Adam Fowler  
**Team Leader Infrastructure Design**






Anthony Newland  
**Group Manager Infrastructure Planning & Design**

Jennifer Concato  
**Executive Director City Planning and Design**

John Angilley  
**Executive Director Finance & Information**

Gail Connolly  
**Chief Executive Officer**

**ATTACHMENTS:**

- |          |   |         |
|----------|---|---------|
| <b>1</b> |  <a href="#">↓</a> Duck River Nature Trail Stage 1 - Engagement Report                                   | 59      |
|          |   | Pages   |
| <b>2</b> |  <a href="#">↓</a> Duck River Nature Trail - Stage 1 Silverwater Park Final Concept Plan for endorsement | 1 Page  |
| <b>3</b> |  <a href="#">↓</a> Duck River Nature Trail Stage 1 - long form submission                                | 2 Pages |
| <b>4</b> |  <a href="#">↓</a> Duck River Nature Trail - Community Comments with Project response                    | 10      |
|          |   | Pages   |
| <b>5</b> |  <a href="#">↓</a> Duck River Nature Trail Stage 1 Community Comments - Online                           | 1 Page  |

**REFERENCE MATERIAL**

FINAL



## Duck River Nature Trail

Communications & Engagement Evaluation  
October 2024

FINAL

# CONTENTS

1. Background and summary .....	1
2. Executive summary .....	3
3. Methodology and response .....	6
4. Engagement activities .....	13
5. Appendix A .....	33
6. Appendix B .....	42



# 1. Background and summary

## NSW Government funding flows to ambitious river project

In late 2022, City of Parramatta began to work on creative concept designs that looked to transform parts of Duck River into a major north-south active transport corridor.

Supported by the NSW Government's Western Sydney Infrastructure Grants (WSIG) and Transport for NSW's (TfNSW) Get NSW Active (GNA) Programs, the \$28.5M project will enhance the river environment and provide additional recreational and transport opportunities for the community – highlighting significant ecological and cultural items alongside the riverbanks.

Stage 1 of the *Duck River Nature Trail* was open for community feedback from **Monday 5 August to Monday 2 September** on the City's engagement platform **Participate Parramatta**.

Educational material including background on the project and its three-stage delivery was provided, along with concept designs and answers to frequently asked questions.

The community was asked to provide feedback on the concept design for Stage 1 (Silverwater Park) via an interactive map and short online survey.

In addition to engaging with Participate Parramatta, residents could submit their feedback via social media posts, email, in writing, providing a verbal submission or contacting the project team.

A marketing campaign was designed to facilitate community feedback on Stage 1 of the Duck River Nature Trail. Over the four-week period there were:

- 7,019 page views of the Duck River Nature Trail on Participate Parramatta
- 3,682 unique visitors to the Duck River project page
- 34,521 people reached via social media generating 3,220 engagements
- 31 scans of the QR code
- 3 calls to Customer Service
- 2 emails to [participate@cityofparramatta.nsw.gov.au](mailto:participate@cityofparramatta.nsw.gov.au)

Information on the opportunity to provide feedback on the Duck River Nature Trail was presented to around **372,000 people** (based on targeted letter box distributions, website traffic, social media impressions, email database contacts etc where figures are available).



- The project attracted 71 validated online submissions via Participate Parramatta and one (1) direct email submissions.
- Fifteen (15) people provided feedback/comment via social media.
- Of residents who completed the survey, 84.5% were supportive of the overall project, 14% to an extent.
- Eighty-one per cent (81%) of residents supported the planned improvements to Silverwater Park, 12.7% to an extent.
- Three of the seven residents who engaged with the interactive map were supportive of the concept design for Silverwater Park. Multiple comments were received from individual residents.

## 2. Executive summary

### Community engagement activities and evaluation

This report focuses on the reach and effectiveness of the communications and engagement strategy and channels used to promote the *Duck River Nature Trail (Stage 1)*. It considers the success of the level of engagement achieved through the Participate Parramatta portal, interactions with communication channels such as social media, audience reach, and the number of submissions received.

A high-level summary of community feedback and concerns is included in the Methodology and Response section, along with recommendations.

#### Communications and engagement activities:

The *Duck River Nature Trail (Stage 1)* campaign was live from **Monday 5 August** to **Monday 2 September** with the community directed to find out more by visiting the City's Participate Parramatta engagement portal.

Numerous channels were activated to reach as many in the community within the footprint surrounding Silverwater Park and Duck River. The key objective was to notify residents of the scope and benefits of the proposed Duck River Nature Trail (delivered in three stages over four years) and the opportunity to have a say on the design for Stage 1 (Silverwater Park).

Residents could complete a short survey by following a weblink or the QR code provided on various pieces of collateral.

Residents could also drop a pin and post a comment on the concept design, highlighting any items they did/did not support and adding additional comments.

- Letterbox drops featured in the campaign with a letter distributed to the target area. Approximately **60 letters** were delivered. The letter contained a **QR code** which was scanned **31 times**.
- Information was provided on Council's corporate website, including the home page slider. During the live period, the City of Parramatta homepage attracted **100,157 views**.

3

- Pages related to the Duck River Nature Trail attracted 722 views including 29 clicks from the home page slider to the project page.
- Paid social media campaign (Facebook, Instagram) along with organic posts and in-language posts reached 34,521 people generating 3,220 interactions (clicks, comments, likes, shares). Posts were also shared by Councillors etc.
- Council's e-newsletters contained the Duck River Nature Trail story, including:
  - Enews to Participate Parramatta Panel members, two editions (37,107 subscribers in total) opened by 17,441 in total
  - the August edition of Your City News (31,129+ subscribers), saw 10,849 open the email and the Duck River story attracted 364 clicks – 15% of all clicks.

#### Engagement reach

- Council's engagement portal (**Participate Parramatta**) was the call to action for the campaign and showcased a range of educational materials and the concept design for Silverwater Park.
- Overall, information on the opportunity to provide feedback on the Duck River Nature Trail was presented to around 372,000 people (based on targeted letter box distributions, website traffic, social media impressions, email database contacts etc where figures are available).

#### Participate Parramatta response

- The **Duck River Nature Trail** page on Participate Parramatta attracted 7,019 page views and visits from 3,682 unique visitors.
- More than 280 visitors took an action including downloading information
- The image gallery was viewed 368 times
- 318 documents were downloaded
- The Silverwater Park concept plan was viewed 121 times
- 71 surveys were completed
- The interactive map attracted 1,569 views with 23 pin and post submissions (from five identified respondents with seven anonymous contributions).

Given the number of visits to the project page on the City of Parramatta website, views of the Participate Parramatta page, dwell times on the site, and the number of submissions, there was considerable interest generated in the project. Comments generally fell into key themes:

- As predicted, feedback was generally focussed on potential conflicts between pedestrians and cyclists, and voicing concerns that separate cycle paths would be more appropriate, otherwise interventions such as signs and markings to be used to set speed limited, encourage bell ringing and other courteous behaviours.
- Residents urged that the design be low impact to avoid a negative effect on the flora and fauna. There were also a few comments around restoration of the river and creating suitable habitat for the type of native ducks that gave the river its name.
- Some residents raised questions around material choice for the project – questioning the 4m wide concrete paths in Silverwater Park – while others focussed on requests for small additions such as more seating with shade and bubblers. The relocation of the bike repair stand to a shaded area was also raised.
- Members of the community were concerned about safety particularly around the boat ramp at Silverwater and connections to Silverwater Bridge and along the section which travelled through the industrial area of Silverwater with considerable heavy vehicle traffic.
- One local business requested the relocation of the route of the Duck River Nature Trail to the opposite side of the river with a bridge connecting to Camellia.

*For details on the submissions and project responses, please refer to the Council Report attachments.*

### 3. Methodology and response

The project was hosted on the City of Parramatta's engagement portal, 'Participate Parramatta', from **Monday 5 August to Monday 2 September 2024**.

There were two main paths to provide feedback on the *Duck River Nature Trail* online via pin and posting comments on the concept design or participating in the short survey which canvassed the three stages of the project, cycling and pedestrian behaviour, and City of Parramatta pedestrian and cycling infrastructure.

Emails, submissions via post and verbal submissions (primarily for those with disabilities) and comments via social media were also accepted.

Direct mail provided to residents within the catchment of Silverwater Park offered a direct link/QR code to the project page.

Other marketing materials, including social media and Council's website and signs at Silverwater Park, also used Participate Parramatta as the call to action, promoted by links and QR code.

Social media materials were presented in five languages (Arabic, English, Hindi, Korean, Simplified Chinese) with translation services promoted to provide assistance if required.

#### Participate Parramatta

The project page contained information about the planned pedestrian and cycling paths to be delivered as part of the three-stage project, the environmental improvements and nature-based experiences along the river. It offered resources including interactive maps, concept designs and answers to frequently asked questions etc.

#### Community Response

- The *Duck River Nature Trail* page on Participate Parramatta attracted **7,019 page views** and visits from **3,682 unique visitors**.
- Social media campaigns generated **3,220 interactions**
- More than **280** visitors took an action including downloading information

6

- The image gallery was viewed 368 times
- 318 documents were downloaded including plans and concept
- The Silverwater Park concept plan was viewed 121 times
- 71 surveys were completed
- The interactive map attracted 1,569 views with 23 pin and post submissions.

Respondents were identified by captured IP addresses, though more than one visit from each household is likely.

Customer Contact took **three enquiries** about the Duck River project.

There were a few interactions on social media, the majority seeking clarification on environmental protection and traffic management.

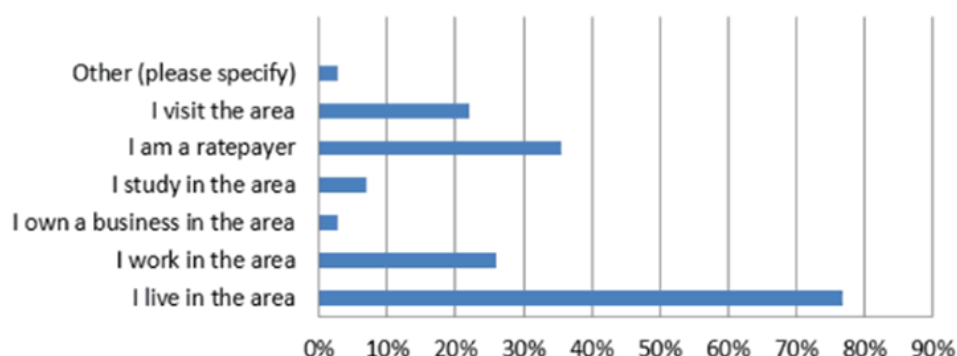
**Five social media responses** were provided, each included the reminder to visit Participate Parramatta for more information and to seek further assistance from the project team. Throughout the campaign, there were no negative sentiments posted.

#### Demographic data

Of 71 submissions, the majority of respondents were residents across the City of Parramatta with only five respondents outside the LGA:

- 11 Parramatta residents
- six from North Parramatta
- five from Granville
- one resident identified as being from Silverwater.

What is your relationship to the area?



7



### Age

While less than half of the respondents provided their age, the consultation appears to have skewed older with:

- three respondents under the age of 30 years
- six participants in the 35 to 44 age group
- six in the 45 to 54 age group
- five participants in the 55-64 age group
- six in the 65+ category.

The feedback provided appears to support the general findings in community consultation that residents interested in the project will view the project page but those who support or are neutral do not provide feedback.

Only a small percentage of highly-engaged people will provide positive detailed responses.

It is more usual for residents who do not support the project, those who would like to raise some concerns or provide a suggestion for improvement to provide feedback.

As is typical, social media feedback came from a younger demographic.

### Community feedback – via interactive map



1,569 viewers engaged with the interactive map, providing 23 submissions

8



The interactive map which featured on the Participate Parramatta project page was a quick way for stakeholders to pin a location and flag whether they supported the item identified on the draft concept design or did not support. They could also post a comment.

During the exhibition period there were **1,569 interactions** with the map and **23 comments** posted.

A number of residents provided multiple responses, of the 23 responses:

- **six were in support** of the project
- **12 did not support**
- **seven** provided comments.

Note: five individual respondents provided multiple submissions along with seven anonymous respondents.

#### Feedback:

- Areas for potential conflict between cyclists and pedestrians were identified including Silverwater Road and Silverwater Bridge
- Some in the community advocated for considering realigning the turn to the bridge and installing a ramp
- A number of concerns were raised around cyclists and pedestrians interacting in the area known as the boat ramp
- Many of the comments indicated support for some features but wanted their location changed
- The need for LED lighting (within red wavelengths) for low impact on wildlife and concerns for protecting flora and fauna.



**Interactive map usage – 1,569 views**

### Community feedback - via survey

The short survey which featured on Participate Parramatta attracted **71 completed responses**.

All **71 respondents** answered questions relating to the support of the overall project and support of the planned improvements to Silverwater Park.

**51 from 71 respondents** answered the question which asked if they wanted Council to consider **additional features to Silverwater Park or the Duck River Nature Trail**.

#### Support for the overall project:

- Yes 84.5%
- Yes, to an extent 14%
- No 4.2%.

#### Support for the concept design for Silverwater Park

- Yes 81%
- Yes, to an extent 12.7%
- No 7.1%.

**Council will consider additional features for Silverwater or Duck River Nature Trail and residents' further comments.**

The main themes expressed by residents were:

- careful project management to ensure the natural environment was protected (tree removal and disturbance of mangroves etc), restoration of the river environment. Some were concerned that a high volume of people may damage the river ecosystem or that wildlife may be threatened
- interpretative signage detailing local wildlife and flora
- artwork, colour, incorporated into the design
- safety for pedestrians (strong preference for separated cycle paths, and behaviour campaigns for speeding, rude cyclists)
- safety for cyclists as the trail intersects with roads, many with high industrial traffic loads and Silverwater Bridge
- provision of seating and shade, more bubblers
- moving the bike repair to an area of more shade
- upgrading the amenities at Silverwater Park, ensuring they were open and accessible
- materials other than concrete for the paths
- leaving Silverwater Park mainly as is and focussing on Stage 2 & 3.

10

### Walking and cycling behavioural questions

Engaging with residents on the Duck River Nature Trail project provided an opportunity to ask for feedback on walking and cycling and comments on City of Parramatta's active transport infrastructure.

#### Walking for more than 20mins a day

From 71 respondents:

- Yes 49 (69%)
- No 22 (31%).

#### Walking in the Parramatta LGA

From 70 respondents:

- 27 yes for transport/recreation/leisure (38.5%)
- 28 yes, mainly for leisure (39.4%)
- 10 as a commuter (14%).

#### Ride in LGA

From 70 respondents:

- Yes, for transport/recreation/leisure 8 (11.3%)
- Yes, as a commuter/transport 8 (11.3%)
- No, but more separated paths might encourage me to ride 5 (7.1%)
- No 20 (28%).

### Recommendations

On reviewing residents' input from both the interactive map and the survey, it is recommended that the project team:

- Focus on making the environmental impact of the project as minimal as possible, as well as making improvements to the foreshore environment.
- Work with other directorates within Council and NSW Government agencies to improve water quality as much as possible.
- Investigate incorporating interpretative signage around flora and fauna into the design of the Duck River Nature Trail – potentially QR codes on minimalist plates similar to those at Charles Street Square.
- A goal should be set for the introduction of native ducks at the conclusion of the entire project – having ensured water quality and foreshore conditions are appropriate and worked with the appropriate NSW Government agency. The return of native ducks to Duck River would be a wonderful outcome for the project and a great story.

- Consider where colour and/or some art component could feature in the area or along the Duck River Nature Trail.
- Review locations within Silverwater Park where shade structures and/or shade trees could be installed.
- Consider the amenities block within Silverwater Park – residents claim it is always locked and also in need of an upgrade which should include accessibility.
- Review the location of the bike repair stand.
- Consider bubblers /water refill stations within Stage 1 and how they might be incorporated into the rest of the Duck River Nature Trail.
- Ensuring LED lighting is collared, warm or otherwise managed (eg. timers) so it provides minimal light spill to animal habitat.
- Review the alignment of the path and potential cyclist vehicle interactions at the boat ramp for any additional safety improvements that could be made.
- Direct additional work towards the intersection of the Duck River Nature Trail and Silverwater Bridge to ensure the most rigorous safety improvements are provided.

#### Closing the loop – keeping the community informed

The project team is working through submissions made during the public exhibition period and will respond to all submissions.

A response has been provided to the stakeholders who emailed Council.

A project update advising the community of participation in Stage 1 engagement and highlighting some of the feedback received will be uploaded to Participate Parramatta and the City of Parramatta website as soon as possible. The next update will report on community consultation and how the design has been fine-tuned to accommodate feedback/suggestions where possible.

Further project updates will be made as the Duck River Nature Trail project advances towards construction. Residents who have elected to follow the project (by clicking on the follow button) will receive updates.

Progress updates will be posted to Participate and City of Parramatta website, with images where possible.

Social media may be used at some points to promote the work being undertaken to deliver Stage 1 of the Duck River Nature Trail.

## 4. Engagement activities

Numerous communication channels were activated to reach as many community members within the catchment area as possible and encourage them to engage with the *Duck River Nature Trail* project. Marketing materials offered a link directly to Participate Parramatta or QR code to Participate Parramatta.

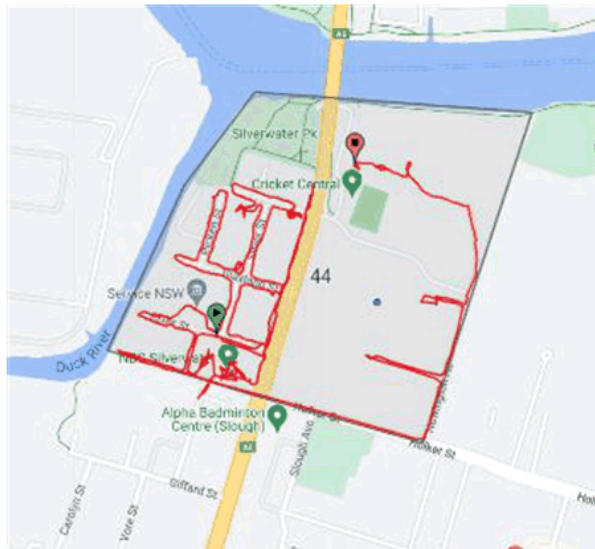
### QR scan

Direct mail and signage featured a QR code – the code was scanned **31 times** during the campaign.

### Direct mail

Commencing with a letter in early-August, around **60 households** in the project area were targeted with materials promoting the opportunity to have a say on the *Duck River Nature Trail (Stage 1)*.

Specialised print and distribution was co-ordinated with a team of walkers hand-delivering the items with GPS live tracking of distribution conducted within the target area. Additional stakeholders were also contacted including cycling affiliations and NSW Government agencies.



GPS tracking of letterboxing

13



### Media release

A media release outlining the benefits of the Duck River Nature Trail and encouraging the community to have a say was produced and distributed to local media. The media release was also uploaded to the City's website and attracted 23 views.

The media release resulted in four media articles:

- Ella's List (also Cumberland)
- The National Tribune
- Mirage News
- Councilnews.com.au

For media release and articles please see **Appendix A** on page 33.

### Social media

Individual metrics for each social media platform are contained below. The campaign included organic posts on City of Parramatta channels and a paid advertising schedule (\$600 budget).

Ads were provided in Arabic, English, Hindi, Korean and Simplified Chinese (targeting residents in the study area with those language settings).

In total, the opportunity to provide feedback on the *Duck River Nature Trail* was presented to 79,359 City of Parramatta social media followers, reached 34,521 people and generated 3,220 engagements (likes, comments etc.)

There were 2,850 clicks to the engagement portal.

Comments received throughout the organic campaign ranged from excitement for the new park and nature trail, concerns around environmental sustainability, water and air quality, to unrelated overdevelopment and sponsorship complaints.

The campaign generated mostly reasonable comments and questions on social media largely around environment and amenity, **seventeen responses** were shared by City of Parramatta with the community in response to comments.

### Demographic data

- The highest performing demographic was Men aged 35-44, accounting for 20% of all results
- 70% of results were from men overall, with 28% from women
- 35-44 age group accounted for 26% of results, followed by 45-54 with 21% and 55-64 with 19%.

The profile of social media responses appears to align with cycling demographics.

### City of Parramatta Facebook page

A combination of paid and unpaid (organic) posts were shared on the City of Parramatta Facebook page (45,000+ followers). While organic posts were LGA-wide, paid posts geo-targeted the catchment area for Silverwater Park.

Overall, the posts generated 79,359 impressions, reached 34,521 people.

The top performing ad from both ad sets was the project overview map of Silverwater Park, followed by the M4 flyover visualisation in both ad sets.




- Ads achieved an excellent Click Through Rate (3.59% vs 1% benchmark) – people clicking through to the project page on Participate Parramatta
- 2,850 clicked a link to the Duck River Nature Trail page
- Engagement Rate (4.1% vs 2% benchmark) also indicates strong community interest in this project.
- Reactions from Facebook across the paid campaign for Duck River: Like: 283, Love: 16, Wow: 6. Note there were no negative sentiments expressed towards the project.

### Paid advertising campaign

Metric	Campaign Result	Benchmark
Spend	\$599.20	n/a
Reach	34,521	n/a
Impressions	79,359	n/a
Frequency (no. times ad seen p/p)	2.3	2-3
Link clicks	2,850	n/a
CPC (cost per click)	\$0.21	\$0.50-\$1
CTR (click through rate)	3.59%	More than 1%
Post engagements	3,220	n/a
Engagement rate (ER)	4.1%	More than 2%



## Top performing ads

 <p><b>Find Out More</b> The new Duck River Nature Trail project will link the M4 Shared Path and the ... See more</p> <p>Learn more</p> <p><b>698 link clicks, \$0.19 CPC</b> (AdSet1) LGA (excl Duck River 'burbs)</p>	 <p><b>Find Out More</b> The new Duck River Nature Trail project will link the M4 Shared Path and the ... See more</p> <p>Learn more</p> <p><b>589 link clicks, \$0.21 CPC</b> (AdSet1) LGA (excl Duck River 'burbs)</p>	 <p><b>Find Out More</b> The new Duck River Nature Trail project will link the M4 Shared Path and the ... See more</p> <p>Learn more</p> <p><b>381 link clicks, \$0.20 CPC</b> (AdSet2) Duck River Suburbs</p>
---	---	--

## Organic campaign (non-paid)

Posted on 8 August, a non-paid, organic post focussed on the natural attractions of the Duck River Nature Trail generated **6,620 impressions** on Facebook and **1,127 impressions** on Instagram.

The post attracted **493 interactions** (likes, comments, shares etc) on Facebook and **60 interactions** on Instagram.

The wildlife post generated **72 reactions**, **15 comments** and **11 shares** on Facebook, and **54 likes** and **three shares** on Instagram.

Facebook reactions: *Likes: 50, Loves: 19, Cares: 2, Ha-Has: 1.*

A second post on 26 August highlighting the Silverwater Park concept plan, generated **4,948 impressions** on Facebook, **2,324 impressions** on Instagram. Facebook attracted **37 reactions**, Facebook reactions: *Likes: 34, Loves: three, four comments* and **two shares**. The post attracted **86 likes** and **one comment** on Instagram.

Organic posts achieved an overall engagement rate of **7.4%** well above the benchmark **2-3%** and generate **57 clicks** to the Participate website.

## Total Facebook reactions for the organic campaign:

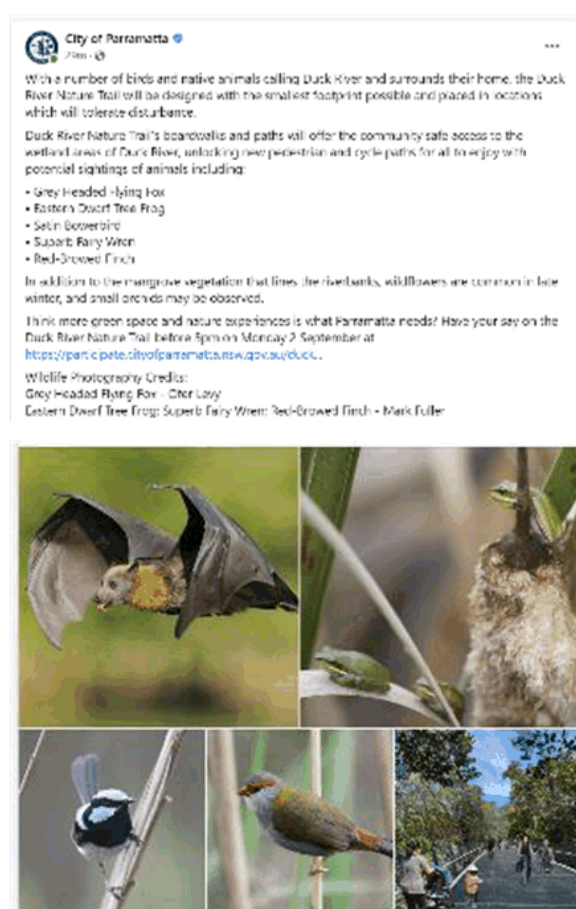
*Likes: 84, Loves: 22, Cares: 2, Ha-has: 1. Note: there were no negative sentiments.*

16

Metric	Campaign Result	Benchmark
Number of Posts	4 (2x IG, 2x FB)	n/a
Post 1 Engagements	(IG) 60, (FB) 493	n/a
Post 1 Impressions	(IG) 1127, (FB) 6620	n/a
Post 2 Engagements	(IG) 92, (FB) 461	n/a
Post 2 Impressions	(IG) 2324, (FB) 4948	n/a
Link Clicks	57	n/a
Engagement Rate	(IG) 4.4%, (FB) 8.3%, 7.4% (All)	2-3%

### Organic campaign – key metrics

For social media comments, please see Appendix B on page 42.



City of Parramatta Facebook has 45K followers. Posted on 8 August, this non-paid, organic post generated 6,620 impressions and 72 reactions: Likes: 50, Loves: 19, Cares: 2, Ha-Has: 1.



City of Parramatta Facebook has 45K followers. Posted on 26 August, this non-paid, organic post generated 4,948 impressions and attracted: Likes: 34, Loves: 3, four comments and two shares.

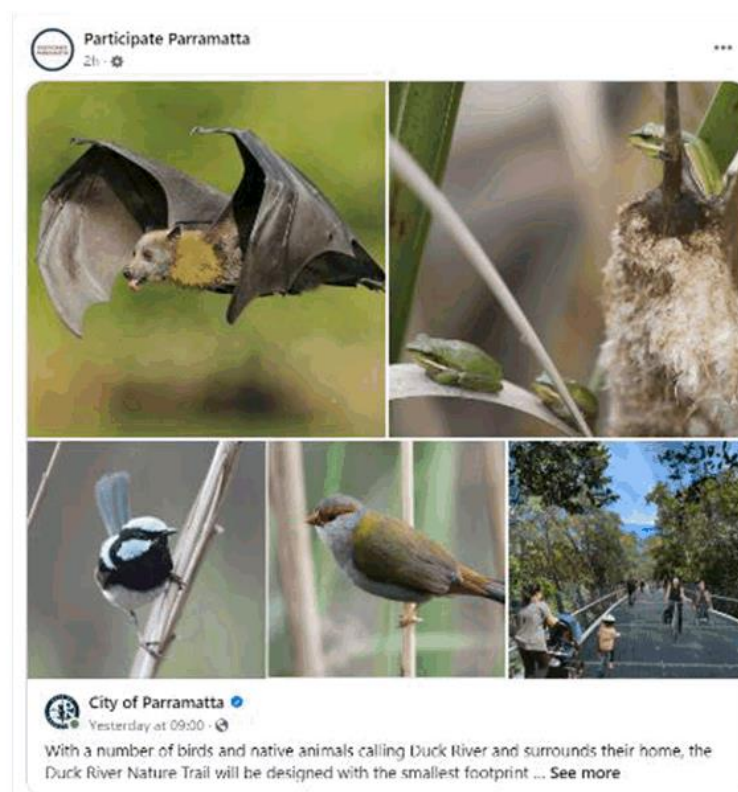


### Participate Parramatta Facebook page

A non-paid post (organic) was shared on the Council's Participate Parramatta Facebook page (6,900+ followers).

The organic post invited the community to learn about the Duck River Nature Trail and have their say on the draft concept plan for Stage 1. The page re-posted content from the City of Parramatta Facebook page.

The Participate Parramatta post on Friday 9 August reached 110 people creating three engagements (likes, comments, clicks or shares) – three likes.



**Participate Parramatta Facebook has 6.9K followers.**

**The post reached 110 people and attracted three engagements - three likes.**

*Active Parramatta Facebook*

*Active Parramatta has 4.6K followers.  
Posted on 12 August, this post attracted three likes.*

## External Social Media

### NSW Government support – Donna Davis MP



**Parramatta MP Donna Davis has 5.5K followers.**

**The post attracted 39 engagements – 20 loves, 15 likes, and four comments – all positive, supporting the concept.**



### Councillors' social media and other re-posts

Five Councillors/parties/candidates promoted the *Duck River Nature Trail* on their social media pages.

Note: as these pages aren't managed by City of Parramatta, only information that is public is available for reporting purposes.

### Our Local Community



*Our Local Community has 697 followers.  
The post attracted four engagements.*



### Former Councillor Donna Wang – Our Local Community North Rocks Ward



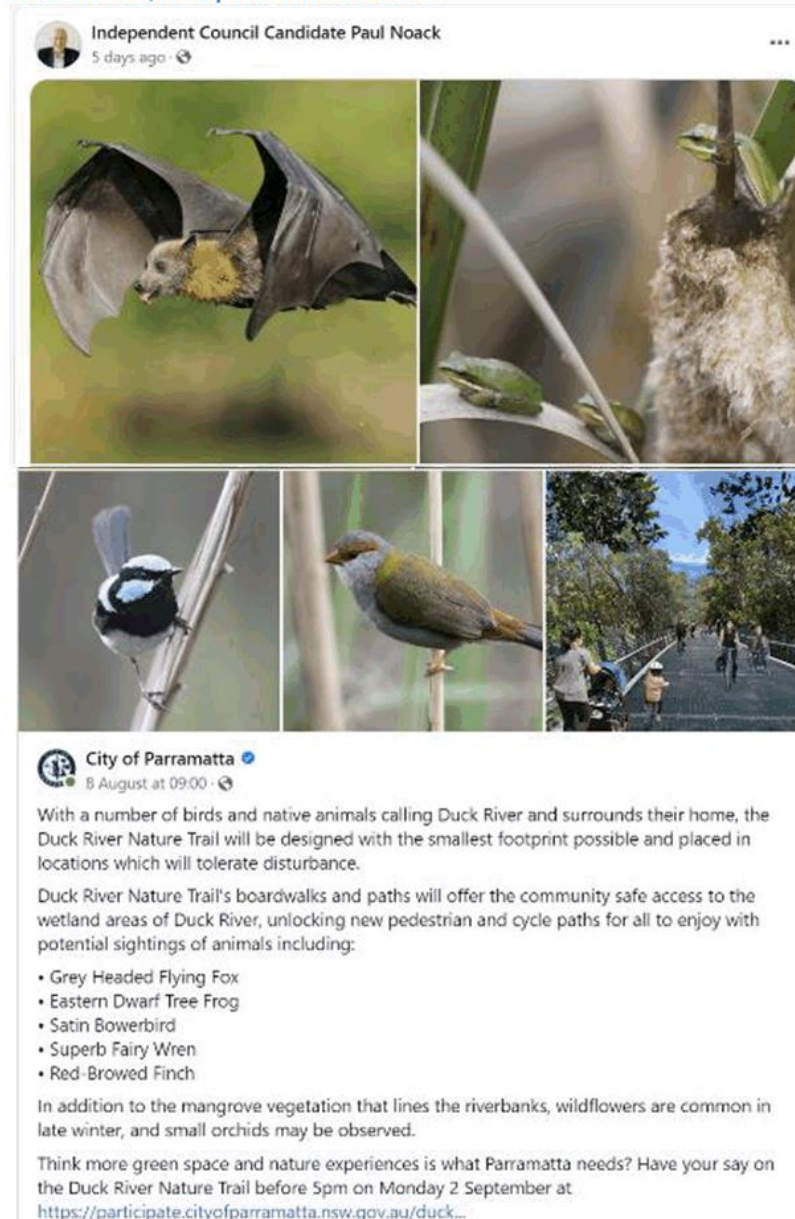
*Donna Wang's followers are hidden. The post attracted four engagements.*

### Jayne Christian - candidate for Community Champions



*Jayne Christian has 112 followers. The post attracted one engagement.*

## Paul Noack, Independent candidate



**Former Councillor Paul Noack has 481 followers.  
The post attracted four engagements.**

## Councillor Kellie Darley, Community Champions



Councillor Kellie Darley has 2,800 followers.  
The post attracted 48 engagements.



## City of Parramatta eNewsletters

New projects and a pop-up exhibition this weekend!

[View in browser](#)

In this issue you could win an e-gift voucher. Plus, learn about plans for Granville Town Square and the Duck River Nature Trail, get involved in Council's Youth Inclusion Framework and have your say on our Draft Child Safe Community Code of Conduct.

## Have your say on plans for Silverwater Park



Council is inviting feedback on upgrades to Silverwater Park including widening paths, installing eco-lighting, tree planting and adding a water fountain and more seating.

The improvements are Stage 1 of the new Duck River Nature Trail project which will link the M4 Shared Path and the Parramatta River foreshore path network to create scenic travel options alongside the river.

Have your say before **5pm, Monday 2 September**.

**Have your say**

*Participate Parramatta eNews 8  
August 2024 - 18,490+ subscribers, 156 clicks*

26

Duck River Nature Trail - October 2024

### Participate Parramatta eNews

An email was sent to Council's database of community members who have expressed interest in hearing about engagement opportunities. This email includes the opportunity to share feedback on a range of Council projects.

The *Duck River Nature Trail* was featured in the August edition distributed on 8 August 2024. The eNews was received by **18,496 people** and **opened by 8,483**. Links within the eNews took people to the relevant Participate Parramatta project page, with **156 people clicking on the Duck River Nature Trail page** – 2<sup>nd</sup> highest clicks.

The *Duck River Nature Trail* was featured in the 20 August 2024 edition. The eNews was received by **18,611 people** and **opened by 8,958**. Links within the eNews took people to the relevant Participate Parramatta project page, with **369 people clicking on the Duck River Nature Trail page** – again the 2<sup>nd</sup> most read story.

#### PARTICIPATE PARRAMATTA



#### Council invites feedback on Duck River Nature Trail

If you think more green space and nature experiences is what Parramatta needs, have your say on the Duck River Nature Trail before **5pm on Monday 2 September**.

Duck River Nature Trail's **4.5 kilometres of boardwalks and paths** will offer the community safe access to the wetland areas of Duck River, unlocking new pedestrian and cycle paths for all to enjoy with potential sightings of animals including:

- Grey Headed Flying Fox
- Eastern Dwarf Tree Frog
- Satin Bowerbird
- Superb Fairy Wren
- Red-Browed Finch

In addition to the mangrove vegetation that lines the riverbanks, wildflowers are common in late winter, and small orchids may be observed. This \$28.5m project is proudly funded by the NSW Government in association with the City of Parramatta.

Wildlife Photography Credits (l-r): Grey Headed Flying Fox - Ofer Levy; Red-Browed Finch and Eastern Dwarf Tree Frog - Mark Pulker.

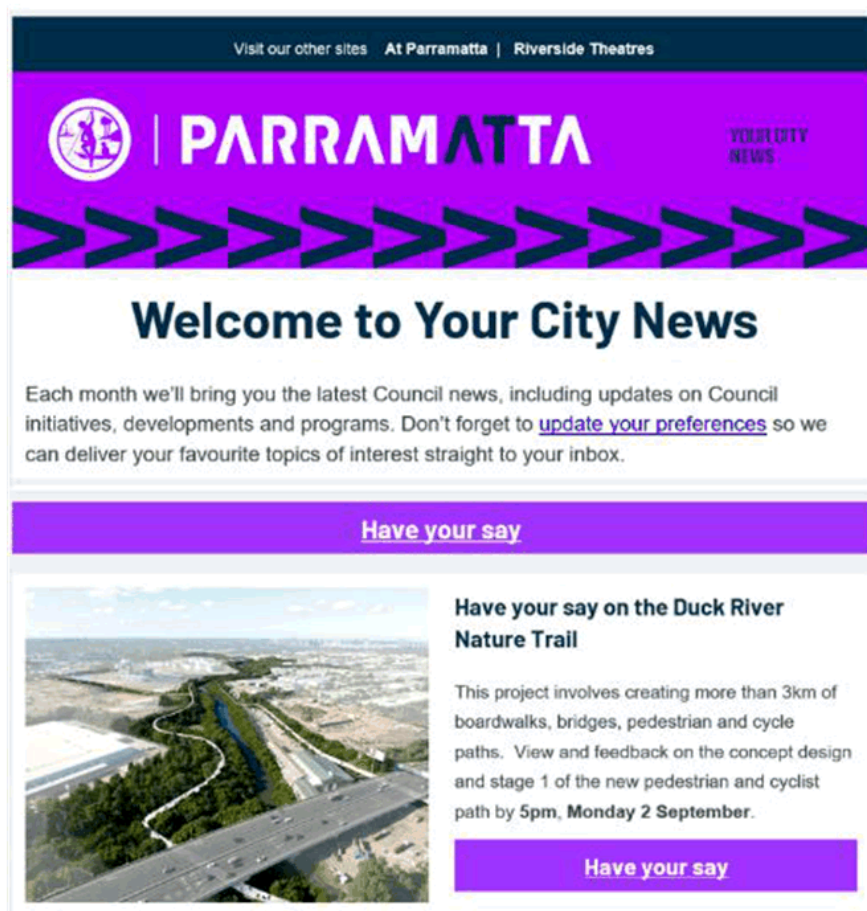
[Have your say](#)

**Participate Parramatta eNews 20 August - 18,611 subscribers, 369 clicks.**

27

Duck River Nature Trail - October 2024

## City of Parramatta Your City News



**Your City News August – 31,129 subscribers. 1,401 clicks.**

The Your City News is distributed each month via email to subscribers. The August edition was received by 31,129 people and opened by 10,849 (35%) with 1,401 people (4%) clicking the Duck River story – 15% of all clicks.

### Council's corporate website

During the live period from 5 August to 2 September 2024, there were 158,275 visits to the City of Parramatta homepage with 722 visits to pages promoting the *Duck River Nature Trail* project.

The homepage carousel slide featuring Duck River was live from 19 August 2024 to 26 August 2024 and attracted 29 clicks.



City of Parramatta homepage carousel slider attracted 29 clicks.

### The Duck River Nature Trail project pages

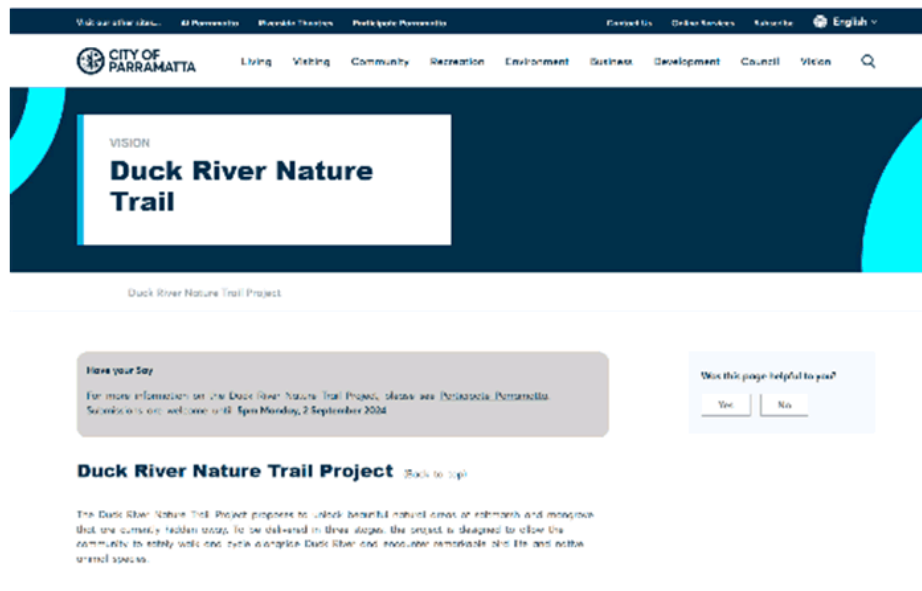




With material on the River Transformation page (Vision) [site - https://www.cityofparramatta.nsw.gov.au/vision/parramatta-river-transformation](https://www.cityofparramatta.nsw.gov.au/vision/parramatta-river-transformation) as well as a project page, public exhibition page, and mention on the Community Engagement Page, there were a number of avenues for people to find out about the Duck River Nature Trail project.

During the public exhibition period, the Parramatta River transformation page attracted 339 unique visits. Users spend an average of 46sec on the page finding the project they were interested in and clicking through.

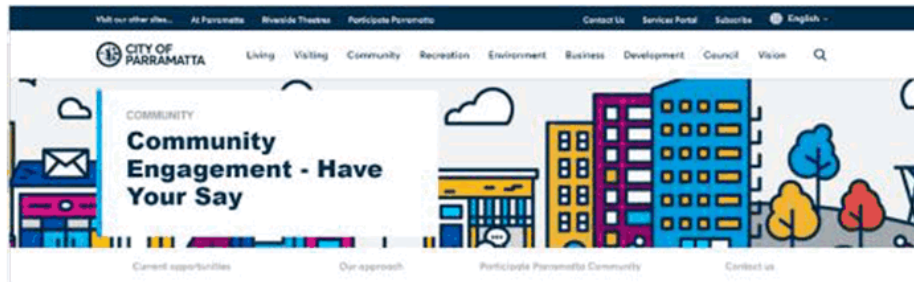
### The Duck River Nature Trail page



Duck River project page <https://www.cityofparramatta.nsw.gov.au/vision/duck-river-nature-trail> attracted 103 views.

The dwell time on this page was more than a minute (1:03).

### Community Engagement page



The *Duck River Nature Trail* was also included on the 'Community Engagement – Have your say' page on Council's website. Providing a short description of each project, this page directs people to current opportunities to have a say on Participate Parramatta.

<https://www.cityofparramatta.nsw.gov.au/community/community-engagement-have-your-say>

There were **195 unique page views** during the live period.

### On exhibition page

Duck River also featured on the On Exhibition page of Council's website, attracting **62 unique visits**.

### News page – media releases and media coverage

The Duck River media release was also loaded to the website and attracted **23 views**. A copy of the media release is at **Appendix A**.

As a result of the media release, editorial coverage appeared in the following publications. **For articles, please see Appendix A.**

- National Tribune – 27 August
- Mirage News – 27 August
- Ellaslist – 10 September
- Councilnews.com.au

### Customer service and officer responses

Prior to the public exhibition period, the City's Customer Service Centre was provided with information on the Duck River Nature Trail project allowing them to answer questions and/or direct calls. Customer Service report taking approximately **three calls** related to the Duck River.

## Signage

A1 signs were installed in Silverwater Park on 5 August and remained during the consultation period. While it is difficult to estimate foot traffic and visits to the park, anecdotally the park does appear to attract locals.

The QR code was scanned 31 times.

# HAVE YOUR SAY ON THE NEW DUCK RIVER NATURE TRAIL

## 5 August to 2 September

Our community takes to newly-created walking trails and separated bike paths like a duck to water. Safe active transport routes and green spaces quickly become favourite destinations attracting people of all ages and abilities keen to enjoy the natural beauty of our City.

One of the City of Parramatta's most ambitious projects for 2024 to 2028 is creating more than 4.5km of boardwalks, bridges and cycle paths which will allow residents and visitors to enjoy the pristine saltmarsh and mangroves of the Duck River and the amazing range of wildlife they support.

To be delivered in three stages, the Duck River Nature Trail project will link the M4 Shared Path and the Parramatta River foreshore path network, and create scenic travel options alongside the river, connecting Silverwater and Camellia.

### Stage 1 Silverwater Park – concept design

Stage 1 of the Duck Creek Nature Trail is Silverwater Park. Proposed upgrades focus on creating spaces to allow people to safely enjoy the park with features including wider paths, lighting, bicycle parking, tree planting within the park, more bench seating and new street trees.

- The existing path on the east and south will be replaced with a 4.5m wide path, line marked to provide separate space for pedestrians and cyclists to move at their own pace.
- Paths will connect Wilson Park to Clyde Street
- A new bike path under Silverwater Bridge will reduce pedestrian, cyclist and vehicle conflict near the boat ramp, and the connection to the western side of Silverwater Bridge will be improved as well.
- Stage 1 Silverwater Park is expected to be completed by mid-2025.

### Have your say

For more details on the three-stage Duck Creek Nature Trail including planned Stage 1 upgrades to Silverwater Park, please scan the QR code below or visit [participate.cityofparramatta.nsw.gov.au/duck-river](https://participate.cityofparramatta.nsw.gov.au/duck-river)

Please provide your comments before **5pm Monday 2 September 2024**.







**CITY OF PARRAMATTA**

For more information on the Duck River Nature Trail project, visit [participate.cityofparramatta.nsw.gov.au/duck-river](https://participate.cityofparramatta.nsw.gov.au/duck-river) or call 1300 456 789 or email [Participation@cityofparramatta.nsw.gov.au](mailto:Participation@cityofparramatta.nsw.gov.au)

A1 signage installed in various locations in Silverwater Park (and removed following the closure of the community consultation period.)

## 5. Appendix A

### Media release and media articles

Visit our other sites... At Parramatta Riverside Theatres Participate Parramatta Contact Us Online Services Subscribe English

**CITY OF PARRAMATTA** Living Visiting Community Recreation Environment Business Development Council Vision

MEDIA RELEASE / 26 AUGUST 2024

## Design revealed for new nature trail on Duck River foreshore

A concept design for a new nature trail set to transform more of Parramatta's waterways is now out for community feedback.

The Duck River is the most significant north-south watercourse in Parramatta, and beginning at Silverwater Park (Stage 1), the Duck River Nature Trail will enhance the natural green corridor along the Duck River over three stages.

Stage One will improve access to Silverwater Park along the river, with wider shared paths for pedestrians and cyclists, a new dedicated bike path under Silverwater Bridge, bicycle parking, additional bench seating, lighting, a water fountain and additional tree planting.

City of Parramatta chief executive Gail Connolly PSM said the nature trail will provide one of the few north-south protected walking and cycling routes in the Central River City.

"This is one of many landmark projects set to transform Parramatta River which will connect the M4 Shared Path and Parramatta River foreshore paths," Ms Connolly said.

"Our vision is to share our beautiful natural spaces by improving access for recreation and travel between Silverwater and Camellia with our community.

"More people are walking and cycling around our City – just look at the recently completed Alfred Street Bridge which sees 600 people a day, and our wonderful Escarpment Boardwalk which attracts 2,000 people a day enjoying the paths."

The transformative project will be delivered over the next four years in three stages and includes:

On the western riverbank:

- Almost 1.5km of concrete paths and boardwalks next to Duck River
- A new walking and cycling bridge over Duck Creek

On the eastern riverbank:

- 1km of pedestrian and cyclist paths along the streets of Silverwater with priority crossings, lighting upgrades and new street trees
- More than 1.7km of boardwalk and concrete shared path along the river corridor and in Silverwater Park.

Stage Two will focus on improving safety and amenity for pedestrians and cyclists on the streets between Clyde and Silverwater, while Stage Three include plans for a new bridge over Duck Creek and the foreshore paths on both sides.

Local Member for Parramatta, Donna Davis MP said it's great to see more green spaces for the community to enjoy.

"\$28.5 million from the NSW Government for the establishment of the Duck River Nature Trail will make this hidden pocket of natural beauty in Silverwater accessible for the whole community to enjoy."

"This nature trail is a good example of how our government is funding access to green spaces to provide more great spaces for everyone."

The more than \$28.5 million project is proudly funded by City of Parramatta and the NSW Government's Western Sydney Infrastructure Grants and Get Active NSW program and is set to be opened in three stages between 2026 and 2028.

To view the interactive map and have your say on Stage 1 of the Duck River Nature Trail at Silverwater Park, visit [Participate Parramatta](#).

Share f e

## Media articles

## Ellas list

Region/Location N/A · Item ID 1005337575 · ASR 10,643 · Unique Daily Visitors 5,398 · Word Count 778 · Audience 14,170

*Note: This article conflates Duck River Nature Trail with Duck River Masterplan using images from both projects.*

**ellaslist**  
Family Inspiration Daily  
(?)

Sydney ▾ Sign in (/login) or Join ellaslist (/members/signup)


[DEALS \(/deals.ellaslist.com.au/\)](https://deals.ellaslist.com.au/) | [What's On \(/sydney/events\)](/sydney/events) | [Places To Go \(/sydney/venues\)](/sydney/venues) | [Around You \(/sydney/directory\)](/sydney/directory) | [Kids Classes \(/sydney/directory/kids-classes\)](/sydney/directory/kids-classes) | [Schools \(/sydney/directory/schools\)](/sydney/directory/schools) | [Best Reads \(/sydney/directory/kids-classes\)](/sydney/directory/kids-classes) | [Sensory-Friendly \(/sensory-friendly\)](/sensory-friendly) | [Family Holidays \(/family-holidays\)](/family-holidays)

🔍 search

Articles (/sydney/articles) / Sydney's Duck River Parklands Masterplan is a Vision for Green Growth

## Sydney's Duck River Parklands Masterplan is a Vision for Green Growth

All Ages  
Website  
(<https://www.cumberlandriverparklandsstrategic-masterplan>)



By: Joey Richards, 10 September 2024



Sydney's Duck River Parklands is about to receive a major green transformation through a visionary project known as the Duck River Parklands Strategic Masterplan.

This ambitious initiative is set to create a sustainable, accessible, and vibrant parkland experience for the local community while preserving the natural beauty and biodiversity of the area. Let's dive into what this masterplan involves and what it means for locals, nature lovers, and future generations.

## What is the Duck River Parklands Strategic Masterplan?



*An artist's impression of the Masterplan.*

The Duck River Parklands Strategic Masterplan, designed by [Cumberland City Council](https://www.cumberland.nsw.gov.au/duck-river-parklands-strategic-masterplan) (<https://www.cumberland.nsw.gov.au/duck-river-parklands-strategic-masterplan>) and McGregor Coxall (<https://mcgregorcoxall.com/projects/>), is a comprehensive blueprint aimed at revitalising one of Sydney's most significant green corridors. Stretching from Auburn to Granville, the Duck River runs through diverse ecosystems, wetlands, and parklands, connecting people to nature in a rapidly urbanising area.

The Masterplan envisions a greener, more accessible future for the area, with a focus on improving environmental health, expanding recreational spaces, and strengthening the community's connection with the natural environment.

### Key Features of the Masterplan



*The new Duck River Nature Trail.*

#### 1. Ecological Restoration

One of the primary goals of Duck River Parklands is to restore and enhance the area's natural ecosystems. This includes rehabilitating the riverbanks, planting native trees and shrubs, and creating wetland zones that help improve water quality and support wildlife habitats. The emphasis on biodiversity will make the parklands a haven for local wildlife, including birds, amphibians, and native plants.

#### 2. Green Corridors and Trails

The plan proposes a network of walking and cycling paths that weave through the parklands, creating a continuous green corridor along the Duck River. These paths will provide locals and visitors with a safe and scenic route for exercise, commuting, and simply enjoying the outdoors. The pathways will connect to nearby suburbs, making it easier for residents to access nature and promote active lifestyles.

#### 3. Recreational Facilities

It's not all about nature! The Masterplan outlines new and improved recreational spaces, including upgraded playgrounds, picnic areas, and sports fields. There are plans for community-focused zones, where families and friends can gather for events or casual weekend hangouts. The parklands will become a hub for both active sports enthusiasts and those looking for a tranquil space to unwind.

#### 4. Cultural and Educational Spaces

Recognising the importance of community connection, the Duck River Parklands will feature educational and cultural installations. Interpretive signage, environmental learning stations, and Indigenous heritage markers will provide visitors with insights into the area's history and the river's significance to local Aboriginal communities. This blend of recreation and learning aims to foster a sense of stewardship and respect for the environment.

#### 5. Sustainability Initiatives

The strategic Masterplan also places a strong focus on sustainability. From water sensitive urban design techniques to energy efficient lighting and facilities, the entire project is guided by eco-conscious principles. These initiatives not only reduce the park's environmental footprint but also demonstrate a commitment to combating climate change and promoting sustainability within Sydney's growing urban landscape.

### Community Engagement and Input

The Duck River Parklands Masterplan has been shaped with significant community input. Local residents and stakeholders were invited to provide feedback throughout the planning process, ensuring that the parklands reflect the needs and desires of the people who use them the most. Through consultations, surveys, and public forums, the vision for the parklands was refined, balancing environmental goals with recreational and cultural priorities.



## What Does This Mean for Sydney?



An artist's impression of the new Botanic Gardens Precinct.

The Duck River Parklands is more than just a local park upgrade—it's a significant step towards creating a greener, more sustainable Sydney. It will play a vital role in preserving Sydney's natural heritage while also catering to the growing needs of the urban population. By improving connectivity, recreational spaces, and environmental health, the Masterplan will transform Duck River into a vibrant and essential part of Western Sydney's green infrastructure.

For residents of Auburn, Granville, and surrounding suburbs, the upgrades promise a future where they can enjoy improved access to nature, healthier ecosystems, and enhanced recreational opportunities.

## Looking Forward

As the Masterplan comes to life, the area will undoubtedly become a shining example of what a well-thought-out, environmentally conscious urban park can achieve. It's an exciting time for Sydney's parklands, and Duck River is poised to be at the heart of this green transformation.

## Mirage

Region/Location Online · Item ID 1000517563 · ASR 391 · Unique Daily Visitors  
13,279 · Word Count 497 · Audience 180

12/09/2024, 09:00

New Nature Trail Unveiled for Duck River Foreshore | Mirage News


[National](#) | [World](#) | [Local](#) | [Business](#) | [Technology](#) | [Science](#) | [Life](#) | [Timeline](#)
[LATEST](#) [1st Return with Expanded Access Options](#) [Residents Urged To Prepare For King Tides 12 September](#) [Selected Price In](#)

Local 27 AUG 2024 10:22 AM AEST

[Share](#)

## New Nature Trail Unveiled for Duck River Foreshore

A concept design for a new nature trail set to transform more of Parramatta's waterways is now out for community feedback.

The Duck River is the most significant north-south watercourse in Parramatta, and beginning at Silverwater Park (Stage 1), the Duck River Nature Trail will enhance the natural green corridor along the Duck River over three stages.

Stage One will improve access to Silverwater Park along the river, with wider shared paths for pedestrians and cyclists, a new dedicated bike path under Silverwater Bridge, bicycle parking, additional bench seating, lighting, a water fountain and additional tree planting.

City of Parramatta chief executive Gail Connolly PSM said the nature trail will provide one of the few north-south protected walking and cycling routes in the Central River City.

"This is one of many landmark projects set to transform Parramatta River which will connect the M4 Shared Path and Parramatta River foreshore paths," Ms Connolly said.

"Our vision is to share our beautiful natural spaces by improving access for recreation and travel between Silverwater and Camellia with our community.

"More people are walking and cycling around our City - just look at the recently completed Alfred Street Bridge which sees 600 people a day, and our wonderful Escarpment Boardwalk which attracts 2,000 people a day enjoying the paths."

The transformative project will be delivered over the next four years in three stages and includes:

On the western riverbank:

- Almost 1.5km of concrete paths and boardwalks next to Duck River
- A new walking and cycling bridge over Duck Creek

[new-nature-trail-unveiled-for-duck-river-1303301/](#)

1/7

---

#### New Nature Trail Unveiled for Duck River Foreshore | Mirage News

On the eastern riverbank:

- 1km of pedestrian and cyclist paths along the streets of Silverwater with priority crossings, lighting upgrades and new street trees
- More than 1.7km of boardwalk and concrete shared path along the river corridor and in Silverwater Park.

Stage Two will focus on improving safety and amenity for pedestrians and cyclists on the streets between Clyde and Silverwater, while Stage Three include plans for a new bridge over Duck Creek and the foreshore paths on both sides.

Local Member for Parramatta, Donna Davis MP said it's great to see more green spaces for the community to enjoy.

"\$28.5 million from the NSW Government for the establishment of the Duck River Nature Trail will make this hidden pocket of natural beauty in Silverwater accessible for the whole community to enjoy."

"This nature trail is a good example of how our government is funding access to green spaces to provide more great spaces for everyone."

The more than \$28.5 million project is proudly funded by City of Parramatta and the NSW Government's Western Sydney Infrastructure Grants and Get Active NSW program and is set to be opened in three stages between 2026 and 2028.

To view the interactive map and have your say on Stage 1 of the Duck River Nature Trail at Silverwater Park, visit [Participate Parramatta](#).

## National Tribune

Region/Location Online · Item ID 1000522394 · ASR 29 · Unique Daily Visitors 2,001 · Word Count 474 · Audience 36



nationaltribune

## Design revealed for new nature trail on Duck River foreshore

NSW | 27 Aug 2024 10:24 am AEST Share

A concept design for a new nature trail set to transform more of Parramatta's waterways is now out for community feedback.

The Duck River is the most significant north-south watercourse in Parramatta, and beginning at Silverwater Park (Stage 1), the Duck River Nature Trail will enhance the natural green corridor along the Duck River over three stages.

Stage One will improve access to Silverwater Park along the river, with wider shared paths for pedestrians and cyclists, a new dedicated bike path under Silverwater Bridge, bicycle parking, additional bench seating, lighting, a water fountain and additional tree planting.

City of Parramatta chief executive Gail Connolly PSM said the nature trail will provide one of the few north-south protected walking and cycling routes in the Central River City.

"This is one of many landmark projects set to transform Parramatta River which will connect the M4 Shared Path and Parramatta River foreshore paths," Ms Connolly said.



"Our vision is to share our beautiful natural spaces by improving access for recreation and travel between Silverwater and Camellia with our community.

"More people are walking and cycling around our City – just look at the recently completed Alfred Street Bridge which sees 600 people a day, and our wonderful Escarpment Boardwalk which attracts 2,000 people a day enjoying the paths."

The transformative project will be delivered over the next four years in three stages and includes:

On the western riverbank:

- Almost 1.5km of concrete paths and boardwalks next to Duck River
- A new walking and cycling bridge over Duck Creek

On the eastern riverbank:

- 1km of pedestrian and cyclist paths along the streets of Silverwater with priority crossings, lighting upgrades and new street trees
- More than 1.7km of boardwalk and concrete shared path along the river corridor and in Silverwater Park.

Stage Two will focus on improving safety and amenity for pedestrians and cyclists on the streets between Clyde and Silverwater, while Stage Three include plans for a new bridge over Duck Creek and the foreshore paths on both sides.

Local Member for Parramatta, Donna Davis MP said it's great to see more green spaces for the community to enjoy.

[ps://www.noradistributors.com.au/design-revealed-for-new-nature-trail-on-duck-river-foreshore/](https://www.noradistributors.com.au/design-revealed-for-new-nature-trail-on-duck-river-foreshore/)

1/10

---

04/08/24, 08:00 Design revealed for new nature trail on Duck River foreshore | The Noradistributors

"\$28.5 million from the NSW Government for the establishment of the Duck River Nature Trail will make this hidden pocket of natural beauty in Silverwater accessible for the whole community to enjoy."

"This nature trail is a good example of how our government is funding access to green spaces to provide more great spaces for everyone."

The more than \$28.5 million project is proudly funded by City of Parramatta and the NSW Government's Western Sydney Infrastructure Grants and Get Active NSW program and is set to be opened in three stages between 2026 and 2028.

To view the interactive map and have your say on Stage 1 of the Duck River Nature Trail at Silverwater Park, visit [Participate Parramatta](#).


[Councilnews.com.au](https://councilnews.com.au)

## Design revealed for new nature trail on Duck River foreshore

A concept design for a new nature trail set to transform more of Parramatta's waterways is now out for community feedback.


City of Parramatta Council

27 Aug 2024

 Read more


## 6. Appendix B

### Social media comments






 Brolly | export

9:00:05 AM 08 Aug 2024

Created Post

 City of Parramatta

With a number of birds and native animals calling Duck River and surrounds their home, the Duck River Nature Trail will be designed with the smallest footprint possible and placed in locations which will tolerate disturbance. Duck River Nature Trail's boardwalks and paths will offer the community safe access to the wetland areas of Duck River, unlocking new pedestrian and cycle paths for all to enjoy with potential sightings of animals including: • Grey Headed Flying Fox • Eastern Dwarf Tree Frog • Satin Bowerbird • Superb Fairy Wren • Red-Browed Finch In addition to the mangrove vegetation that lines the riverbanks, wildflowers are common in late winter, and small orchids may be observed. Think more green space and nature experiences is what Parramatta needs? Have your say on the Duck River Nature Trail before 5pm on Monday 2 September at <https://participate.cityofparramatta.nsw.gov.au/duck-river-nature-trail> Wildlife Photography Credits: Grey Headed Flying Fox - Ofer Levy Eastern Dwarf Tree Frog; Superb Fairy Wren; Red-Browed Finch - Mark Fuller



PARTICIPATE.CITYOFPARRAMATTA.NSW.GOV.AU (view link)

Details

Source: Facebook page

Action time: 9:00:05 AM 08 Aug 2024

Action type: Created

Record type: Post

Application: Emplifi

Collection time: 9:00:13 AM 08 Aug 2024

Collection type: Realtime

Hashtags:

Brolly reference: Brolly link

Export generated: 2:44:48 PM 10 Sep 2024

Tags

No tags

Notes

No notes





**Councillor Kellie Darley for City of Parramatta**

9:27:32 AM 08 Aug 2024 Created

Our Living River



**Caryl Wiggins**

11:04:07 PM 08 Aug 2024 Created

Councillor Kellie Darley for City of Parramatta hi is there a map of this creek project, basic plans.



**Councillor Kellie Darley for City of Parramatta**

6:30:04 AM 09 Aug 2024 Created

Hi Caryl Wiggins yes there is a map and basic concept plans available on the Participate Parramatta website -  
<https://participate.cityofparramatta.nsw.gov.au/duck-river-nature-trail>



**Garry Robinson**

2:03:29 PM 08 Aug 2024 Created

The existing Ducks creek track needs a lot of love.  
<https://photos.app.goo.gl/Ng4QbNprpg77NBsG6>



**Kristy's Studio**

2:09:53 PM 08 Aug 2024 Created

wow!



**City of Parramatta**

9:32:23 AM 12 Aug 2024 Created

☐ Be sure to check out the full proposal at the link in the post. If you have any feedback, feel free to make a submission!



**Tristan Kent**

4:03:00 PM 08 Aug 2024 Created

This is going to be amazing ☐

**City of Parramatta**

9:31:12 AM 12 Aug 2024 Created

Hope you've had a chance to check out the full proposal and info at the link, be sure to leave a submission if you have any feedback too ☐

**Annmarie Marshall**

10:37:22 AM 09 Aug 2024 Created

I think it's wonderful however it's a crime that City of Parramatta doesn't feel the same way about our suburbs & is allowing every tree to be cut down to make way for OVER development 😞 We have lost hundreds of Jacaranda trees all thanks to a council that doesn't care about the environment to make \$\$ for their own pockets. Then worse, give it to some already financed football club by deception 😞😞 Let's see how long this post lasts

**Garry Robinson**

11:02:32 AM 09 Aug 2024 Hidden

The existing Ducks creek track needs a lot of love.  
<https://photos.app.goo.gl/Ng4QbNprpg77NBsG6>

**Mark Markislav Priest**

9:37:06 AM 12 Aug 2024 Created

So keen to see check this out once the trail is completed and open! Had no idea there were so many different animals living along the river



**City of Parramatta**

9:42:52 AM 12 Aug 2024 Created

Mark Markislav Priest there are plenty of birds and native animals calling Duck River home, Mark! Check out the full details of the proposal at the link in the post, and be sure to leave a submission if you have any feedback :)



**Mark Markislav Priest**

10:16:48 AM 12 Aug 2024 Created

City of Parramatta thanks it looks great, can't wait to see meet all the native birds and frogs along the finished trail ☐



**Mark Markislav Priest**

10:17:07 AM 12 Aug 2024 Edited

City of Parramatta thanks it looks great, can't wait to meet all the native birds and frogs along the finished trail ☐



**Addison Mackenzie**

2:38:16 PM 12 Aug 2024 Created

While City of Parramatta is at, what is the environmental plan of tree and air quality within the suburbs of Duck Creek. In 2000 if council had grown trees and canopy around blaxcell, Clyde, Mona St etc with nature strip's put back to their original state and working with indigenous elders and community to restore native fauna and flora around, that would bring more native wildlife to the area and better moods for the residents as well as air quality.



**City of Parramatta**

7:53:19 AM 15 Aug 2024 Created

Hi Addison Thanks for your interest in our plans for Duck River. The majority of Duck Creek and Little Duck Creek is within Cumberland Council. However, we can advise that City of Parramatta is committed to delivering improvements on various environmental measures and these are outlined in our Environmental Sustainability Strategy. A new strategy recently endorsed by Council will be released shortly. Among the many goals featured in the strategy is Council's focus on expanding its tree canopy to deliver the environmental benefits you mention, and to transform of our waterways to improve water quality and biodiversity. This calendar year, there have been more than 500 trees planted in our streetscapes programs and the majority were natives. For a number of projects, including the Duck River Nature Trail, there will be consultation with Dharug and design concepts built on Working with Country principles. Stage 2 and Stage 3 of the Duck River Nature Trail will seek to improve access as well as cultural and ecological understanding of the foreshore with the community. Also, recognising our work to create the nature trail will be in and around sensitive flora and fauna habitat, the proposed tree and understorey planting will be species found within the endemic vegetation communities along Duck River. Please make sure you follow the link in the post above to visit Participate Parramatta and make a submission on Stage 1.



9:00:03 AM 26 Aug 2024 Created Post

**City of Parramatta**

Have you had your say on the concept design for Silverwater Park? Stage 1 of the Duck River Nature Trail project sees upgrades to Silverwater Park including widening paths, installing eco-lighting, tree planting and adding a water fountain and more seating. View the plans for Stage 1 – Silverwater Park at <https://participate.cityofparramatta.nsw.gov.au/duck-river-nature-trail>. Have your say before 5pm Monday 2 September.




[PARTICIPATE.CITYOFPARAMATTA.NSW.GOV.AU](https://participate.cityofparramatta.nsw.gov.au) (view link)

6

### Details

Source: Facebook page  
 Action time: 9:00:03 AM 26 Aug 2024  
 Action type: Created  
 Record type: Post  
 Application: Emplifi  
 Collection: 9:00:20 AM 26 Aug 2024  
 time:  
 Collection: Realtime  
 type:  
 Hashtags:  
 Brolly: Brolly link  
 reference:  
 Export: 2:44:42 PM 10 Sep 2024  
 generated:

### Tags

No tags

### Notes

No notes

### Comments



**Jacob Rushner**  
 9:47:43 AM 26 Aug 2024 Created



**Daniel Palombi**  
 9:49:13 AM 26 Aug 2024 Created

DB Wayne



**Jacob Rushner**  
 9:56:14 AM 26 Aug 2024 Hidden





**Daniel Palombi**

9:49:13 AM 26 Aug 2024 Created

DB Wayne



**Jacob Rushner**

9:56:14 AM 26 Aug 2024 Hidden



**Jacson Patrick**

2:36:15 PM 26 Aug 2024 Created

Looks great



**Johannes Adrian**

10:55:46 PM 27 Aug 2024 Created

Have you given up on Sue savage park? We can't even get a lawn mower out to Toongabbie. What do we need to do to actually get action from this council?



**City of Parramatta**

12:28:47 PM 04 Sep 2024 Created

Hi Johannes Council is continuing to maintain Sue Savage Reserve and planning for the \$4M+ multigenerational recreational facilities is underway. This project is a joint Council and NSW Government project with a deed of agreement which sets key milestones that must be achieved. Construction is planned to start early next year. In March this year, Council undertook all the required site investigation works, and we are preparing the tender for construction which is due to go out later this month. As part of the project, Council will deliver a range of recreational activities and facilities including fitness stations, a skate park, BMX pump track, and accessible public toilets. The plans also include additional car spaces on the reserve edge and along Chanel Street. This additional parking will help with current car parking issues. You can find more information including the concept plan on Participate Parramatta

<https://participate.cityofparramatta.nsw.gov.au/sue-savage-masterplan> As for other works in Toongabbie our Capital Works program


<https://www.cityofparramatta.nsw.gov.au/council/capital-works> currently shows 11 projects including kerb and gutter renewal, footpath replacement, roundabouts, flood mitigation works etc Should there be maintenance works in Toongabbie such as grass mowing in parks, tree trimming that you would like Council to consider, please email

[Council@cityofparramatta.nsw.gov.au](mailto:Council@cityofparramatta.nsw.gov.au) or complete a service request form online

<https://onlineservices.cityofparramatta.nsw.gov.au/ePathway/Prod/Web/Custom/services.htm>










9:00:06 AM 26 Aug 2024


CreatedPost



City of Parramatta

Have you had your say on the concept design for Silverwater Park? Stage 1 of the Duck River Nature Trail project sees upgrades to Silverwater Park including widening paths, installing eco-lighting, tree planting and adding a water fountain and more seating. View the plans for Stage 1 – Silverwater Park at the link in our bio. Have your say before 5pm Monday 2 September.



 1

Details

Source: Instagram

Action time: 9:00:06 AM 26 Aug 2024

Action type: Created

Record type: Post

Application: N/A

Collection: 9:07:47 AM 26 Aug 2024

time:

Collection: Realtime

type:

Hashtags:

Brolly: Brolly link

reference:

Export: 2:44:46 PM 10 Sep 2024

generated:


Tags

No tags

Notes

No notes

Comments



peteshmigs

10:12:49 AM 26 Aug 2024 Created

Basketball court. The demand is substantial throughout LGA.



## Comments



**Antony Dj-esky Zbik**

7:24:04 AM 18 Aug 2024 Created

How polluted is Duck River? Don't disturb the dioxins unless you want another mass fish die off! What about the rumored Radioactive ☢ waste?



**City of Parramatta**

12:18:20 PM 26 Aug 2024 Created

Hi Anthony, construction methodology will be looked at during the Environmental Impact Statement however minimal disturbance of the environment including the riverbed is the goal. The project will be managed in consultation with all appropriate state agencies including the Environment Protection Authority. We can't speculate on rumours, if you have concerns it might be something to report to the NSW Environment Protection Authority.



**Howard Pharo**

11:20:46 PM 20 Aug 2024 Created

Would this link up with the Stage 2 light Rail Bridge to Rydalmere - West Primrose Park?



**City of Parramatta**

12:16:34 PM 26 Aug 2024 Created

Hi Howard, you will be able to use the Silverwater Bridge and the existing paths in Eric Primrose to connect to PLR 2.

**Charlie Noneofyourbuis**

12:24:12 PM 18 Aug 2024 Created

Get rid of the cycle path. A large footpath will suffice. Save the money, End the war on cars, make roads vehicle worthy again!

**David Neill**

2:33:55 PM 22 Aug 2024 Created

Having lived in area at a time of toxic industry on these sites for 50 years I am amazed how come anyone is allowed to certify toxic clean.

**City of Parramatta**

12:17:44 PM 26 Aug 2024 Created

Hi David, efforts are being made to clean up the Parramatta River and its tributaries and there has been good progress in the last 10 years. No one is suggesting swimming or fishing in this part of the river. We're providing opportunities to enjoy it and the flora and fauna from the safety of a boardwalk.

**Hilary Morrison**

4:13:30 PM 21 Aug 2024 Created

Take it all the way to join the Duck Creek walk and cycle track in Auburn.

**City of Parramatta**

12:15:52 PM 26 Aug 2024 Created

Hi there Hilary, there are more plans to link pedestrian and cyclist paths across the Parramatta Local Government Area. You might be interested in the recently exhibited Wilderline to Duck River which connects from the M4 to LGA boundary at Clyde – this is as close as we can get to Duck River south. See <https://participate.cityofparramatta.nsw.gov.au/wilderline-to-duck-river-pedestrian-and-cyclist-paths>



**Steve Rowe**

3:45:21 PM 24 Aug 2024 Created

Asbestos all along the river Banks

**City of Parramatta**

8:34:24 AM 27 Aug 2024 Created

Hi Steve, like all of City of Parramatta projects, work at Duck River will be undertaken with extensive testing (following Environment Protection Authority and SafeWork NSW protocols), should asbestos materials be found, a specialist Asbestos Management Plan and remediation plan will be developed to ensure the site is made safe.

**Raymond Gill**

10:09:21 AM 25 Aug 2024 Created

Is that near Old James hardie manuf plant

**City of Parramatta**

8:35:53 AM 27 Aug 2024 Created

Hi Raymond, the old James Hardie site was in Camellia. While there is still some industry around the proposed site, the Duck River Nature trail is along the foreshore. However, like all City of Parramatta projects, work at Duck River will be undertaken with extensive testing (following Environment Protection Authority and SafeWork NSW protocols), and should asbestos materials be found, a specialist Asbestos Management Plan and remediation plan will be developed to ensure the site is made safe.

**Nas McComber**

7:57:06 AM 26 Aug 2024 Created

We need more trees that support our nocturnal Australian wildlife in our green corridors. Not concrete bike paths and lighting. You guys just don't get it

**Charlie Noneofyourbuis**

11:01:28 AM 29 Aug 2024 Hidden

Get rid of the cycle path. A large footpath will suffice. Save the money, End the war on cars, make roads vehicle worthy again!

**Antony Dj-esky Zbik**

7:56:37 AM 18 Aug 2024 Created

Don't disturb the local bullshark breeding grounds, the dioxins in the mud layers should be handled carefully as not to impact on the local wildlife.

**Mal Locke**

11:16:49 PM 19 Aug 2024 Created

They can't even look after canal that runs along m4 it's all overgrown

**Mal Locke**

8:21:04 AM 20 Aug 2024 Hidden

They can't even look after canal that runs along m4 it's all overgrown

**Louise Tassone**

8:27:33 AM 26 Aug 2024 Created

Online Seamer

**Stuart Reiss**

4:22:17 PM 18 Aug 2024 Created

It would be really wonderful if the City of Parramatta could name the walk in memory of 12 year old Quanne Diec who lost her young life in 1998 ☐

**Karen Crawford**

8:55:33 AM 19 Aug 2024 Created

Sounds a great idea

**Woolzy J Stryker**

11:07:22 PM 20 Aug 2024 Created

City of Parramatta there's an error on this page- link broken ?

**City of Parramatta**

8:37:43 AM 21 Aug 2024 Created

**City of Parramatta**

8:37:43 AM 21 Aug 2024 Created

Hey there Woolzy, sorry to hear you're having trouble with the link. Try this one and let us know if you're still not able to see the page:

[https://participate.cityofparramatta.nsw.gov.au/duck-river-nature-trail?utm\\_medium=social&utm\\_source=cityofparramatta&utm\\_campaign=duck-river-nature-trail&utm\\_content=paid-social](https://participate.cityofparramatta.nsw.gov.au/duck-river-nature-trail?utm_medium=social&utm_source=cityofparramatta&utm_campaign=duck-river-nature-trail&utm_content=paid-social)

**Ian Bell**

11:40:15 AM 22 Aug 2024 Created

Is that going to be the same promise/idea that the government made that there was going to be a 20 year plan to upgrade the cycle/pedestrian way from Potts Hill to beyond the Prospect Reservoir. The Minns government pledged an upgrade if the grounds of the Prospect Reservoir. That has all come to a silent stop. That was big hype for nothing

**City of Parramatta**

12:16:58 PM 26 Aug 2024 Created

Hi Ian, Duck River Nature Trail has confirmed funding from the NSW Government and Council and is scheduled for completion in 2028.

**Ian Bell**

12:25:55 PM 26 Aug 2024 Created

City of Parramatta good to hear. It was just that we were let down by the state government in relation to the funding of the cycle/pedestrian way from Pitts Hill to the Prospect Reservoir

**Derryn-Louise John**

12:22:59 PM 23 Aug 2024 Created



Great idea.

**John Darcy**

10:08:12 PM 23 Aug 2024 Created

That area is busy with snakes. Got a solution?

**City of Parramatta**

8:35:06 AM 27 Aug 2024 Created

Hi John, part of the preparation that goes into projects like this is extensive environmental impact studies to identify any risk to the environment or to the community. A number of these locations will involve a boardwalk that will allow water as well as all manner of life to pass beneath.

**Hilary Morrison**

10:27:17 PM 24 Aug 2024 Created

Why not link it to the Duck Creek walk and cycle way in Auburn that takes you to the Auburn Botanical Gardens?

**City of Parramatta**

8:33:49 AM 27 Aug 2024 Created

Hi there Hilary, there are more plans to link pedestrian and cyclist paths across the Parramatta Local Government Area. You might be interested in the recently exhibited Wilderline to Duck River which connects from the M4 to LGA boundary at Clyde – this is as close as we can get to Duck River south. See <https://participate.cityofparramatta.nsw.gov.au/wilderline-to-duck-river-pedestrian-and-cyclist-paths>

**Scott Jamieson**

8:20:28 AM 25 Aug 2024 Created

That'll be amazing when camellia and silverwater industrial area is all transformed into high density housing.





**Sam Tsungal**

3:50:21 PM 15 Aug 2024 Created

How many trees will be cut down to build this



**City of Parramatta**

12:17:20 PM 26 Aug 2024 Created

Hi Sam, the goal here is minimal footprint, future stages - particularly along the river - will be driven by the ecology, topography and land access with tree and mangrove retention central to the design brief.



**Adi Mogilevsky**

6:43:43 PM 15 Aug 2024 Created

Could we connect Pemulwuy reserve to this trail too?



12:17:20 PM 26 Aug 2024 Created

Hi Adi City of Parramatta is looking to increase pedestrian and cyclist path connectivity across the Local Government Area to reduce reliance on cars for short trips and to make active transport more appealing for both leisure and travel. The recently exhibited Toongabbie to Westmead plan proposes a link along Park Parade. The Bike Plan also has a number of proposed paths. Council endorsed the plans and next steps, however some of the land is in Cumberland Council and access for some of the proposed paths would be subject to approval from Greater Sydney Parklands Trust who look after Mays Hill. For more information on these plans please see the respective links <https://participate.cityofparramatta.nsw.gov.au/toongabbie-westmead-active-transport-corridor> and <https://participate.cityofparramatta.nsw.gov.au/bike-plan-refresh>



**Ralph Buttigieg**

6:41:35 AM 14 Aug 2024 Created

Are there any opportunities for swim areas along the river? Or is it too polluted?

**Pip Rouge**

6:51:30 AM 14 Aug 2024 Created

Ralph Buttigieg if you want cancer, swim.

**Pip Rouge**

9:13:44 AM 14 Aug 2024 Hidden

Ralph Buttigieg if you want cancer, swim.

**Liam David Healy**

12:57:37 PM 14 Aug 2024 Created

Ralph Buttigieg way too polluted.

**Jay Blackicusmambais**

8:34:49 AM 16 Aug 2024 Unhidden

Ralph Buttigieg there's also the Bull Sharks in Parra River, I wouldn't swim in there even if the water was clean 😬

## Comments

**Nikki Estrada Natividad**

11:58:07 PM 14 Aug 2024 Created

Monty Al-Yassri

**Romain Petron**

6:41:16 PM 15 Aug 2024 Created

That's a great project! City of Parramatta



To: Participate Parramatta <participate@cityofparramatta.nsw.gov.au>

Subject: Duck River Nature Trail - Stage One - Feedback and new proposal for diversion of part of trail away from ind streets

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

Good Morning Mark

We are the owners of **REDACTED** Silverwater Road Silverwater. We are keen for progress and development in the City of Parramatta. We would greatly appreciate if you could consider diverting the nature trail to the other side of Duck River from Silverwater Park via an access bridge into the mangroves of Camellia. This allows access by Rosehill and Camellia into the Nature Trail plus opens access into Sydney Olympic Park and surrounding parks & sporting facilities. It is our recommendation the nature trail returns via another access bridge, back into your current planned nature trail at the end of Holker Street Silverwater or similar. Please see attached marked up maps for greater detail.

The benefit of this proposal:

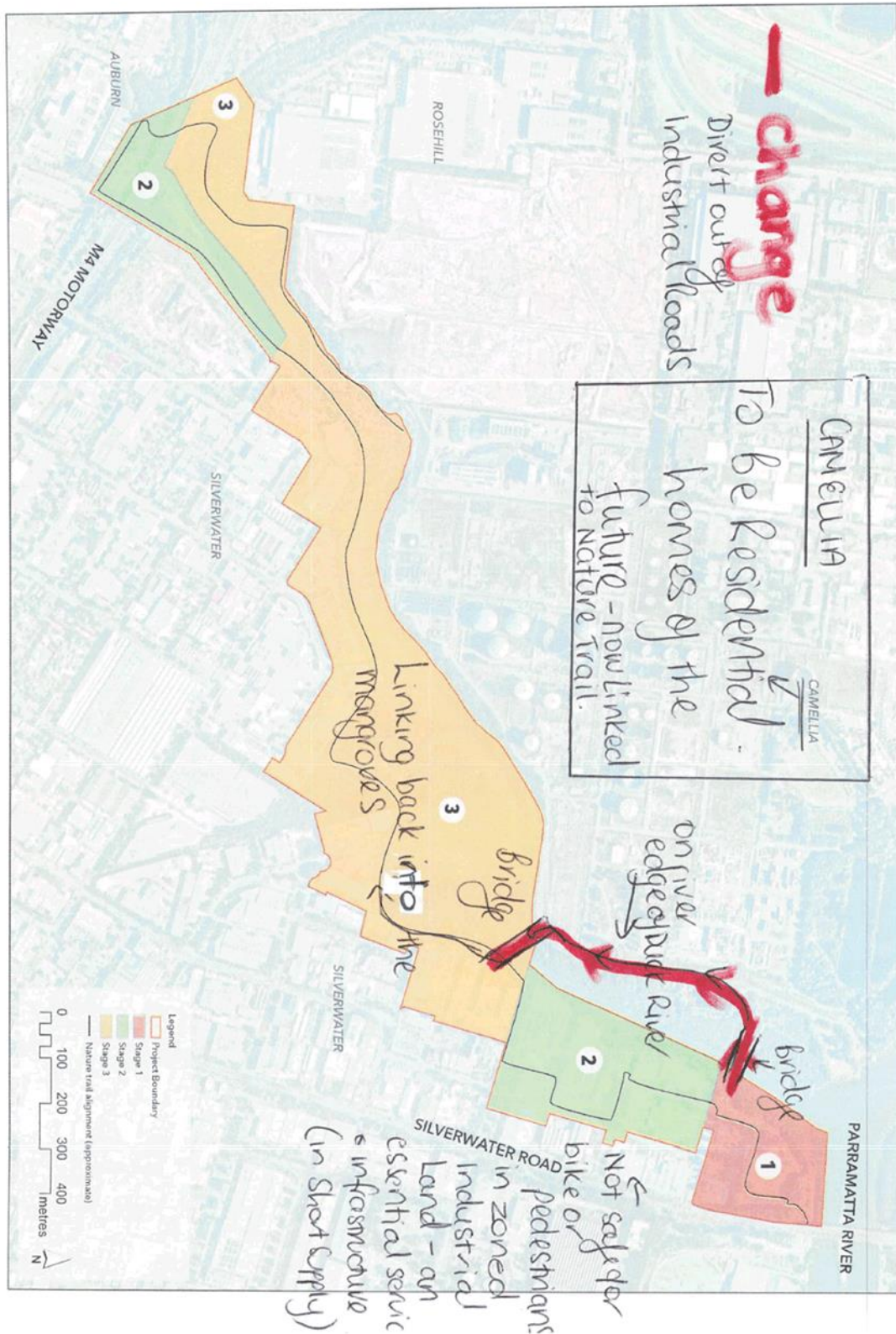
1. Industrial land is in short supply in Sydney. Silverwater is the centre of the Sydney basin. This zoned industrial land provides an essential critical service to the community. With our rising population out West, this industrial land is the key to logistics movements of essential goods and services. This land must be fully utilised and done so in the most efficient manner. Currently warehousing in Singapore is multi-level warehousing with external lifts for trucks to load and unload on all levels. This is the future of Silverwater warehousing. This will triple the truck road activity in this area. We need to plan for this road traffic management. Large long trucks will service this area 7 days a week, 24 hours a day in order to meet the demands of the growing Western population. This nature trail restricts the future industrial use of this land because the planned bike track and pedestrian walk are reducing the width of our accessible side streets. Silverwater Road is not accessible because it is a 3 lane major road that is grid locked, no allowing such trucks to turn. Currently from our driveway in Holker Street, we are trapped in our car park due to the current back log of cars and trucks trying to exit on Silverwater Road.
2. Moving the nature trail and bike track away from industrial zoned streets is much safer for the users of this facility
3. Increased anticipated daily traffic movement in River Street, Shaft Street (very narrow street with grave concerns for ability of large trucks to access this area), Holker Street & Silver Street Silverwater due to upcoming major copper recycling centre being located at 188 Silverwater Road Silverwater (access from side streets only). There are plans for this area to become a major NSW Government Funded recycle centre. Return and Earn Recycle Centre has just opened and trading at 196 Silverwater Road Silverwater. We are concerned the bike track and nature trail will be located on the footsteps of a major copper recycling centre that will have significant traffic movements across a bike track and nature trail.
4. Service NSW is in River Street Silverwater and services the area for all NSW government services including driving tests, MV and truck driving licences. This alone has a high daily traffic movement. Please provide to us the number of daily visitors to the Centre alone.
5. There is no amenity or enjoyment walking or bike riding through industrial streets;
6. We are concerned with an increased in nighttime crime & damage to our essential industrial buildings; Graffiti & crime is a significant cost to business owners.

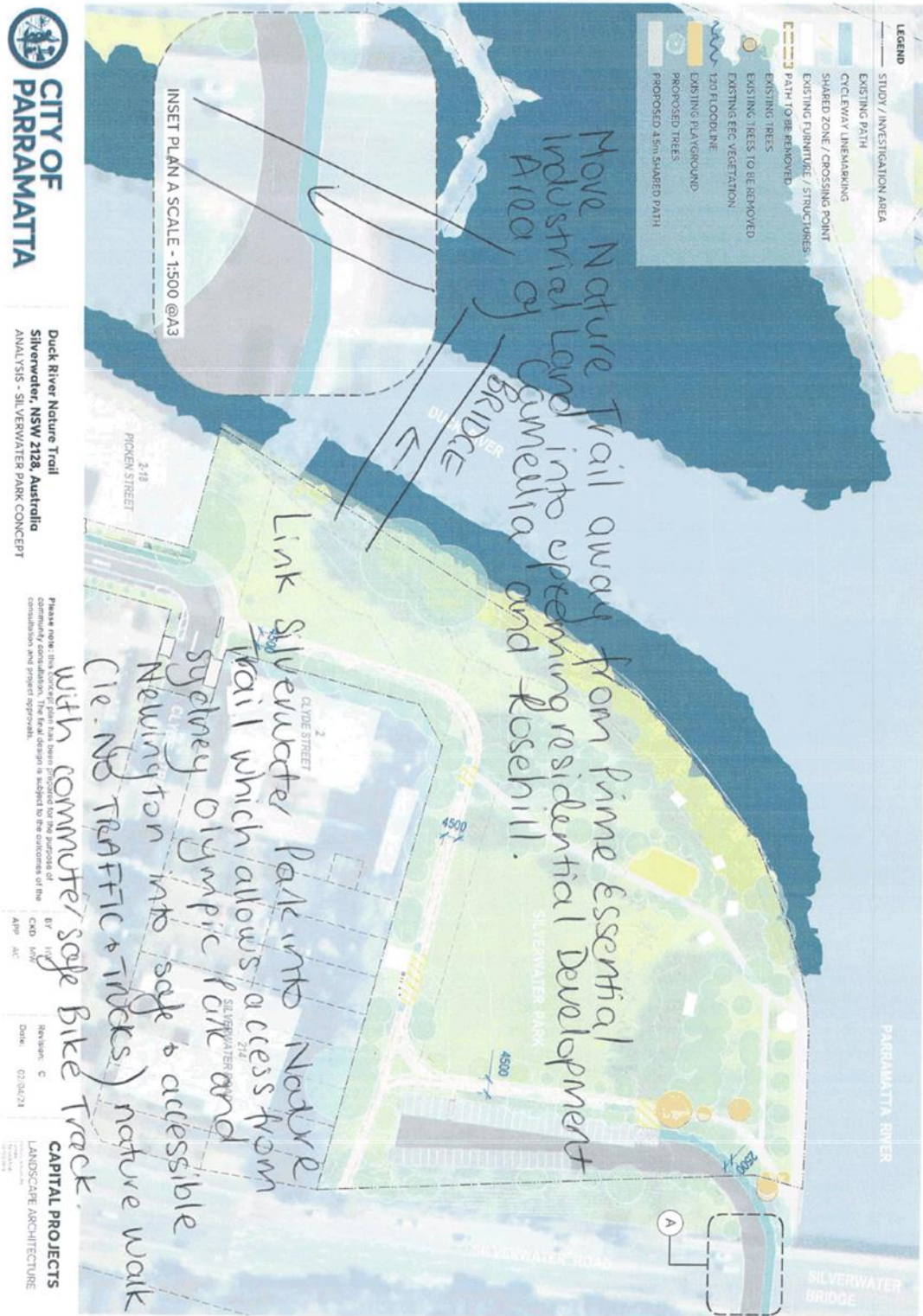
We would appreciate assurance the bike lanes and pedestrian access will not impede the functionality of our planned future multi-level warehousing on the site of **REDACTED** Silverwater Road Silverwater.

We kindly request the opportunity to meet you onsite to explain further our diversion of the nature trail away from the industrial streets of Silverwater in Stage 2.

Kind regards









Written submissions to Council. Note some minor corrections to spelling and grammar have been made to submissions to ensure legibility without compromising the intent								
ID	Location	Support Stage 1	Stage 1 comment	Officer Comment	Support for DRNT	DRNT Comment	Officer Comment	
1	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
2	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
3	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
4	Outside LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
5	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
6	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes, to extent	As long as it doesn't impact the flora and fauna negatively	The alignment for the Nature Trail in Stage 3 (that is still in development) will respond to the topography and ecology along Duck River to minimise impacts.	
7	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
8	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
9	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
10	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
11	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
12	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
13	Rosehill	Yes, to an extent	Retaining as much of the green space as possible would be my preference.	The alignment of the path has been located to minimise impacts to the open space and existing vegetation by following the edges of the park and staying on a similar alignment to the old path.	Yes	No further comment beyond support provided.	Support noted.	
14	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
15	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
16	Outside LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
17	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
18	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
19	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
20	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
21	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
22	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes, to extent	As long as it doesn't interfere with the ecosystem and further damage the river banks as a key ecological resource in Western Sydney	The alignment for the Nature Trail in Stage 3 (that is still in development) will respond to the topography and ecology along Duck River to minimise impacts.	
23	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
24	Rosehill	No	I believe it will be a white elephant that gets little use and a potential magnet for criminal activity	Similar paths on the Parramatta River attract 300,000 - 1,000,000 users every year depending on proximity to the CBD. The project also includes lighting upgrades that will improve visibility. Similar projects have drawn an increase in people using the new pedestrian and cycling paths, and this has improved passive surveillance in the area. There have not been any known reports of increased crime or anti-social behaviour resulting from similar facilities along the Parramatta River.	No	I believe it will be a white elephant that gets little use and a potential magnet for criminal activity	Similar paths on the Parramatta River attract 300,000 - 1,000,000 users every year depending on the location. The project also includes lighting upgrades that will improve visibility. Similar projects have drawn an increase in people using the new pedestrian and cycling paths, and this has improved passive surveillance in the area. There have not been any known reports of increased crime or anti-social behaviour resulting from similar facilities along the Parramatta River.	
25	Rosehill	Unsure	I didn't have a close look at this.	Noted	Yes	No further comment beyond support provided.	Support noted.	
26	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
27	LGA	Yes, to an extent	The toilet facilities next to the southern pathway are never open and when they are they are hard to access, not really accessible given the transformation of the Silverwater park is just stage ONE of a greater link. It would be good if the existing facilities were available and accessible	This feedback will be passed onto the Parks team for their consideration and response.	Yes	No further comment beyond support provided.		
28	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
29	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
30	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
31	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
32	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
33	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	
34	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.	

35	Rosehill	No	Designed for too many people. Please no bikes. The North Entrance NSW has an inclusive pedestrian / bike track and the riders ring their bells for the walkers to get out of their way.	The proposal in Stage 1 maximises separated pedestrian and cyclist paths so that everyone can move at their own speed.	No	Please leave it to nature. Humans will ruin it.	Objection understood and noted.
36	LGA	Yes, to an extent	caution needed on overuse	The path is wide enough to allow for visual separation between pedestrians and cyclists.	Yes, to extent	over use or over human access will destroy what is left	The alignment for the Nature Trail in Stage 3 (that is still in development) will respond to the topography and ecology along Duck River to minimise impacts.
37	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
38	Outside LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
39	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
40	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes, to extent	As long as none of the flora and/or fauna are damaged or hurt in any way it is possible.	The alignment for the Nature Trail in Stage 3 (that is still in development) will respond to the topography and ecology along Duck River to minimise impacts.
41	Rosehill	Yes, to an extent	Cyclists should be banned. As a 71yo using the walk paths around Parramatta, Silverwater & Wessondale I am constantly threatened and harassed by cyclists racing past me at speed and more than half do not have bells to warn of their approach. I have been hit more than once by these people.	Council is sorry to hear of your experience. This project is proposing predominantly separated pedestrian and cyclist paths with visual separation to ensure everyone can move at their own speed. Council is also delivering a number of behaviour change programs to help address behaviour on the foreshore paths.	Yes, to extent	Cyclists should be banned. As a 71yo using the walk paths around Parramatta, Silverwater & Wessondale I am constantly threatened and harassed by cyclists racing past me at speed and more than half do not have bells to warn of their approach. I have been hit more than once by these people.	Council is sorry to hear of your experience. This project is proposing predominantly separated pedestrian and cyclist paths with visual separation to ensure everyone can move at their own speed. Council is also delivering a number of behaviour change programs to help address behaviour on the foreshore paths.
42	Outside LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
43	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
44	Outside LGA	No	This project is supposed to be a Nature Trail and these normally have soft surface and wind through a landscape in the shade of trees. What is being proposed is a wide, exposed concrete bike path without any additional tree shade. **Submitter provided a marked up plan showing additional trees on the northern and western side of the path**	Within Silverwater Park it is proposed to be a concrete path with 6 new trees. Subsequent stages within the river corridor (a majority of the project) will be a combination of concrete path and open boardwalk that allows water and light to filter through.	Yes	No further comment beyond support provided.	Support noted.
45	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes, to extent	I am wary of shared pedestrian and cycle paths unless they are clearly defined for each type of user	The majority of the proposed path in Silverwater Park will have visual separation between pedestrians and cyclists. Separate paths will also be considered in the design of Stage 2 and 3 where space allows.
46	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
47	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
48	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
49	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
50	Rosehill	Yes, to an extent	More detail on the bike paths needed	The path is proposed to be 4.3m wide with lighting, most of it with visual separation between pedestrians and cyclists.	Yes, to extent	Needs to be improved	Comment is unclear
51	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
52	LGA	Yes, to an extent	Again there's a lack of art or air-quality monitoring	No air quality monitoring is proposed as part of the project. Public Art may be considered as part of Stage 3 (that is still in design development).	Yes, to extent	I see no Art overlay or you said road pass to capture efficiently	Public Art may be considered as part of Stage 3 that is currently still in design development.
53	Rosehill	Yes, to an extent	Mainly the footpath. Don't cut down the trees. Make use of existing pathways to provide increased space/ overtaking space. Less destruction. Needs sections of cover and large parking facilities.	The alignment of the path has been located to minimise impacts to the open space and existing vegetation by hugging the edges of the park and staying on a similar alignment to the old path. An additional 30 trees are proposed to be planted.	Yes, to extent	Needs more cover and parking to meet up with the tram.	The Light Rail is a significant distance from this project, but is accessible as a pedestrian or cyclist across Silverwater Bridge and via the Parramatta River foreshore paths.
54	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
55	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
56	Rosehill	No	It's impacting on the green space to create the trail	Objection understood and noted. The alignment of the path has been located to minimise impacts to the open space and existing vegetation by hugging the edges of the park and staying on a similar alignment to the old path.	No	I support connections but not when this one impacts so much on the green space	Objection understood and noted. The alignment of the path will be located to minimise impacts to open space and ecology.
57	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
58	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
59	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
60	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
61	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
62	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
63	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
64	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
65	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
66	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
67	LGA	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
68	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.

69	LGA	No	Existing is ok and will only be of slight benefit once stage 2 & 3 is complete. Skip stage 1 focus on completing stage 2 & 3 sooner	The staging of the project is based upon complexity and land ownership. Stage 1 is the least complex and is wholly on Council land and has therefore been prioritised for delivery.	Yes	No further comment beyond support provided.	Support noted.
70	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
71	Rosehill	Yes	No further comment beyond support provided.	Support noted.	Yes	No further comment beyond support provided.	Support noted.
Letter	Rosehill	unsure	<p>Submitter provided detailed comments are provided as an attachment, but the key issues are summarised below:</p> <ol style="list-style-type: none"> <li>1. The effect of the proposal on access to industrial land.</li> <li>2. Safety of pedestrians and cyclists using the facility in an industrial area.</li> <li>3. Increase in traffic movements and conflict at driveways, their own and at Service NSW.</li> <li>4. There is no amenity or enjoyment in walking or riding through industrial streets.</li> <li>5. There will be an increase in crime as a result of the project.</li> <li>6. The path should be shifted to the western side of Duck River instead of the streets of Silverwater.</li> </ol>	<p>The draft plan for Stage 1 is focused on Silverwater Park. The draft concept plans on Participate Parramatta for south of Clyde Street [Stage 2] are under development and will be published on Participate Parramatta for stakeholder and community review and feedback in the future.</p> <p>Council acknowledges that one of the primary aims of the Duck River Nature Trail project is to ensure the continued viability of the businesses in Silverwater and to retain heavy vehicle access and functionality through the area. Silverwater has been identified in the City's newly-endorsed Parramatta 2030 strategy as a future jobs and industries district.</p> <p>Pedestrians and cyclists will be behind a physical barrier separating them from general traffic. Where the path crosses driveways, drivers will need to give way as they are required to do now. Similar facilities are in operation in industrial areas like Bourke Road in Alexandria.</p> <p>From video counts undertaken as part of the planning for the Duck River Nature Trail, there are a significant number of people who walk or ride along the streets of Silverwater for recreation or to access employment and services. When complete, the Duck River Nature Trail will separate people from traffic and increase the safety and amenity for pedestrians and cyclists, offering connections across the Local Government Area and support growth in both modes.</p> <p>The project also includes lighting upgrades that will improve visibility. Similar projects have drawn an increase in people using the new pedestrian and cycling paths, and this has improved passive surveillance in the area. There have not been any known reports of increased crime or anti-social behaviour resulting from similar facilities along the Parramatta River.</p> <p>Thank you for your proposal of an alternative route for Stage 2. At this point, new bridges over Duck River to Camellia would not be feasible due to the navigational clearances required to match Silverwater Bridge which would significant ramping as well as an investment beyond the budget of the project. In addition, the western edge of Camellia is privately-owned and is an active fuel import terminal.</p>			

Written submissions to Council: Note some minor corrections to spelling and grammar have been made to submissions to ensure legibility without compromising the intent				
ID	Location	ny features you would like added to Stage 1 or DRNT	Officer Comment	Officer Comment
1	LGA	Interpretive signage to explain the importance of mangroves	Opportunities for education and interpretation will be explored in Stage 3 (that is still in design development) where the project is within the natural environment.	Support noted, the paths are planned to be wide enough for visual or physical separation, or a generous shared path depending on the constraints.
2	LGA	Signage on potential birds and wildlife that are around the area if applicable	Opportunities for education and interpretation will be explored in Stage 3 where the project is within the natural environment.	Noted
3	Rosehill	More cafes and restaurant options and botanical gardens	Additional cafes, restaurants and botanical gardens are beyond the scope of this project.	The project connects at the north to the Parramatta River foreshore paths and the south to the M4 Shared Path. The M4 path connects to F5 Garside via the Alfred Street Pedestrian and Cyclist upgrade.
4	Outside LGA	Regarding the southern end of the Duck River Trail, I would like to see how this trail integrates with opportunities to continue the trail southwards along Duck River - below and beyond the M4 - and through Cumberland LGA parklands onwards to the Prospect corridor.	Council recently exhibited the Wilderline to Duck River concept plans identifying the link between the M4 Shared Path and the LGA boundary, available here: <a href="https://participate.cityofparramatta.nsw.gov.au/wilderline-to-duck-river-pedestrian-and-cyclist-paths">https://participate.cityofparramatta.nsw.gov.au/wilderline-to-duck-river-pedestrian-and-cyclist-paths</a> . South of the rail line the plans by Cumberland Council are available here: <a href="https://www.cumberland.nsw.gov.au/duck-river-parklands-strategic-masterplan">https://www.cumberland.nsw.gov.au/duck-river-parklands-strategic-masterplan</a> .	Council recently exhibited the Wilderline to Duck River concept plans identifying the link between the M4 Shared Path and the LGA boundary, available here: <a href="https://participate.cityofparramatta.nsw.gov.au/wilderline-to-duck-river-pedestrian-and-cyclist-paths">https://participate.cityofparramatta.nsw.gov.au/wilderline-to-duck-river-pedestrian-and-cyclist-paths</a> . South of the rail line the plans by Cumberland Council are available here: <a href="https://www.cumberland.nsw.gov.au/duck-river-parklands-strategic-masterplan">https://www.cumberland.nsw.gov.au/duck-river-parklands-strategic-masterplan</a> .
5	Rosehill	egated corridors and core refuge areas with enough thick low vegetation to enable the small bird fraternity to continue having a place in.	The project is aspiring to be a nature positive project that will help the community access and appreciate the ecology along Duck River.	Support noted.
6	LGA	A no access one, so wildlife can roam free. Car free ones.	Pedestrians and cyclists will be directed to stay on the paths and boardwalks. No additional vehicle access is proposed.	Noted
7	Rosehill			Support noted.
8	Rosehill	Drinking fountains	A water fountain (for people and pets) is included in the scope for Stage 1, and opportunities for more water fountains will be explored in Stages 2 and 3 that are still in design development.	Opportunities for education and interpretation will be explored in Stage 3 (that is still in design development) where the project is within the natural environment.
9	LGA			This will be a consideration for Stage 3 that is still in design development.
10	Rosehill			Support noted.
11	Rosehill			Noted.
12	Rosehill			Support noted.
13	Rosehill			Noted.
14	Rosehill	The area planned for stage three is the highest risk for cyclists to traverse as there are few links between the motorway and the river through the industrial area. I regularly traverse from near Granville station to Silverwater bridge and its very difficult. I am over the moon excited about the project and will do anything to help. I have Australian wood duck and a white faced heron in my yard near Duck Creek in the last few weeks so I know they are looking for habitat and food. I get very concerned at what look like 'spills' to me - smoky water joining clear water channels and wonder about whether the water quality is being maintained for health of eco systems. I also take photos of the rubbish in Duck Creek and hope this project will be supported by adequate and proactive clean up of the water ways. I ride a trike and much of the bike barriers for example over the motorways is not usable by me cause the length and width don't fit through and therefore I am required to go on the road. I suspect there will be an increase in non traditional modes of bikes like mine for people with injured knees and backs etc so please ensure those needs are catered for. Sharp turns and cambered surfaces are very unstable for a trike as it is like a three legged stool. so I would appreciate to ensure consideration of us.	Stage 3 is still in development and will be made available for public consultation at a later date. Please report any spills in waterways to the relevant authority. The project will include some clean up measures, however the scale will be determined through the planning process and available budget. The use of bollards and bike barriers, camber and turns will be carefully considered to respond to the wide range of users. Please report any inappropriate bollards to Council for consideration by the relevant teams.	If you would have any room for volunteers to support the project I am very happy to put my hand up to help organise community. I am not able bodied atm but I am retired with a Masters in Transport Management from Sydney Uni so would be very happy to offer my services in whatever may support the project. There are a lot of people living under the M4 and also under the bridge currently existing near Clyde. I suspect there is a lot of illegal activities with drugs etc as I see people all the time acting suspiciously in the area. Anything to improve the feelings of safety and encourage all the new apartment dwellers to use the community space would be wonderful.
15	Rosehill	Along the trail water bubblers, seating and potentially nature lookouts would be good. Other than the path, the plan does not appear to add much to the park itself.	A water fountain (for people and pets) is included in the scope for Stage 1, and opportunities for more water fountains, seating and places to view the area will be explored in Stages 2 and 3.	The path under Silverwater Bridge is proposed to be separated from vehicles by a series of low concrete blocks. The paths proposed in Silverwater Park are wide enough for visual separated between pedestrians and cyclists for most of the length. There are sections of the river where access is precluded by active uses or structures. Stage 2 that is still in design development provides an alternative to the foreshore that will be safe and enjoyable.
16	Outside LGA			Noted
17	LGA			Support noted.
18	Rosehill			Noted
19	Rosehill	Can you please try and follow the river more closely. The sections which move away from the river and follow the streets are ugly and miss making the most of the natural beauty of the area.	There are sections of the river where access is precluded by active use by businesses in Silverwater, or by physical structures. Stage 2 that is still in design development provides an alternative to the foreshore that will be safe and enjoyable.	Council recently exhibited the Wilderline to Duck River concept plans identifying the link between the M4 Shared Path and the LGA boundary, available here: <a href="https://participate.cityofparramatta.nsw.gov.au/wilderline-to-duck-river-pedestrian-and-cyclist-paths">https://participate.cityofparramatta.nsw.gov.au/wilderline-to-duck-river-pedestrian-and-cyclist-paths</a> . South of the rail line the plans by Cumberland Council are available here: <a href="https://www.cumberland.nsw.gov.au/duck-river-parklands-strategic-masterplan">https://www.cumberland.nsw.gov.au/duck-river-parklands-strategic-masterplan</a> .
20	Rosehill	Toilet, Water fountain and rest area.	A water fountain (for people and pets) and seat are included in the scope for Stage 1, and opportunities for more water fountains and seating will be explored in Stages 2 and 3. Silverwater Park has an existing amenities block.	The paths are planned to be wide enough for visual or physical separation, or a generous shared path depending on the constraints.

21	LGA	The project presentation underplays the benefits of getting people out of cars and onto bikes/scooters/on foot. There are health, mental health, reduced carbon footprint hence counter our climate crisis. Nature is good and accessibility is positive but dramatically improving non car movement is critical. I had to use google to look at connectivity because the project didn't make an effort.	Noted.	Overall an excellent project with valid objectives but needs more depth on the benefits mentioned before e.g. reduction in carbon footprint, mental and other health benefits.	Support noted.
22	LGA			N/A	Noted
23	Rosehill	Rest seating	A seat is proposed as part of Stage 1 to complement the large number of seating options available in Silverwater Park. Further options for seating will be explored in Stages 2 and 3 that are still in design development.	No	Noted
24	Rosehill			I believe these resources used on this project could be better used elsewhere across the LGA	Noted
25	Rosehill	Water, public toilets, artwork	A water fountain (for people and dogs) is included in the scope, there is an existing amenities block within Silverwater Park. Public Art may be considered in Stage 3 (that is still in design development) of the project.	It looks like it will have a lot of shade and so a good option in hot weather.	Support noted.
26	Rosehill	Drink fountain	A water fountain (for people and pets) is included in the scope for Stage 1, and opportunities for more water fountains will be explored in Stages 2 and 3.	This is an excellent proposal for recreational activities and commuters. It's also an opportunity to promote local wildlife and bushland conservation.	Support noted. Opportunities for education and interpretation will be explored in Stage 3 that is still in design development.
27	LGA	The next step is a on road link, the area is Light Industrial, so the design of this should be for all ages. But Industrial areas have issues as segregation between users of the trail as numerous Trucks that have to access the various premises, on the route, trucks reverse into driveways and loading docks often double park to do this loading and unloading operation. This already is an issue. A Unique Feature of this area is the large number of learner drivers use the route of Stage 2 to practice. These Novice drivers need to have real infrastructure that acts a separator between Road and the proposed trail route. This a unusual issue with Bike infrastructure so This stage needs careful thought, to cater for this special ha and	Plans for Stage 2 (the streets between Clyde Street and Holker Street) is planned for public consultation in the first half of 2025.	Looking forward to this trail happening, the idea of a completed Duck River trail been on the wish list for Decades. The issue is separation of heavy vehicles that use Silverwater and North Auburn Industrial one in the northern area from M4 is welcome.	Support noted. Plans for Stage 2 (the industrial streets) are still in design development.
28	LGA	Solar powered lights for all of the walkway water wells/ bubblers scattered on easy to access points along the path	Lighting is proposed for areas with good passive surveillance and on the streets. A water fountain (for people and pets) and seat are included in the scope for Stage 1, and opportunities for more water fountains and seating will be explored in Stages 2 and 3 that are still in design development.	Great initiative. Looks like it will be a wonderful place for a stroll	Support noted.
29	LGA	Seating and lighting and walking groups	A seat is proposed as part of Stage 1 to complement the large number of seating options available in Silverwater Park. Further options for seating will be explored in Stages 2 and 3 that are still in design development along with a lighting assessment.	More things for families and play grounds	Play equipment is outside the scope of this project.
30	LGA	I support this project as it gives another opportunity for people of Parramatta to be in a natural environment.	Support noted.	I'm happy to take part in this research.	Noted
31	Rosehill	Consider how to manage higher and lower speed pedestrian and bike traffic. This is becoming a problem in other nature trails e.g. those in Sydney Olympic Park. Consider child friendliness and safety. Ensure adequate lighting to enable after sunset usage especially during winter, also with consideration to potential impact to wildlife.	The paths proposed in Silverwater Park are wide enough for visual separation between pedestrians and cyclists for most of the length. Lighting is proposed in Stage 1 and plans are still being developed for Stages 2 and 3 that are currently in design development.	Good plan	Support noted.
32	LGA	ids related stuff or items	Child specific play is not part of the scope of this project, however it does aim to provide a safe and enjoyable path for children to walk and ride.	Nil	Noted
33	LGA	Ensure there is sufficient seating along the way for rests. Also that public toilet facilities are nearby & sign posted.	Silverwater Park has an existing amenities block and a seat is proposed nearby. Additional seating opportunities will be explored in Stages 2 and 3 that are still in design development.	It's a wonderful idea to open up this area. With more people living in apartments its great if they can get out & walk more.	Support noted.
34	LGA	No, looks great	Support noted.	No, great initiative	Support noted.
35	Rosehill	A big fence so humans can never reach it.	Objection understood and noted.	Please leave it to nature	Objection understood and noted.
36	LGA	some human no go areas	Pedestrians and cyclists will be directed to stay on the paths and boardwalks.	The Duck Creek area suffered large scale and long term industrial pollution. Restoration should be priority	The project aims to be a net positive contributor to ecology along Duck River, and also raise awareness amongst the community of its outstanding natural beauty.
37	Rosehill			Cannot wait	Support noted.
38	Outside LGA	As long as it is easy to access and there is a parking area to load and unload bikes family etc.	Silverwater Park has large at grade car parks either side of the bridge.	As long as this area is accessible and has areas for parking and drop of and collection points would be great.	Silverwater Park has large at grade carparks available to the general public.
39	Rosehill	Allow both cyclists and pedestrians to enjoy	The paths proposed in Silverwater Park are wide enough for visual separation between pedestrians and cyclists for most of the length.	This is a beautiful river - the more we allow cyclists and pedestrians access the more will come to love this river	Support noted.
40	Rosehill	Definitely incorporate education signs on the walk informing people about the flora and fauna present in the area, and the significance of them in the surrounding ecosystem. Perhaps have small shaded areas for people to rest in, that can double as a small shelter/feeding place (install bird feeders) for small birds and animals.	Opportunities for education and interpretation will be explored in Stage 3 where the project is within the natural environment. Additional tree planting is proposed however the scope of the project does not include physical shelters.	Other than the fact that this is a brilliant idea, no.	Support noted.
41	Rosehill	Cyclists should be banned. As a 73yo using the walk paths around Parramatta, Silverwater & Meadowbank as I am constantly threatened and harassed by cyclists racing past me at speed and more than half do not have bells to warn of their approach. I have been hit more than once by these people.	Council is sorry to hear of your experience. This project is proposing predominantly separated pedestrian and cyclist paths with visual separation to ensure everyone can move at their own speed. Council is also delivering a number of behaviour change programs to help address behaviour on the foreshore paths.	Go for it but protect pedestrians	In Stage 1 project is proposing predominantly separated pedestrian and cyclist paths with visual separation to ensure everyone can move at their own speed, for later stages (that are still in design development) the paths are planned to be wide enough for visual or physical separation, or a generous shared path depending on the constraints.
42	Outside LGA	It would be nice to have a sanctuary for native ducks so that they can repopulate, making Duck River live up to its name	A sanctuary for native ducks is not within scope of this project, however the project will aim to be nature positive.	It is a great idea and anything to increase native vegetation and canopy cover will make the City more comfortable in the summer months.	Support noted.
43	Rosehill	Information signs on native species and what people can do to help preserve their habitats.	Opportunities for education and interpretation will be explored in Stage 3 where the project is within the natural environment.	The most important thing is that these initiatives all link up somehow. The current bike way under the M4 (which I think continues all the way on to Sydney Olympic Park, although I have never tried it), with the new Alfred Street shared path, with the new Alfred Street bridge crossing Parra River, with the PLR Active Transport Link, and now the Duck River Nature Trail.	The project connects at the north to the Parramatta River foreshore paths and the south to the M4 Shared Path. Both the Parramatta River and M4 path are connected by the Alfred Street Pedestrian and Cyclist upgrade that is currently in construction.



44	Outside LGA	There should be tree planting along the western side of the proposed path, the path itself should have a soft surface - mulch, gravel, bitumen	The tree planting locations have been informed by the Parks team at Council that has to balance the open space needs with paths and vegetation. To ensure durability the path through the park will be a hard surface, in Stage 3 (that is still in design development) there will be opportunities for boardwalks that are permeable for light and water.	I applaud the concept but it should cater for walkers as well as cyclists. A genuine nature trail for walkers, closer to Duck River with a softer surface and complete separation from the cycle path would be better for cyclists and walkers.	Within Silverwater Park it is proposed to be a concrete path with visual separation between pedestrians and cyclists. Subsequent stages within the river corridor (a majority of the project) will be a combination of concrete path and open boardwalk that allows water and light to filter through.
45	LGA			If it helps to clean up Duck River and protects the flora and fauna, then I'm all for it.	Support noted.
46	Rosehill			It's a shame stage 2 cannot be along the river it must be within the industrial estate.	There are sections of the river where access is precluded by active uses or structures. Stage 2 that is still in design development provides an alternative to the foreshore that will be safe and enjoyable.
47	LGA	No		No	Noted
48	Rosehill	No		No	Noted
49	LGA	No		No	Noted
50	Rosehill	PLEASE PLEASE LIN THIS TO THE EXISTING PARRAMATTA RIVER CYCLEWAY at Silverwater. It would be a missed opportunity if you don't.	An existing connection is available via either side of Silverwater Bridge.	Link it to existing trails so people can use them.	The project connects at the north to the Parramatta River foreshore paths and the south to the M4 Shared Path.
51	LGA	Water stations for people and pets	A water fountain (for people and pets) is included in the scope for Stage 1, and opportunities for more water fountains will be explored in Stages 2 and 3 that are still in design development	No	Noted
52	LGA	Yes, commission Art you even have an art studio that could be made use of. A recognition of plays from the past the present and potentially the future. Air quality & U monitoring station	No U or air quality monitoring is proposed as part of the project. Public Art may be considered as part of Stage 3.	Where is the Art Where is the colour Where is the innovation	Public Art may be considered as part of Stage 3 (that is still in design development).
53	Rosehill	Multi level car parks with bicycle storage. Links up to the tram line. Seating along the way. Cover from sun, wind and rain at wide locations along the way. Good drainage.	The Light Rail is a significant distance from this project, but is accessible as a pedestrian or cyclist across Silverwater Bridge and via the Parramatta River foreshore paths. No multi level car park is proposed however a number of bike hoops are included in the project. Additional trees will be planted along the route where possible.	Can you clean up the river and make another swimming area and park/BB areas. With parking close by.	Making the river swimmable is beyond the scope of the project, ample parking is available either side of Silverwater Bridge.
54	Rosehill	More bikeways is always better, safer to cycle means less cars on the road	Support noted.	Look forward to better cycleways	Support noted.
55	LGA	Ensure walkway / cycleway surface is non-slip	The surface of the paths will be designed to meet the required standard for anti-slip.	No	Noted
56	Rosehill	Not impacting on so much of the green space and widening paths	Objection understood and noted. The alignment of the path in Stage 1 and the rest of the DRNT has been located to minimise impacts to ecology and open spaces.	No	Noted
57	Rosehill	An alcove or small off trail section in the saltmarsh one so people can stop/sit to enjoy it without blocking the path	Areas of respite will be explored as part of Stage 3 (that is still in development).	It would be good if some of the foreshore properties could be acquired and re-naturalised e.g. between Holier and Clyde streets	Large scale property acquisition is beyond the scope of this project.
58	Rosehill	Make sure there is a clear right of way (either a pedestrian crossing or a give way) where the cycleway intersects with the pedestrian path (e.g. the most western part marked " Shared Part / Crossing one)	At intersections with pedestrian paths, pedestrians will have priority that will be re-inforced visually.	- Has allowing seating been considered Duck River is only just west of Silverwater Bridge so it could be easily integrate with paddling options up the main Parramatta river - Especially glad to see that both sides of the river have paths. It would be nice to have more crossing over points between these sides to make it easier to walk in a loop without going the whole way	- seating is outside the scope of this project. Support noted.
59	Rosehill			I love the concept. It will be an amazing addition	Support noted.
60	Rosehill	There needs to be an easier way to access the shared path at Silverwater Park for cyclists to access the south western ramp of Silverwater Bridge. Current limited options of joining the path at the boat ramp or crossing grass parallel to the bridge is unsafe. Widening the shared path or Silverwater Bridge or direction control with existing path will help safety immensely.	The path connecting to Silverwater Bridge from Silverwater Park will be widened, however the paths on Silverwater Bridge are beyond the scope of this project.	Truly needs to be wide enough for walkers and cyclists to use the path without causing accidents.	The path in Stage 1 is proposed to have a wide path with a majority visually separated between pedestrians and cyclists, for later stages that are still in design development, the paths are planned to be wide enough for visual or physical separation, or a generous shared path depending on the constraints.
61	Rosehill	Upgrade to toilet block and add bike rack at Silverwater park. I think these will help make this park more welcoming.	A bike rack is part of the project, feedback on the amenities building will be passed onto the Parks team for their consideration.	The paths through the Badu Mangroves in SOP have great features for watching wildlife, resting and walking only tracks.	Noted.
62	Rosehill			The area will be in part through an industrial area with high and heavy vehicle traffic so will be great to see proper segregation of bicycles and pedestrians from this traffic. Dogs should be prevented from access so as to protect native wildlife	Plans for Stage 2 (the industrial streets) are still in design development, use by animals will be a consideration for Stage 3 that is also still in design development.
63	Rosehill	Shading with seating. Essential for seniors in summer	A seat is proposed as part of Stage 1 to complement the large number of seating options available in Silverwater Park. Further options for seating will be explored in Stages 2 and 3 that are still in design development. 10 trees are proposed to be planted to provide shade and minimise impacts to the open space.	Policy on use of e-scooters. Currently dangerous for both pedestrians and cyclists	A policy on e-scooters is outside the scope of this project.
64	Rosehill	Bench along the trail and drinking water spouts.	A water fountain (for people and pets) and seat are included in the scope for Stage 1, and opportunities for more water fountains and seating will be explored in Stages 2 and 3 that are still in design development.	It will be better if it can be further extended as well.	Support noted.
65	LGA			no	Noted
66	LGA	my concern as in the past walks we have been on cyclists do not consider pedestrians with not ringing their bell when approaching. I think signage is very important warning signs they cycle too fast and they think they are king of the track. o	The paths proposed in Silverwater Park are wide enough for visual separation between pedestrians and cyclists for most of the length.	maybe keep it wide for all the use safely.	The paths are planned to be wide enough for visual or physical separation, or a generous shared path depending on the constraints.
67	LGA	Please consider a later stage for a new pedestrian/ cycleway bridge over Parramatta River at Silverwater. The existing shared path will be insufficient for the increase in users coming from the Ermington side of Parramatta River	A new bridge over the Parramatta River is beyond the scope of this project, however Parramatta Light Rail Stage 2 is proposing a number of new crossings that include provision for active transport.	Keep up the good work. The residents and visitors to Parramatta appreciate the facilities.	Support noted.
68	Rosehill			think its great	Support noted.
69	LGA	Do as per other paths in the parramatta area	Noted	Skip stage 1 and get into stage 2 & 3 ASAP	The staging of the project is based upon complexity and land ownership. Stage 1 is the least complex and is wholly on Council land and has therefore been prioritised for delivery.
70	Rosehill	It would be nice to have a wharf for ferry services around Silverwater park	A ferry wharf is beyond the scope of this project.	None	Noted
71	Rosehill			Great project. Looking forward to using it when it is built. Would there be any heritage interpretation, environmental education signs, and public art incorporated along the way This would be a great resource for kids to get fit and learn about wetlands, the environment, etc.	Support noted. Opportunities for education and interpretation will be explored in Stage 3 that is still in design development.



Letter	Rosehill				
--------	----------	--	--	--	--

Written submissions to Council: Note some minor corrections to spelling and grammar have been made to submissions to ensure legibility without compromising the intent			
ID	Location	Comments about pedestrian or cyclist infrastructure in the City of Parramatta	Officer Comment
1	LGA	Parramatta needs higher quality North South cycling links. More consideration needs to be given to the need for different cycling routes for those training, commuters and those cycling for leisure.	Noted, link are currently limited to the Pitt Street / O'Connell Street shared paths in the CBD and Haslams Creek in the east, Council is currently delivering in stages a connection along Alfred Street as well as Wigram Street / Station Street East.
2	LGA	No	Noted
3	Rosehill	Needs to be more direct routes to the station and light rails	Noted, Council's endorsed Bike Plan identifies the key routes for delivery over the coming 20 years.
4	Outside LGA	I would like to see more connections and pathways along the southern bank of the Parramatta River - and active transport bridges that cross the Parramatta River.	Council is delivering paths on the southern foreshore as land and funding becomes available, with the section between Alfred St Bridge and Gasworks Bridge currently out to tender for construction. Parramatta Light Rail Stage 2 is proposing a number of new crossings that include provision for active transport.
5	Rosehill	Cycleways require maintenance just like other infrastructure. The area under the M4 needs greater attention as it quickly becomes grubby with litter, graffiti etc otherwise.	The area under the M4 is the responsibility of Sydney Motorways Corporation, this feedback will be passed on to them for their consideration and action as appropriate.
6	LGA	More infrastructure. Large areas such as parramatta CBD should become carefree, just like major cities in Europe do. For example Copenhagen, Denmark. Also more separate bike lanes, cars are inconsiderate of cyclist. Cyclist on pedestrian walks is dangerous for pedestrians as some are already racing over the footpath with no consideration for pedestrians.	There are no current plans to make the CBD car-free, however Council is proposing separated pedestrian and cyclist paths where space allows on regional routes or those with current/future high volumes and speeds
7	Rosehill	In my time in the LGA, I have noticed greater access of this type in the City of Parramatta.	Support noted.
8	Rosehill	It has not yet reached the tipping point to encourage widespread cycling. There are still gaps, pedestrian and infrastructure conflicts (e.g. bus stops blocking the shared path on auto alley). Many migrants don't know how to cycle and bicycle education is needed for kids. There are significant risks in sharing the road and many drivers are hostile to cyclists.	Noted.
9	LGA	cyclists should be more aware of pedestrians	Behaviour of a small number of users (cyclists and pedestrians) is an issue on the foreshore paths. Council is rolling out an behaviour change program to support more courteous use of the path by everyone.
10	Rosehill	The changes to area around the train station have been great and allow easy access across the main city area	Support noted.
11	Rosehill	It would be better if the lane is clearly separated for pedestrians and cyclist	Council is proposing separated pedestrian and cyclist paths where space allows on regional routes or those with current/future high volumes and speeds
12	Rosehill	More places where cyclists are separate from walkers, like near Rydalmere ferry wharf.	Council is proposing separated pedestrian and cyclist paths where space allows on regional routes or those with current/future high volumes and speeds. This includes a recently opened project completing the separated pedestrian and cyclist paths either side of Rydalmere Wharf.
13	Rosehill	Having the cyclists' lanes makes the roads much safer for cyclists and I definitely support them, but they need to be well thought out especially where they join roads without them.	Noted.
14	Rosehill	I love all the work you have done and are doing. You are changing things in a wonderful way.	Support noted.
15	Rosehill	Need to complete projects more quickly, there are many funded and scheduled for completion in Parramatta council area for the next 2-3 years and current projects are already running very late, so are struggling to complete within original available budget/design due to increasing costs over the delayed time.	Noted.
16	Outside LGA	No	Noted
17	LGA	The more - the better.	Support noted.
18	Rosehill	Need to be improved, Parramatta has the opportunity to be a walker and cyclist paradise. Not everyone owns or need a car. Road widening is pointless since it just gets filled with traffic eventually	Noted.
19	Rosehill	A pedestrian/cycling link along duck river from Silverwater Bridge to the M4 is long overdue.	Support noted.
20	Rosehill	Some areas have not enough street lights and make me feel unsafe. A lot of mosquitoes in the park land area.	Stage 1 will include lighting, however Stages 2 and 3 that are still in design development will be subject of a lighting assessment. Mosquito control is something the project is considering as part of the design development of Stages 2 and 3.
21	LGA	see above, many cities do far better than Sydney and the population benefits	Noted
22	LGA	We need more of it Cycleways are so important to connecting cities and allowing people safe travel options. However, in build cycling infrastructure we should not compromise the already diminished ecosystem, especially our mangroves and river habitats. Better signage is also required - and maps, as it can be confusing if cycle paths suddenly stop with nothing to point you to where it continues.	Support noted. Signage will be a key component of the project.
23	Rosehill	Pretty good	Support noted.
24	Rosehill	The footpaths outside of the tram line are mostly in need of repair and need to be repaired/replaced.	This feedback will be passed onto the Assets team for their consideration.
25	Rosehill	Thank you for the new bike path on Alfred street, the pedestrian bridge, and light rail path, the paths under the M4.	Support noted.
26	Rosehill	Traffic is usually hostile to cyclists even in a 40km/h zone. Giving way to pedestrians at intersections can be challenging as impatient drivers honk or dangerously try to pass around.	Council's endorsed Bike Plan identifies key behaviour change programs that will be implemented over the coming years as funding allows.
27	LGA	generally its ok for both activities. But maintenance of infrastructure is a usual issue encountered. PCC seems to be more proactive than adjoining LGA's	Support noted.
28	LGA	I think it's a great idea to encourage health n fitness for everyone.	Support noted.
29	LGA	No	Noted
30	LGA	I support this action because health professionals would welcome this initiative as it provides healthy lifestyle areas in our community.	Support noted.

31	Rosehill	Yes also mentioned above. You need to consider high speed commuter and delivery cyclists impact on slow moving pedestrian and recreational / child bike users.	Council is proposing separated pedestrian and cyclist paths where space allows on regional routes or those with current/future high volumes and speeds.
32	LGA	Nil	Noted
33	LGA	Lots of opportunity to get more people on bikes by building cycle friendly paths etc.	Support noted.
34	LGA	No, great initiative	Support noted.
35	Rosehill	Yes the Cowell's Lane park has been spoilt by too many people and dogs that spoil nature.	This feedback will be passed onto the Parks team for their consideration.
36	LGA	often cycleway and pedestrian access is invasive and passes through remnant nature areas	Objection noted.
37	Rosehill	Safety should be considered if someone is using this path alone and/or dusk/dawn time	Stage 1 will include lighting, however Stages 2 and 3 that are still in design development will be subject of a lighting assessment.
38	Outside LGA	I am 64, I am not confident in riding a bike on the street but being able to have a designated area such as this proposed track would encourage me to ride my bike and assist with improving my mobility and health.	Support noted.
39	Rosehill	Opening this beautiful area is work very well done	Support noted.
40	Rosehill	Perhaps a few cyclist only paths through nature, similar to the trails in the city where many suburbs are connected. This can promote the increased use of bicycles rather than cars.	Noted, a similar path is currently in development along Finlaysons Creek in Westmead.
41	Rosehill	Cyclists should be banned. As a 71yo using the walk paths around Parramatta, Silverwater & Meadowbank as I am constantly threatened and harassed by cyclists racing past me at speed and more than half do not have bells to warn of their approach. I have been hit more than once by these people.	Council is sorry to hear of your experience. This project is proposing predominantly separated pedestrian and cyclist paths with visual separation to ensure everyone can move at their own speed. Council is also delivering a number of behaviour change programs to help address behaviour on the foreshore paths.
42	Outside LGA	I think that it is much safer to cycle in the City of Parramatta compared to many other LGAs in Greater Sydney.	Support noted.
43	Rosehill	Alfred Street is a mess right now I don't see many bike riders now, but I hope there will be active transport initiatives introduced along Alfred Street to entice people to ride their bikes i.e. the free trials for bike rides which I wasn't aware of, and I like to consider myself an informed resident. Even share bikes, or cheap deals for locals to buy bikes.	Alfred Street is under construction at the moment and should be complete soon. Council will be rolling out a number of encouragement programs in line with the endorsed Bike Plan.
44	Outside LGA	There are too many shared paths. I know it is more expensive to have separated paths but the needs of recreational walkers are being ignored. Parramatta LGA has several excellent natural tracks e.g. Redbank Trail. If there is a need to have a cycle path it should be separated from walking tracks.	Council is proposing separated pedestrian and cyclist paths where space allows on regional routes or those with current/future high volumes and speeds.
45	LGA	I agree to both but they should be separated. I had a frightening experience once when I was almost run down by an abusive speeding cyclist on a so called shared path so now I avoid such paths	Council is sorry to hear of your experience. This project is proposing predominantly separated pedestrian and cyclist paths with visual separation to ensure everyone can move at their own speed.
46	Rosehill	No	Noted
47	LGA	I would like to have separated cycles paths that could take us from Winston Hills to Parramatta.	Council recently exhibited the draft Kleins Road pedestrian and cyclist corridor (of which Council subsequently endorsed Stage 1), available here: <a href="https://participate.cityofparramatta.nsw.gov.au/kleins-road-corridor">https://participate.cityofparramatta.nsw.gov.au/kleins-road-corridor</a> . The T-Way Cycleway also runs along Old Windsor Road from the LGA boundary to Parramatta Park.
48	Rosehill	Keep cyclists separate from pedestrian	Council is proposing separated pedestrian and cyclist paths where space allows on regional routes or those with current/future high volumes and speeds
49	LGA	No	Noted
50	Rosehill	Needs improvement. Need more to make it less car dependent. Hill road traffic is already awful. The closure of the PUBLIC riverside path due to the Sanctuary development is absolutely disgraceful.	Noted, both Council and TfNSW are delivering improvements on Hill Road for all road users. The closure of the foreshore path in Wentworth Point was a decision of the landowner, not Council.
51	LGA	From as an outsider, the highly busy main roads look to make it unapproachable as a cyclist or pedestrian	Noted.
52	LGA	Clearly delineated separation of paths is essential	Council is proposing separated pedestrian and cyclist paths where space allows on regional routes or those with current/future high volumes and speeds.
53	Rosehill	Bicycles have their own lanes and are meant to be in the road unless with kids but they are all over the place. Rarely do they obey road rules. At least on a cycle path they are out of the way but ensure it's known pedestrians have right of way. Need assistance such as riding over Silverwater Bridge might not be feasible but have tram or free bus service to connect to other areas.	Council is proposing separated pedestrian and cyclist paths where space allows on regional routes or those with current/future high volumes and speeds. Cyclists must give way to all pedestrians on a shared path. This feedback on Silverwater Bridge will be passed onto TfNSW for their consideration.
54	Rosehill	The infrastructure to Parramatta river north of the river is good, but connections to the M4 cycleway south of the river are severely lacking. Need to travel on dangerous roads and crossings many times	Council's endorsed Bike Plan identifies the key routes for delivery over the coming 20 years as opportunities arise.
55	LGA	Please ensure surface is non slip for both shoes and bike tyres.	The surface of the paths will be designed to meet the required standard for anti-slip.
56	Rosehill	It should be about having a great street network so that you can easily get around	The streets of Silverwater are challenging and expensive to retrofit pedestrian and cyclist facilities alongside heavy industry and businesses, and can provide a lower level of amenity. Therefore a majority of the route is within the riparian corridor like the successful Parramatta River foreshore paths.
57	Rosehill	It's getting better	Support noted.
58	Rosehill	- Very hard to cross Victoria Road in North Parramatta due to lack of signalised crossing - Lots of obvious "missing links" e.g. Eels Place to Parra P.	This feedback will be passed onto the Traffic team and Greater Sydney Parklands Trust respectively for their consideration.
59	Rosehill	Parramatta Council is doing a great job but the plans to link existing paths are essential.	Support noted, Council's endorsed Bike Plan identifies the key routes for delivery over the coming 20 years as opportunities arise.
60	Rosehill	Parramatta cycling infrastructure is far more accessible than that of other LGAs, as I often travel through different LGAs on my bike. Continue the good work.	Support noted.
61	Rosehill	I'm not a strong bike rider so I would prefer to have dedicated bike lanes. I regularly ride from Wentworth Point to Phive to attend activities at the library. I can't safely ride along Smith Street.	Support for bike paths noted. Civic Link will eventually provide an off road cycling connection from the River to Parramatta Station, however in the interim the shared path on the eastern side of O'Connell Street and northern side of Argyle Street provides an off road connection to Parramatta Square.
62	Rosehill	Any linking of bike paths such as this is very welcome and will contribute greatly to the active transport and leisure demands of a growing population.	Support noted.
63	Rosehill	Wherever possible separate pedestrian and bicycle paths.	Council is proposing separated pedestrian and cyclist paths where space allows on regional routes or those with current/future high volumes and speeds.

64	Rosehill	Please do not congest the already congested roads in the suburb by introducing cycle ways just to cater more of the delivery riders and reduce the road usage by vehicles. Such as in Wigram street.	Objection noted.
65	LGA	Clack Clack Clackety clack The boardwalks through the wetlands at Parramatta and Ermington and the bridge at Meadowl are NOISY and must be particularly unpleasant for walkers as cyclists like me go by. Not to mention the effect it must have on wildlife. Surely they can be designed to reduce noise	The boardwalks are designed to have some movement to allow for expansion and contraction of the decking and substructure. Council is always investigating new methods of construction to reduce noise and increase comfort.
66	LGA	warning signs are need for cyclists when approaching from behind	Signage will be a consideration for the project.
67	LGA	Many commendable advances have been made. There will be opportunities to link with the new Light rail. Also provide for linking pedestrian services to the Stage 2 of the light Rail.	Support noted. Planning for Stage 2 has just commenced and pedestrian provision will be critical.
68	Rosehill	be good to have more options	Support noted.
69	LGA	Its great and often used by me	Support noted.
70	Rosehill	It would be good and safe to have separate pedestrian and cycle pathways	Support noted.
71	Rosehill	I love the inclusion of repair stations. I would like more water stations and simple bike pump stations. And I would prefer more non-shared cycle paths because I don't feel safe ride on most roads, even if it is marked as shared cycleways.	Support noted, and opportunities for more water fountains and tool stands will be explored in Stages 2 and 3 (that are still in design development). The paths are planned to be wide enough for visual or physical separation, or a generous shared path depending on the constraints.
Letter	Rosehill		

Duck River Nature Trail Stage 1 - online comments **NOTE** comment ID commences at 19 due to previous projects and other testing			
ID	Sentiment	Comment Note: some minor corrections to spelling and grammar have been made to submissions to ensure legibility without compromising the intent	Response
19	Comment	Most cyclist traffic will end up continuing to ride this way with the proposed design.	Cyclists will be able to choose to ride on the access road under Silverwater Bridge, they will not be compelled to use the path.
22	Comment	Please give me a way to get on to the road here so I can avoid the unsafe route past the boat ramp and instead have traffic from the car park give way to me and be able to see me.	Cyclists will be able to transition from the path to the carpark on the western side of Silverwater Bridge in this location.
25	Comment	Ramp into the carpark please - would rather just avoid all the unseparated pedestrians and being splattered at the boat ramp	A path connection from the end of the western car park to the Silverwater bridge path can be incorporated into the design.
26	Comment	Pedestrians and cyclists are going to come into conflict here. Corner needs to have wide radius and not have visibility obstructed by vegetation.	Pedestrians and cyclists will have their own path (visually separated) through Silverwater Park. The bike path will have a centreline on the corner to ensure it is safely navigated. Regardless, all path users should take reasonable care when using the paths to ensure their safety and that of other users.
33	Comment	Can you install the bike repair station in the shade over here, if I'm stuck fixing my bike I would prefer to be in the shade. Can you do shade modelling to confirm the shade location.	It is proposed to group the amenities together in a single location to avoid cluttering up the park. Additional trees will be planted that will provide shade to this area (depending on the time of day).
35	Comment	You should add a sign saying that this is stage 1 and show how the finished link would look like connecting to the M4 pathway.	Noted, this will be actioned as part of the project.
20	Do not support	Cyclists coming from paramatta and from the new path are going to come into conflict here (not to mention the boat trailers and the pedestrians from the car park). Need to think about how to allow them to safely merge	The design team are working with Sydney Olympic Park Authority on providing a safer transition between their foreshore path and the proposed new paths. This includes re-design of the existing interface with the boat ramp.
21	Do not support	Proposed route is unsafe relative to road as the boat trailer owners who love to race out of the water won't be able to see traffic occluded by the bridge. I would not use this and would continue to use the road because I will be safer.	Cyclists will be able to choose to ride on the access road under Silverwater Bridge, they will not be compelled to use the path. All path and road users make take due care and be alert to any change in conditions in the path ahead.
23	Do not support	This narrow 90 degree ramp doesn't make for a safe merge between off bridge and on bridge traffic as visibility is poor and cyclist speeds tend to be high southbound. Consequently I'd just ignore this connection and continue to use the other side.	Cyclists can choose to ride on whichever side of Silverwater bridge they choose. Beyond widening the existing path up to the western side of Silverwater Bridge, there are no significant changes planned for the alignment as there are large existing trees either side.
24	Do not support	Is this a serious design? A rat running track with poor visibility all the way and a design speed of 10 km/h won't see much uptake for active transport. I wouldn't ride here for fun either with this rat run to nowhere.	The Duck River Nature Trail will extend down to the M4 Shared path across a number of stages. These will be released for public comment once the concept designs have been prepared in the first half of 2025.
27	Do not support	Lighting must be LED, in the red light spectrum and be dimmable to lessen impact on wildlife.	Lighting in the Park will be specified to meet the relevant Australian Standard.
28	Do not support	Is there no better place to put an ATL? Seems unnecessary and path goes nowhere. Doesn't link to other ATL's to provide a longer route. Suggest other alternatives are explored.	The Duck River Nature Trail will extend down to the M4 Shared path across a number of stages. These will be released for public comment once the concept designs have been prepared in the first half of 2025.
30	Do not support	The connectivity here to Silverwater road and the interaction with the driveway/water access needs better consideration to improve safety and useability (e.g. I don't like taking my kids on bikes through this section)	The design team are working with Sydney Olympic Park Authority on providing a safer transition between their foreshore path and the proposed new paths. This includes re-design of the existing interface with the boat ramp.
31	Do not support	Can you add a sign here that says bicycles has right of way so it is clear for boat ramp users to give way. Also can you add extra features like special paint maybe make it raised area so kid cyclist know it's a dangerous area.	The design team are working with Sydney Olympic Park Authority on providing a safer transition between their foreshore path and the proposed new paths. This includes re-design of the existing interface with the boat ramp. The design will make it clear that all users need to take care and walk / ride / drive to the conditions.
32	Do not support	Can you make this a bend going to the bridge instead of a corner.	Minor adjustments can be made to the connection to Silverwater Bridge, however the alignment cannot change due to the large trees on either side.
34	Do not support	This is a sunny area in the middle of the day. It wouldn't be comfortable to have a drink or repair the bike here. By the way why are there no proposed seating?	It is proposed to group the amenities together in a single location to avoid cluttering up the park. Additional trees will be planted that will provide shade to this area (depending on the time of day).
40	Do not support	Please make the foot / bike path on and off the Silverwater	The connection from the foreshore path to Silverwater Bridge on the western side will be replaced with a wider path, changes to the paths on Silverwater Bridge are beyond the scope of this project.
41	Do not support	the foot path / cycle path on the Silverwater bridge, heading north and south is UNSAFE. SERIOUS INJURY IS FORSEEABLE AND INEVITABLE. Special attention is needed in the southern connection to the footpath.	The connection from the foreshore path to Silverwater Bridge on the western side will be replaced with a wider path, changes to the paths on Silverwater Bridge are beyond the scope of this project. This feedback will be passed onto TfNSW for their consideration.
29	Support	Overall the proposal is great to be able to access more of duck river and the concept of extending the bike track. I appreciate the bike station idea a lot.	Support noted.
36	Support	More Accessible toilet block.. the current one is always locked and hard to access when this is actually open Also the facility needs expansion its the only amenity west of Silverwater rd.	Changes to the amenities block is beyond the scope of this project, however this feedback will be passed onto the Parks team for their consideration.
37	Support	New Bridge to move nature trail to other side of Duck river	A bridge in this location is infeasible due to the clearance requirements (to match Silverwater Bridge). The western side of Duck River in this location is also private land and an active fuel import terminal.
38	Support	New bridge to return nature trail so to avoid industrial streets	A bridge in this location is infeasible due to the clearance requirements (to match Silverwater Bridge). The western side of Duck River in this location is also private land and an active fuel import terminal.
39	Support	Return nature trail to mangroves - allows connection of Camellia and Rosehill - newly zoned residential	A bridge in this location is infeasible due to the clearance requirements (to match Silverwater Bridge). The western side of Duck River in this location is also private land and an active fuel import terminal.

**REPORTS TO COUNCIL - FOR COUNCIL DECISION**

---

<b>ITEM NUMBER</b>	13.4
<b>SUBJECT</b>	LATE REPORT: Improving the Governance and Performance of Council and Advisory Committee Meetings (Options for Committee Structures at the City of Parramatta)
<b>REFERENCE</b>	F2024/00282 - D09519792
<b>REPORT OF</b>	Group Manager Office of the Lord Mayor and CEO

**A REPORT WILL BE PROVIDED IN A SUPPLEMENTARY AGENDA**

**ATTACHMENTS:**

There are no attachments for this report.

**REFERENCE MATERIAL**



## REPORTS TO COUNCIL - FOR COUNCIL DECISION

---

**ITEM NUMBER** 13.5  
**SUBJECT** Change to Adopted Council Meeting Calendar (Ordinary Meeting of Council on 25 November 2024)  
**REFERENCE** F2024/00282 - D09519793  
**REPORT OF** **Error! No document variable supplied.**

**CSP THEME:** Accessible

**WORKSHOP/BRIEFING DATE:** NIL

### **PURPOSE:**

To seek Council's consideration of a change of date to the scheduled 25 November 2024 ordinary meeting of Council.

### **RECOMMENDATION**

That Council consider changing the date of the ordinary meeting of Council scheduled for Monday 25 November 2024.

### **BACKGROUND**

1. On 18 September 2024 the Hon. Peter Collins AM KC, President, Powerhouse Trust extended an invitation to supporters (including Council officials) to attend a reception at Government House to celebrate the achievements of Powerhouse Parramatta.
2. The reception will be hosted by the Governor of New South Wales and will be held on 25 November 2024 at 6pm.
3. The date and time of the reception conflicts with the adopted date/time of the ordinary meeting of Council scheduled for that same night.
4. It is understood that the Lord Mayor and several councillors have expressed interest in attending the Governor's reception.

### **REPORT**

5. It is recommended that Council determine the level of interest from Councillors to attend the reception.
6. If there is sufficient interest, the options available to the Council include:
  - a. postponing the date of the ordinary meeting of Council to another date (such as the next day, being Tuesday 26 November 2024); or
  - b. cancelling the ordinary meeting and proceeding with the next scheduled meeting of Council on Monday 9 December 2024; or

- c. proceeding with the ordinary meeting as per the adopted calendar (subject to ascertaining that a quorum will be achieved).
7. Should the Council decide to postpone the meeting to 26 November 2024, the *Councillor Induction Session 7 (Leading with Respect for Councillors / Support for Councillors / Personalised Professional Development Plan)* currently scheduled for 6pm on Tuesday 26 November 2024 will be moved to another date.

#### **LEGAL IMPLICATIONS FOR COUNCIL**

8. Council can resolve to cancel or postpone the date of the ordinary meeting, as Council has already met the minimum legislative requirement to hold 10 meetings in different months of the year.

#### **FINANCIAL IMPLICATIONS FOR COUNCIL**

9. There are no unbudgeted financial implications for Council's budget.

## **NOTICES OF MOTION**

**11 NOVEMBER 2024**

14.1	Traffic on North Rocks Road, Northmead.....	259
14.2	Publication of Lord Mayoral Minutes .....	261
14.3	Status of Council Resolutions Reporting .....	262

**NOTICE OF MOTION**

---

**ITEM NUMBER** 14.1  
**SUBJECT** Traffic on North Rocks Road, Northmead  
**REFERENCE** F2024/00282 - D09519729  
**FROM** Councillor Georgina Valjak

**MOTION**

- (a) That the Lord Mayor write to the Minister for Roads, The Hon. John Graham, MLC requesting the following information:
- i. Details of changes made to traffic signal timing at the intersection of Windsor Road and North Rocks Road in 2023 and 2024.
  - ii. How the impacts on North Rocks Road were assessed prior to the traffic signal timing changes.
  - iii. How are traffic queues monitored in North Rocks Road approaching Windsor Road.
- (b) That the same letter request investigation of the following items:
- i. Traffic cameras in North Rocks Road at Windsor Road and James Ruse Drive bridge to monitor southbound traffic queues in North Rocks Road.
  - ii. Changes to traffic signal timing and coordination at and near the intersection of North Rocks Road and Windsor Road to more equally distribute delays to traffic and buses on all approaches.
  - iii. Measures to address pedestrian storage in school peak periods on the traffic islands at the intersection of North Rocks Road and Windsor Road.
- (c) That the Lord Mayor write to the Parramatta Police Area Command requesting monitoring of vehicles queuing across intersections in school peak periods at and near the intersection of North Rocks Road and Windsor Road.

**BACKGROUND**

1. Traffic regularly queues in excess of 1km in North Rocks Road in the afternoon peak period approaching Windsor Road. At the same time as these queues are occurring in North Rocks Road there is often little or no delay in Windsor Road and Church Street.
2. While it is expected that some priority would be given to buses on Windsor Road and Church Street, the imbalance is now beyond what is fair and reasonable for the local community to tolerate.
3. The imbalance in delays has become so extreme that it is also leading to motorists frequently queueing across intersections, blocking traffic flows and further exacerbating the situation.
4. In addition to the traffic delays, there are also concerns about overcrowding of pedestrians on the traffic islands at the intersection of North Rocks Road and Windsor Road during school peak periods.

## **STAFF RESPONSE**

5. A staff response will be provided in the Supplementary Agenda.

Georgina Valjak  
**Clr Georgina Valjak**

Gail Connolly  
**Chief Executive Officer**

## **ATTACHMENTS:**

There are no attachments for this report.

**NOTICE OF MOTION**

---

**ITEM NUMBER** 14.2  
**SUBJECT** Publication of Lord Mayoral Minutes  
**REFERENCE** F2024/00282 - D09519743  
**FROM** Cllr Dr Patricia Prociv

**MOTION:**

That all Lord Mayoral Minutes to be presented at a Council meeting be made available to all Councillors, on the Councillor Portal, by email and on the website before 12 noon on the day of the meeting.

**BACKGROUND**

1. Providing Councillors with sufficient notice of items on the agenda is essential for effective governance and decision-making. When Councillors receive timely information, they can adequately prepare for discussions, conduct necessary research, and engage with their constituents on the issues at hand. This preparation not only enhances the quality of deliberations but also ensures that decisions are made based on comprehensive understanding rather than uninformed debate.
2. By ensuring that all councillors have access to Lord Mayoral Minutes wherever possible in advance, Councillors and the community can participate in meaningful discussions and collective problem-solving, reinforcing the notion that local governance is responsive to the needs and concerns of the community.
3. Whilst the Code of Meeting Practice allows for a Mayoral Minute to be published without notice, it also provides that:

*“a mayoral minute must not be used to put without notice matters that are routine and not urgent or matters for which proper notice should be given because of their complexity ... a matter will be urgent where it requires a decision by the council before the next scheduled ordinary meeting of the council.”*

4. When constituents see their elected representatives taking the time to understand issues thoroughly, it reinforces the notion that councillors are responsive to the views and opinions of the community.
5. This collaborative environment ultimately leads to better policy outcomes, as diverse perspectives and insights are integrated into the decision-making process.

**STAFF RESPONSE**

6. A staff response will be provided in the Supplementary Agenda.

Patricia Prociv  
**Cllr Dr Patricia Prociv**

Roxanne Thornton  
**Group Manager Office of the Lord Mayor and CEO**

---



**NOTICE OF MOTION**

---

**ITEM NUMBER** 14.3  
**SUBJECT** Status of Council Resolutions Reporting  
**REFERENCE** F2024/00282 - D09519753  
**FROM** Councillor

**MOTION**

- (a) That the CEO provide a quarterly progress report on outstanding Council resolutions to Council, including a summary totalling the resolutions by status (i.e. new, recently completed, in progress, overdue), what action has been taken, what is still to be done, which Executive Director is responsible and an updated timeframe for when the resolution will be completed.
- (b) That this Council resolution tracker is made available on Council's website, separate to being included in quarterly Council papers, and updated quarterly.
- (c) That this quarterly reporting of the status of Council resolutions commence at the 25th November 2024 Council meeting, given the Council resolution from 26th February 2024 to provide this report as part of the End of Term/State of the City report.

**BACKGROUND**

- 1. Council makes about 400 to 500 resolutions annually, most with multiple actions.
- 2. It is important that our community are kept up to date on the progress of the resolutions of Council – matters which have the potential to impact on residents, businesses and visitors and which demonstrate the work being done by Council for the Parramatta LGA.
- 3. Currently there is a resolution register available only to Councillors and staff. A simplified, publicly available report would assist with the monitoring of progress as well as re-prioritisation as required. Clarity is also required on the process for adjusting completion dates.
- 4. A number of other Councils already provide this valuable information publicly, including Inner West Council, Lane Cove Council and Georges River Council. You can view the publicly available resolutions report for Inner West Council here: <https://www.innerwest.nsw.gov.au/about/reports-andregisters/summary-of-resolutions>.

**STAFF RESPONSE**

A staff response will be provided in the Supplementary Agenda.

Kellie Darley  
**Clr Kellie Darley**

Roxanne Thornton  
**Group Manager Office of the Lord Mayor and CEO**

Gail Connolly  
**Chief Executive Officer**

**ATTACHMENTS:**



## **QUESTIONS WITH NOTICE**

**11 NOVEMBER 2024**

15.1 Questions Taken on Notice at 28 October 2024 Council Meeting ..... 2665

**QUESTIONS WITH NOTICE**

---

<b>ITEM NUMBER</b>	15.1
<b>SUBJECT</b>	Questions Taken on Notice at 28 October 2024 Council Meeting
<b>REFERENCE</b>	F2024/00282 - D09519761
<b>REPORT OF</b>	Coordinator Secretariat Services

**QUESTIONS TAKEN ON NOTICE**

**Councillor Issa** asked questions in relation to Item 12.2 (Investment Report for 30 September 2024):

- [Have we reinvested the excess interest earned?](#)

**Executive Director Finance & Information response:**

Interest income generated from Developer Contributions, Domestic Waste Reserves, various grants and contributions (including West Invest), and Other Special Rates is restricted and returned (reinvested) to the respective Externally Restricted Reserve.

All other interest generated on invested funds is treated as General Revenue.

- [Can the CEO provide a copy of the relevant policy or Council resolution on this matter to all Councillors?](#)

**Executive Director Finance & Information response:**

A copy of the Property Development and Investment Policy was provided to Councillors on 29 October 2024.

**ATTACHMENTS:**

There are no attachments for this report.

**REFERENCE MATERIAL**