



**CITY OF
PARRAMATTA**

NOTICE OF COUNCIL MEETING **PUBLIC AGENDA –** **SUPPLEMENTARY A & B**

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 March 2024 at 6.30PM.

Gail Connolly PSM
CHIEF EXECUTIVE OFFICER

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MINUTE OF THE LORD MAYOR

ITEM NUMBER	8.1
SUBJECT	Vale Paul Barber, Former Lord Mayor of City of Parramatta
REFERENCE	F2024/00282 - D09345438
REPORT OF	Lord Mayor Councillor Pierre Esber

CSP THEME: Welcoming

WORKSHOP/BRIEFING DATE: Nil

PURPOSE: The purpose of this Lord Mayoral Minute is to acknowledge the death of Mr Paul Barber, former Lord Mayor of City of Parramatta, and express Council's sincere condolences to his family and friends.

RECOMMENDATION:

- (a) That Council acknowledge the death of Mr Paul Barber, former Lord Mayor of City of Parramatta from 2007-2008, on 29 February 2024.
- (b) That Council express its sincere condolences to Paul Barber's family and friends at this sad time.

BACKGROUND

1. Mr Paul Barber, who died on 29 February 2024, leaves a lasting legacy, having made significant contributions to the City of Parramatta community over many decades. In life, he was remembered as a kind and genuine community leader, a man who epitomised hard work, integrity, decency and dedication.
2. Mr Barber was raised in East Parramatta, educated at Parramatta East Public School and Macquarie Boys High School. After a career as a shift controller at the Shell Oil Refinery, a concern for Parramatta's heritage and urban design standards prompted his first interest in local government in the 1990s.
3. He became a long-serving member of City of Parramatta's Aboriginal and Torres Strait Islander Advisory Committee, advocating for the rights and welfare of Indigenous Australians. He served on the upper Parramatta River Catchment Trust and on the Western Sydney Regional Organisation of Councils where he lobbied both State and Federal Governments for a greater role for local governments.
4. Mr Barber enjoyed a long, distinguished and impactful career as an elected City of Parramatta Councillor from 2001, including holding the office of Lord Mayor of Parramatta in 2007 and 2008. During his terms on Council, he was involved in the creation of the Parramatta Artists Studio, the restoration of the old Parramatta War Memorial Pool, the introduction of the free shuttle bus in 2008, delivery of the first Sustainability Expo in 2007 and the successful delivery of Social Enterprise Grants for the unemployed, plus many more achievements.
5. Council expresses its sincere condolences to his partner Leanne, family and friends at this sad time.

FINANCIAL IMPLICATION FOR COUNCIL

6. There are no new financial implications for Council as a result of this Lord Mayoral Minute.

Lord Mayor Councillor Pierre Esber

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

MINUTE OF THE LORD MAYOR

ITEM NUMBER	8.2
SUBJECT	Vale Rear Admiral Guy Griffiths AO DSO DSC RAN (Ret'd)
REFERENCE	F2024/00282 - D09357137
REPORT OF	Lord Mayor Councillor Pierre Esber

CSP THEME: Welcoming

WORKSHOP/BRIEFING DATE: Nil

PURPOSE: The purpose of this Lord Mayoral Minute is to acknowledge the death of Rear Admiral Guy Griffiths AO DSO DSC RAN (Ret'd), former commissioning Commanding Officer of the HMAS Parramatta and Patron of the Parramatta Memorial Sub Section of the Naval Association of Australia, and express Council's sincere condolences to his family and friends.

RECOMMENDATION:

- (a) That Council acknowledge the death of Rear Admiral Guy Griffiths AO DSO DSC RAN (Ret'd), former commissioning Commanding Officer of the HMAS Parramatta and Patron of the Parramatta Memorial Sub Section of the Naval Association of Australia, on 5 March 2024.
- (b) That Council note the funeral will be held with full navy honours on 15 March 2024 at 11AM at Garden Island Chapel, Garden Island Defence Precinct, Cowper Wharf Road, Woolloomooloo NSW.
- (c) That Council express its sincere condolences to Rear Admiral Guy Griffiths' family and friends at this sad time.

BACKGROUND

1. Rear Admiral Guy Griffiths AO DSO DSC RAN (Ret'd) served his country through a long, distinguished naval career, serving 43 years in the Royal Australian Navy from 1937 to 1980. He was the RAN's first centenarian admiral, an excellent destroyer captain and one of a select few men to have seen action in World War II, the Korean War and the Vietnam War.
2. Rear Admiral Griffiths was born in Sydney on March 1, 1923. He grew up in the Hunter Valley and joined the Royal Australian Navy as one of seventeen 13-year-old cadet-midshipmen, selected from nearly 500 applicants. As a Midshipman, he survived the torpedoing and sinking of the HMS Repulse in 1941.
3. In 1961 Rear Admiral Griffiths commissioned the new Cockatoo Island built Type 12 frigate HMAS Parramatta, which was deployed as part of the South East Asian Strategic Reserve. He ascended through the navy, becoming Chief of Naval Personnel and Rear Admiral in 1976, where he introduced innovative officer training, education and career pathway programs and retention measures.
4. In 1979, Rear Admiral Griffiths was promoted to Commander Naval Support Command and was made an Officer of the Order of Australia (AO) "for service to

the Royal Australian Navy over a period of 42 years and particularly as chief of naval personnel". He retired from the navy on 17 January 1980.

5. In his post-naval career, Guy Griffiths most notably served as the National President of the Australian Veterans' and Defence Services' Council (AVADSC) for 24 years. He was also a Director of the Australian Vietnam War Veterans' Trust for 18 years and the inaugural Chief Executive Officer of North Shore Heart Research Foundation. Guy Griffiths was also President of the Naval Historical Society of Australia as well as Patron of the HMS Prince of Wales and HMS Repulse Survivors' Association, the HMAS Canberra-Shropshire Association and the HMAS Hobart Association.
6. A biography of his exceptional life, *Guy Griffiths: The Life & Times of an Australian Admiral*, was published in 2021. Council expresses its sincere condolences to his children Erica and Guy, extended family and friends at this sad time.

FINANCIAL IMPLICATION FOR COUNCIL

7. There are no new financial implications for Council as a result of this Lord Mayoral Minute.

Lord Mayor Councillor Pierre Esber

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

MINUTE OF THE LORD MAYOR

ITEM NUMBER	8.3
SUBJECT	Celebrating Holi Festival of Colours
REFERENCE	F2024/00282 - D09328917
REPORT OF	Lord Mayor Councillor Pierre Esber

CSP THEME: Thriving

WORKSHOP/BRIEFING DATE: Nil

PURPOSE: The purpose of this Lord Mayoral Minute is to recognise the Holi Festival of Colours and extend Council's best wishes to those who celebrate the Festival across our City.

RECOMMENDATION:

- (a) That Council recognise the Holi Festival of Colours, an annual Hindu celebration to be held on 25 March 2024 marking the start of spring and new beginnings.
- (b) That Council extend its best wishes to those across our City celebrating the Holi Festival with family and friends.

BACKGROUND

1. The Holi Festival of Colours is an ancient Hindu tradition celebrating the arrival of summer in India, the triumph of good over evil and new beginnings. It is marked each year starting on the evening of the [Purnima](#) (Full Moon Day) falling in the [Hindu calendar](#) month of [Phalguna](#), which falls around the middle of March.
2. The traditional Hindu festival commemorates the start of spring and the divine love of Radha and Krishna. It is a time of enjoying spring's abundant colours and saying farewell to winter.
3. To many Hindus, Holi festivities mark an occasion to reset and renew ruptured relationships, end conflicts and rid themselves of accumulated emotional impurities from the past.
4. Council recognises the significance of the Holi Festival for our Hindu community and extends its best wishes to those across our City who will celebrate with family and friends. The City of Parramatta is home to a large South Asian population, with 11% of residents born in India. Hindi is one of the top languages spoken in the LGA and Hinduism is the third most popular religion.
5. Some of the Holi events to be held in our City of Parramatta LGA include:
 - a. Indian Australian Voice Inc will host a Holi Mela festival of Colour in Prince Alfred Square in Parramatta on Sunday 17 March 2024. From 11am to 5pm, the Square will transform into a vibrant 'Festival of Colour'. There will be a designated area for people to buy packets of brightly coloured powder to shower the air and each other. The clouds of colours dancing in the wind will carry the message of love, harmony and happiness.

- b. Ujjala (Little India Harris Park Business Association Inc.) will host a Carnival of Colour in the Little India Harris Park precinct on 11 May 2024. From 12-5pm, activities will include a band/parade, games/face painting, live entertainment, food stall and refreshments. From 5pm until late, there will be a smoking ceremony, live band orchestra, fashion show, multicultural dance and live performances.

- c. Little India Australia Inc will host a community Harvest Festival event on Wigram St in Harris Park on Saturday 13 April 2024 from 5pm. The organisers have been successful in securing a \$10,000 community grant from Council towards the cost of delivering the event.

FINANCIAL IMPLICATION FOR COUNCIL

There are no new financial implications for Council as a result of this Lord Mayoral Minute.

Lord Mayor Councillor Pierre Esber

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

MINUTE OF THE LORD MAYOR

ITEM NUMBER	8.4
SUBJECT	2024 Homelessness Street Count
REFERENCE	F2024/00282 - D09329288
REPORT OF	Lord Mayor Councillor Pierre Esber

CSP THEME: Fair

WORKSHOP/BRIEFING DATE: Nil

PURPOSE: The purpose of this Lord Mayoral Minute is to highlight the City of Parramatta's annual Homelessness Street Count and to recognise the support provided by staff and local volunteers in conducting the count.

RECOMMENDATION:

- (a) That Council note the City of Parramatta's annual Homelessness Street Count took place on the night of Monday 19 February into the morning of Tuesday 20 February 2024, collecting accurate data on the number of people sleeping rough or in emergency and crisis accommodation in the City of Parramatta local government area.
- (b) That Council recognise these collaborative efforts to support the wellbeing of vulnerable and disadvantaged communities, especially at a time of rising cost of living pressures and housing affordability issues.
- (c) That Council acknowledge and thank the staff conducting the count and write to the local organisations and service providers who support the annual Homelessness Street Count to thank them for their support of the initiative.

BACKGROUND

1. City of Parramatta's annual Homelessness Street Council took place on Monday 19 February into the morning of Tuesday 20 February 2024. The aim of the count is to collect accurate data on the number of people sleeping rough in emergency or crisis accommodation in the City of Parramatta local government area (LGA), to measure progress towards practical initiatives to reduce homelessness.
2. The 2024 Homelessness Street Count identified 26 people sleeping rough (primary homelessness). The number of people sleeping in emergency and crisis accommodation (secondary homelessness) at services provided by Uniting NSW/ACT, Department of Communities and Justice (DCJ) funded Specialist Homelessness Service (SHS), Immigrant Women's SpeakOut and Parramatta Women's Shelter totaled 195. Council is awaiting further secondary homelessness data from Cumberland Hospital and Westmead Hospital, after which the 2024 Homelessness Street Count results will be finalised.
3. The previous Homelessness Street Count in February 2023 identified a total of 204 people experiencing homelessness, comprising 30 people sleeping rough and 174 people sleeping in emergency and crisis accommodation. This was an overall increase from 2022, which identified a total of 186 people experiencing

homelessness, comprised of 39 people sleeping rough and 147 people sleeping in emergency and crisis accommodation.

4. The 2024 Parramatta Homelessness Street Count marks the 14th count. Results from the previous thirteen counts over the past fourteen years have provided valuable data for Council and local community service providers, to track whether homelessness has increased or decreased in the LGA. It has assisted stakeholders in advocating, planning for and providing local services, including the allocation of resources and funding to the Department of Communities and Justice (DCJ) and Homes NSW.
5. The count was conducted by a small team made up of Council employees from Community Capacity Building and Place Services, and local workers from Uniting NSW/ACT and Parramatta Mission as well as Homes NSW employees. The local workers are experienced homelessness service providers.
6. The Parramatta Homelessness Street Count is a positive example of our community working collaboratively to support the extensive work that is undertaken to improve the wellbeing of vulnerable and disadvantaged communities.
7. In November 2011, the City of Parramatta Council adopted a Homelessness Policy in recognition of the growing number of people experiencing homelessness within the local government area (LGA). This Policy was reviewed and endorsed in December 2019, with a mid-term review conducted in August 2022. Stemming from this policy, the Homelessness Action Plan (the Action Plan) was developed, which is an operational document outlining specific activities Council will carry out to address homelessness in the LGA.
8. Key achievements identified during the reporting period included:
 - a. Establishment of the Public Space Liaison Officer (PSLO) position as a stable contact for rough sleepers, to conduct daily proactive and reactive patrols, and to support staff and community members engaging with rough sleepers.
 - b. Targeted support to vulnerable groups at risk of homelessness through the adoption of an Action Plan for the Prevention of Domestic and Family Violence.
 - c. Creation of a dedicated Homelessness page on Council's website, providing Street Count information, Council's Homelessness Policy, a Homelessness Fact Sheet, the Parramatta Assistance Card, links to the Parramatta Regional Homelessness Interagency and other services.
9. Council thanks the Council staff, local service providers and Homes NSW representatives who carried out the 2024 count, as their participation and commitment is critical to its success.
10. This Minute proposes that Council writes to the local organisations and service providers who supported the annual Homelessness Street Count to thank them for their support of the initiative.

FINANCIAL IMPLICATION FOR COUNCIL

11. There are no new financial implications for Council as a result of this Lord Mayoral Minute.

Lord Mayor Councillor Pierre Esber

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

MINUTE OF THE LORD MAYOR

ITEM NUMBER	8.5
SUBJECT	Clean Up Australia Day 2024
REFERENCE	F2024/00282 - D09350067
REPORT OF	Lord Mayor Councillor Pierre Esber

CSP THEME: GREEN

WORKSHOP/BRIEFING DATE: Nil

PURPOSE:

The purpose of this Lord Mayoral Minute is to congratulate the community volunteers who participated in Clean Up Australia Day on 3 March 2024 at various locations across the City of Parramatta.

RECOMMENDATION:

- (a) That Council note Clean Up Australia Day was held on Sunday 3 March 2024, with many local volunteers and community groups participating at various locations across the City of Parramatta.
- (b) That Council write to the community groups, schools and businesses who participated in Clean Up Australia Day 2024 in the City of Parramatta, to acknowledge their efforts and thank them for helping to clean up our City.

BACKGROUND

1. Clean Up Australia Day is the nation's largest community-based environmental event. Held on the first Sunday in March each year, the event attracts up to 1 million volunteers across Australia. This year's Clean Up Australia Day took place on Sunday 3 March, with a dedicated Schools Clean Up Day on Friday 1 March and a Business Clean Up Day on Tuesday 27 February 2024.
2. The City of Parramatta supports Clean Up Australia Day by helping to identify suitable locations for clean ups, collecting rubbish from participating community groups, business and schools, and helping to promote the initiative across our media platforms.
3. This year 80 groups registered for the Clean Up event across the City of Parramatta for the week, with clean up events run by a range of community groups, schools, clubs and businesses. On Sunday 03 March, 36 community clean ups were held in our LGA, with 17 events requiring council-assisted rubbish removal. Council helped remove a total of 940 kg of rubbish from those events.
4. On behalf of Council, I thank the volunteers, community groups, schools and businesses who participated in Clean Up Australia Day 2024, as their participation and commitment is critical to its success.

5. This Minute proposes that Council writes to the community groups, schools and businesses who participated in Clean Up Australia Day to thank them for their support of the initiative, and for helping to clean up our City.

FINANCIAL IMPLICATION FOR COUNCIL

6. There are no new financial implications for Council as a result of this Lord Mayor Minute.

Lord Mayor Councillor Pierre Esber

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

MINUTE OF THE LORD MAYOR

ITEM NUMBER	8.6
SUBJECT	Observing Ramadan and Eid al-Fitr
REFERENCE	F2024/00282 - D09355924
REPORT OF	Lord Mayor Councillor Pierre Esber

CSP THEME: Thriving

WORKSHOP/BRIEFING DATE: Nil

PURPOSE: The purpose of this Lord Mayoral Minute is to recognise the Holy Month of Ramadan and Eid al-Fitr (Festival of Breaking the Fast) across the City of Parramatta from 12 March to 10 April 2024.

RECOMMENDATION:

- (a) That Council recognise the Holy Month of Ramadan and Eid al-Fitr (Festival of Breaking the Fast) across the City of Parramatta from 12 March to 10 April 2024.
- (b) That Council convey 'Ramadan Mubarak' to those across our City observing Ramadan and Eid al-Fitr with their family, friends, colleagues and neighbours.

BACKGROUND

1. The Holy Month of Ramadan is observed in Australia from 12 March to 10 April 2024. Ramadan and Eid al-Fitr are a sacred time of fasting and spiritual contemplation that promotes taqwa (greater consciousness of Allah and dedicating one's life and actions to Him).
2. The Lord Mayor and Councillors are pleased to join with Parramatta's Muslim community, as people gather together in community groups and mosques to recognise this holy month across the City.
3. In a response to a Council resolution of April 2023, staff have installed street banners on Marsden Street between Macquarie and George Streets, and George St (one way east) between O'Connell and Smith Streets to celebrate Ramadan.
4. Council wishes everyone observing Ramadan across our City 'Ramadan Mubarak', a happy and blessed month. May the holy month bring peace, happiness and prosperity across our City.

FINANCIAL IMPLICATION FOR COUNCIL

5. There are no new financial implications for Council as a result of this Lord Mayoral Minute.

Lord Mayor Councillor Pierre Esber

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

PUBLIC FORUM

ITEM NUMBER	9.1
SUBJECT	Item 14.1: Report on Council's Community Spaces
REFERENCE	F2024/00282 - D09356849
FROM	Isabella Nikodinovski

Dear Lord Mayor and Councillors,

My public forum is to highlight the current model for regular hirers including the booking system and processes, use of the space and quality of the spaces.

1. The recently updated booking system, Bookable, has proved to be an invaluable tool in creating a more seamless process for regular hirers with features like automated payment reminders, pin code access and cloning bookings with the 'Advanced Timing' option. Some additional features that could assist both the Bookings Office and regular hirers would be the ability to make bulk changes. Additionally, some clarity on the turnaround for casual bookings would be useful in planning business operations.

2. In the recently upgraded Ermington hall, the baby change table has been placed in the women's bathroom. As a user who encourages families with young kids to attend the hall, we know that women aren't the only ones requiring these facilities. Consideration to place these amenities in the unisex disabled toilet would ensure a more inclusive and safe environment for local families.

3. The matters presented above have some frameworks in place currently, but the issue is in the lack of consistency. Some agendas are resolved in a timely manner, with others spanning weeks or even months. As a user of 2 of council's facilities across 6 days of the week, we as regular hirers would be appreciative of being kept informed of the progress periodically so we can minimise impact and plan for our daily operations. The difficult works and lengthy delays during the Ermington Community Centre refurbishment put the policies and procedures to the test and my hope would be for the learnings to be applied to any future works council plans for their community hall upgrades.

Small businesses like mine are thankful for the opportunity to be able to uphold council's values and vision for the use of community centres – to be able to provide a safe space for educational classes, welcoming new members of the community, creating connections and promoting positive health and wellbeing through the services our business provides.

We value our connection with members of the Parramatta LGA, in addition to our connections with staff in the bookings office that we have been working in partnership with for the past 5 years.

Thank you for the opportunity to speak and for your consideration on the matter.

STAFF RESPONSE

Nil

ATTACHMENTS:

There are no attachments for this report.

PUBLIC FORUM

ITEM NUMBER	9.2
SUBJECT	Item 14.1: Report on Council's Community Spaces
REFERENCE	F2024/00282 - D09356839
FROM	Janet McGarry

Lord Mayor and Councillors, I read with interest the paper on this item in this week's council papers. As a resident of Epping, I wanted to comment on City of Parramatta's Community Spaces.

With the increased population density across the LGA, the provision of public and community spaces is a key contributor to the concept of liveable suburbs. As more of our residents live in high density, high rise buildings, spaces where they can gather and participate in local activities becomes more critical. Community spaces also offer a layer of activation in our town centres and CBD that adds life and vibrancy, and supports local retail. Finally, these are spaces that can offer Not-for-profit, low-cost and diverse organisations a space to operate in – this is a need that does not fit into other commercial spaces and has immeasurable benefits for our community.

Having been President of Epping Civic Trust for five years, I am very familiar with the council's community spaces in and around Epping. From my experience locally, and professional experience, I have some elements I would ask to be added to this report – which would, I believe, contribute to a more rounded and useful analysis that could in turn be fed into council's planning and budgeting.

Firstly, do the key centres have business plans? Taking the example of Boronia Grove Centre in Epping – this is an excellent facility that forms the only major additional facility added to Epping in the 10 years of redevelopment of the suburb. But I do not believe it has a business plan that would step out its potential, form strategies to attain these and give markers of success. This would be standard facility management practice in the commercial sector.

Secondly, what marketing or promotional plans does council have for these key centres? How much is budgeted for this activity? Which centres have dedicated facility managers who have experience in driving usage and awareness? And how is success measured?

I ask this because I have seen little evidence of a promotional strategy for Epping's three key community spaces. Rather it seems they drift along – booked by those who know about them (or have used them for years) but with no proactive marketing to expand the opportunities they offer. There are many organisations in our area that would be excellent users for these spaces – but it requires a different approach to relationships and partnerships. The suburb is poorer for this neglect.

Finally, how is the operational management of these centres assessed? What markers are there for practical improvement?

I ask this having just had personal experience of booking and using Boronia Grove. In my professional experience, it was a sub-par experience. The space was great – council has done a good job of modernizing the building for use. But there were too many hurdles and bureaucracy at every stage of the experience. I suspect many potential users just give up trying to use it.

In my years of experience with councils, I have seen times when these community spaces are under threat. Reports are done which says they aren't being used, are too expensive to maintain, are not wanted by the community. That usually results in motions to sell or dispose of these assets.

This council has both the opportunity, and the responsibility, to do things differently. Assess your spaces now. Run them professionally with a sharp eye on what they should achieve and who they serve. Monitor and re-engage as necessary.

This report is a good starting point, and I commend it to you with the additions I suggest.

STAFF RESPONSE

Nil

ATTACHMENTS:

There are no attachments for this report.

PUBLIC FORUM

ITEM NUMBER 9.3
SUBJECT Item 14.1 - Report on Council's Community Spaces
REFERENCE F2024/00282 - D09356881
FROM Catherine Dolle-Samuel

I wish to speak before you in relation to **Item 14.1 - "Report on Council's Community Spaces"**. My name is Catherine Dolle-Samuel and I am the Chair of River City Voices, Parramatta's home-grown and only symphonic choir, founded to be a permanent arts organisation in Parramatta. Firstly, I want to acknowledge that RCV has received two Community Grants from City of Parramatta which supported our projects Welded Voices and Super Critical Mass Parramatta, and we're extremely grateful for that.

The hire of appropriate, affordable, and activity-specific venues is fundamental to our operations - from weekly rehearsals to public workshops and concerts that have engaged orchestras and up to 100 voices on stage. BUT it is a constant challenge in terms of availability, affordability, acoustic suitability, and is often a compromise in terms of quality and number of performances.

Now boasting 70 adult choristers, and without our own "home", finding an affordable space, close to transport in the Parramatta CBD for weekly rehearsals is a challenge. Meeting rooms with low ceilings don't work! We're fortunate to hire Cloisters Hall at St Patrick's, however, there are times when we need to vacate, sometimes at short notice.

There is nothing comparable in terms of hire cost and size that meets our needs in the Parramatta CBD, and we've had to look outside the Parramatta LGA for suitable alternatives.

River City Voices supports the Motion to:

increase the amount of community space to meet the benchmark for our population

For **Performances**: There is no purpose-built acoustic Recital Hall in the City of Parramatta, that combines optimum acoustics with beneficial ROI in terms of audience capacity AND in-built infrastructure such as stages, choir stalls, orchestra pits etc e.g. like City Recital Hall (cap: 1238); The Concert Hall at The Concourse in Chatswood (1,000), and the Joan Concert Hall in Penrith (550).

What about the Riverside Theatres I hear you say?

We've happily done performances there BUT it's a theatre that relies on amplification

—

which is not what choirs or orchestras do. It means battens must be brought in to help stop singers' voices disappearing which incurs significant extra labour costs. Even with Community Rates offered by Council, as hirers we still must cover mandatory staff costs, so on average our hire fee for one concert has been around \$8,000 representing a significant 40% of our total production costs on average. With audience uncertainty particularly as a relatively new organisation, those sorts of fees are quite prohibitive.

In any event, it is due to close for a rebuild, so what are the alternatives?

The beautifully refurbished Town Hall- which we are considering for a major performance next year with internationally renowned pianists/composers, plus a commission that captures the immigrant stories of Parramatta residents and featuring our hopefully by then 80 choristers.

River City Voices will have to bring in two grand pianos, hire and erect a stage and choir risers, cover mandatory staff costs, extra equipment hire, and by that stage we've also reduced the internal size in terms of audience capacity – to 200 people at best. Even if we sold 150 tickets at \$45 (\$6750 in box office). Community Hire for this venue alone is \$3K for a day (we need to use the venue for at least a Dress Rehearsal a day prior where we're not receiving any income, so that's another \$3K) and with all the additional production costs, it's not difficult to see why the Town Hall becomes a financial challenge. That means our staging costs alone are well above what RCV can anticipate to make in box office sales, and this impacts our long term financial sustainability.

Let's look at the Petersham Town Hall which is used for orchestral concerts as an example.

It has a stage, dressing rooms, and a seating of capacity of 400 and costs \$1,160 to hire for a full day on the weekend. Parramatta currently has no such similar operating venue.

I would like to point out that the Recreation Hall in Parramatta North in the Heritage area is a potential affordable, and accessible venue for community NFP organisations. And we would ask Council to strongly advocate to the NSW Government for its refurbishment and use **ASAP** particularly considering Riverside's imminent closure.

Alternatively, Council can assist local NFP arts organisations like ours to access existing venues through providing for example free access for dress rehearsals, assistance with or free provision of additional equipment such as staging, assistance with wide-spread publicity for our events, e.g. our children's proms concert in November in the Discovery Space in PHIVE (our hire enabled through support from Walker Parramatta square, otherwise RCV would be selecting a venue outside of the LGA) or as with the Motion at hand, creation of a community venues grants program, providing gratis hire.

We want to present and perform in Parramatta, it's our home.

And we want to perform at our best– we shouldn't have to compromise – our artists and audiences deserve to experience that.

Thank You.

STAFF RESPONSE

Nil

ATTACHMENTS:

There are no attachments for this report.

PUBLIC FORUM

ITEM NUMBER 9.4
SUBJECT Item 14.2: Unsolicited Proposal by the Australian Turf Club
REFERENCE F2024/00282 - D09356855
FROM Chris Waller

Dear Lord Mayor and Councillors,

Please see my submission below in relation to Rosehill Racecourse.

This is not just about the selling of Rosehill Racecourse; this is what is best for Parramatta and its wider community.

I am calling on the Parramatta Council's support following a number of forums in relation to the possible sale of Rosehill Racecourse which has upset a lot of race club members and racing participants as well as members of the public, not just in Greater Western Sydney but all areas.

Horse racing is a unique industry and a huge provider of employment. The Rosehill Racecourse is a massive economic contributor to the region via expenditure and jobs. Not only is Rosehill Racecourse the home of six of the last seven Australian Racehorse of The Year Award winners, it is also home to some of the biggest horse races in the world which captures a global audience, not only on TV and social media platforms but also as a huge tourist attraction.

On a race day, Rosehill creates a hive of activity and the overflow to Parramatta is huge. I do think that the Australian Turf Club needs to engage a little bit better and work closer with Parramatta City Council and the wider Parramatta Community moving forward, not only on race day but on all 365 days of the year. A race meeting alone is a community event and was first introduced at Hyde Park in Sydney when the city was socially struggling, and the race meeting was put on to get people together and have a good time. Fortunately, nothing has changed, and a race meeting brings together all generations from young to old, all genders and all nationalities. Every single person comes together on a racetrack as one. It unites people and it engages people which is what modern-day society needs. You all know that Parramatta is the centre of Greater Western Sydney and is deserves not only a racetrack but a community centre of this size to be preserved and promoted in the manner that it should.

There have been many famous trainers and jockeys before me as well as great racehorses and keeping Rosehill Racecourse is a common-sense approach and by supporting this, you will have the support of the vast majority that are against selling Rosehill Racecourse.

It is important to have some green space for the community, perhaps a partial sell off and utilising assets better is a smarter approach. There are areas around a racecourse that can be utilised better so I also see a partial sale as a positive outcome for the club which appears to have some income concerns which can simply be fixed by a better funding model.

STAFF RESPONSE

Nil

ATTACHMENTS:

There are no attachments for this report.

PUBLIC FORUM

ITEM NUMBER	9.5
SUBJECT	Item 14.2: Unsolicited Proposal by the Australian Turf Club
REFERENCE	F2024/00282 - D09356868
FROM	Helen Hughes

I am a member of the Australian Turf Club, I live in the neighboring LGA - Cumberland.

The former STC, prior to the amalgamation with the AJC, intended to have an entertainment precinct in the Rosehill area. It was a way of uplifting the area, and wider community interests within the site. The amalgamation, which is the now ATC, resulted in redirected interests, with a strong focus on the Randwick site and considerably less on the Rosehill site.

The Rosehill Gardens (racecourse), in its current form, is critical for western Sydney. It is a major site. Obviously, horse racing and the training industry is the major part, but it is far wider than that.

There is nowhere else in Western Sydney that can accommodate large events – the camping and caravan show, the pool and spa expo as examples. Even the local government conference held in November last year. The site comfortably accommodates such events and it is such a beautiful, relaxing and spacious open environment for such events.

Turning this site into housing development is dumping again on western Sydney, which is dumped upon time, and time, and time again. Decisions such as this is just looking after the 'eastern' side of Sydney – for their ease of access to Randwick and financial comfort. In case you are not aware, Rosehill is the ATC's most major asset – as Randwick is crown land, it is not owned by the ATC.

Just selling off this site is ignorant of the members and attendees from this area and the wider western Sydney surrounds. The passion for Rosehill is unwavering.

As an aside, any alleged 'consideration' that retention of the racecourse supports gambling is a nonsense, as there is less 'bookies' than before, and online gambling is easily available.

People just having a day out at Rosehill for racing is enjoyable. Race days is also socialising as such – being a member does not need to be a focus. If it is sold out, it's just looking after those from the 'Eastern Suburbs', and it's just a cash grab.

The history of Rosehill racecourse adds enormously to the amenity of the area. Many people – attendees and members have referenced long personal attachment, or historic knowledge of the site, and have expressed great concern to me regarding the potential loss of this racecourse.

This actual venue, what it accommodates, and what is could be further enhanced, is critical for our area.

Parramatta has vibrancy, and the proximity of Rosehill to Parramatta is important (it far closer than Randwick to Sydney). The Gardens add to the economy and significance of Parramatta – with socialisation for people and plenty of accommodation for big racing, or non-racing events.

Councillors need to support the notice of motion - *Unsolicited Proposal by the Australian Turf Club - Proposed Sale and Redevelopment of Rosehill Racecourse*.

Western Sydney people deserve better. Retention of Rosehill Racecourse is imperative and the Camillia / Rosehill Strategy needs to be pursued. Anyone who doesn't support this notice of motion is taking away from the amenity of the area, and dumping on the people within Parramatta and the wider western Sydney area.

Don't forget that song – 'you don't know what you've got, till it's gone'.

STAFF RESPONSE

Nil

ATTACHMENTS:

There are no attachments for this report.

PUBLIC FORUM

ITEM NUMBER 9.6
SUBJECT Item 14.2: Unsolicited Proposal by the Australian Turf Club
REFERENCE F2024/00282 - D09356872
FROM David Borger

As the Executive Director of Business Western Sydney, I am here today to express our unwavering support for the proposal to construct a new metro station at the Rosehill racecourse site as part of the Sydney Metro West project. This initiative is not just about enhancing our transportation network; it's a visionary step towards redefining the future of the Greater Parramatta region and its surrounding areas.

The establishment of a metro station at this site represents a pivotal opportunity for economic revitalization and sustainable growth. It will serve as a catalyst for new business opportunities, attracting investments, and creating thousands of jobs, thereby boosting the local economy significantly.

Moreover, this project promises to enhance connectivity within the Sydney metropolitan area, making it easier and faster for residents to access employment hubs, educational institutions, healthcare services, and recreational activities. Improved public transport options will also alleviate road congestion, contribute to a reduction in carbon emissions, and promote a more sustainable mode of travel.

Furthermore, the integration of the metro station into the Rosehill racecourse site will activate the space, transforming it into a vibrant, multifunctional urban precinct. This redevelopment will not only preserve the cultural and historical significance of the site but also provide the community with improved public spaces, including parks, shopping districts, and entertainment venues.

The Sydney Metro West project, with a station at the Rosehill racecourse, is a forward-thinking proposal that aligns with the broader vision of making Greater Parramatta a more liveable, accessible, and dynamic region. It symbolizes our commitment to building resilient infrastructure that meets the needs of our growing population, while fostering an environment conducive to innovation, prosperity, and community well-being.

We strongly advocate for the realization of this project and encourage all stakeholders, including the City of Parramatta council, to recognize the transformative potential it holds for our region. Together, we can achieve a milestone that will benefit generations to come, making Greater Parramatta a model of urban development and sustainability.

STAFF RESPONSE

Nil

ATTACHMENTS:

There are no attachments for this report.

PUBLIC FORUM

ITEM NUMBER 9.7
SUBJECT Item 14.2 - Unsolicited Proposal by the Australian Turf Club
REFERENCE F2024/00282 - D09356886
FROM Rick Graf

The Government announcement of a new Metro West station at Rosehill/Camellia is a great opportunity for the people and the economy of the Central River City in Parramatta.

A Station at Camellia was part of the original business case for Metro West, but became lost in the politics along the way.

While future plans for Rosehill Racecourse are subject to a decision of Australian Turf Club members that may take time to resolve, the overwhelming and obvious benefits of a Metro West station to serve the Rosehill/Camellia precinct is unarguable.

For too long, Sydney's second CBD has been starved of major infrastructure projects to allow it to fulfil its natural destiny as a major city in the geographic heart of the greater Sydney region. This third Metro West station – complementing, Westmead and Parramatta Square creates the potential for a three-minute economic super hub, allowing Westmead, Parramatta, and Rosehill/Camellia to commence functioning as one economic unit.

Separated just 90 seconds apart on the new Metro, these three stations unlock the agglomerative effect of having the scientific, medical, and education hub of Westmead, connecting directly to the commercial hub of Parramatta CBD, and in turn, connecting to a potential residential and smart jobs hub at Rosehill/Camellia.

Future development at Camellia supported by a Metro station provides an opportunity to remediate and revitalise what is a declining industrial precinct with limited employment, to deliver more homes and open up public access to one and a half kilometres of the Parramatta riverfront.

Today, the economic output of the City of Parramatta is only 20% of the economic output of the eastern Harbour city CBD.

While much has changed in Parramatta over the last century, the change over the next century will be even more dramatic, as the City for the first time, begins to receive the transport Infrastructure that it has always deserved. In turn, this infrastructure will unlock the future economic growth of the Central River City.

Whether the membership of the Australian Turf Club decide now, or at some stage in the future, or whether they decide to redevelop part or all of its existing facilities, should not be allowed to undermine the underlying need for the Metro station for the Central River City.

Whether the proposed Metro station at Rosehill/Camellia catalyses new homes for 50,000 people or for 100,000 people, including the turf club site, is a scenario that needs to play out overtime and follow democratic processes. In the meantime, everyone in Parramatta should welcome the Government's decision to add a third Metro station serving the economic hub of the City of Parramatta.

In closing, the new Metro West station at Rosehill/Camellia will provide the long-awaited catalyst for the remediation of contaminated private lands, and also enable 1.5 km of the Parramatta Riverfront to become publicly accessible for the first time in over a century and deliver Camellia beach for the residents of Parramatta and Western Sydney.

STAFF RESPONSE

Nil

ATTACHMENTS:

There are no attachments for this report.

PUBLIC FORUM

ITEM NUMBER 9.8
SUBJECT Item 14.2 - Unsolicited Proposal by the Australian Turf Club
REFERENCE F2024/00282 - D09356888
FROM Martin Zammit

I am a foundation member of the Australian Turf Club and former member of the Sydney Turf Club.

I would like to thank all the Councillors for the opportunity to speak here tonight. Some of you have already been generous with your time when speaking to you about this matter of Rosehill Gardens, as has Mr. Mark Taylor State MP for Winston Hills & Shadow Minister for Western Sydney, as well as Mr. Andrew Charlton Federal MP for Parramatta.

Rosehill racecourse is not only a Parramatta City icon, but a Western Sydney one as well. It is where for generations people have gone to watch our Melbourne Cup of the west, the Golden Slipper, and if it is sold future generations will be denied the opportunity to follow in this tradition.

Yes, Sydney might have Royal Randwick built on crown land, but Parramatta has Rosehill Gardens that is owned by the ATC. I see us more as custodians of this great asset to pass on to the next generation.

Rosehill's Autumn Carnival brings worldwide recognition to Parramatta with international horses & their connections coming here to compete at our track, as well as visitors & tourists from all over Australia, who inject money into the local economy with hotels, restaurants, local sights etc. all benefiting over the 3-week period.

All of this would be lost and the money would instead go to the cities of Sydney with Randwick and Liverpool, as the plan also calls for the knocking down the dilapidated Warwick Farm racecourse and rebuilding a new state of the art track on what is flood & contaminated land at Warwick Farm. Meaning Parramatta will also lose out to not just Sydney City but Liverpool as well. Liverpool City will end up with the new track and Parramatta the apartments.

Parramatta will also lose events outside racing held at Rosehill, like the Camping & Caravan show and Australia's largest Pool & Spa Expo. Rosehill racecourse even hosted the local government conference that was held at our Grand Pavilion in 2023.

This is not just about us members and racing participants, this is about the people who go to enjoy a day out at the races in the public stands. It's about the young people who get dressed up and go to socialise with their friends, and non-racegoers. All the people who not only will lose an icon in their area but have to cope with the strain of 40,000 apartments and 100,000 people.

Finally, how can Parramatta & Greater Western Sydney sustain this level of development of apartments that the government is intent on forcing on us? What are the Western Suburbs going to look like for our children, grandchildren & their quality of life?

We need to send a message to the government, the developers and those in the position of power in horse racing – stop trying to seduce us with 4 billion dollars. Leave

the people this iconic race track, this beautiful green space to enjoy for future generations. The money is not worth the cost to the soul.

STAFF RESPONSE

Nil

ATTACHMENTS:

There are no attachments for this report.

PUBLIC FORUM

ITEM NUMBER 9.9
SUBJECT Item 14.2 - Unsolicited Proposal by the Australian Turf Club
REFERENCE F2024/00282 - D09356892
FROM Angus Karl Stewart Thomsen

Hello Mayor and Council

I'm here to speak against the motion to heritage list the Rosehill racecourse. Apologies for my cynicism but in my personal opinion it's pretty clear this motion has nothing to do with preservation of racing for the next generation.

At this stage it seems uncertain and unfortunately unlikely Rosehill race course will be redeveloped. So what are we trying to achieve here? Personally I'd like to see the council call on the state government to come back to the table and finish what they started and unlock this site for redevelopment and deliver an additional metro station for parramatta. To all those who cited as lack of infrastructure as a concern in relation to the mid rise proposal, an additional metro station really sounds right up your alley.

As an aside I personally think that proposal sounded great, along with the transport orientated development proposal. Anyways 2 weeks ago several of the councillors here cautioned against the dangers of manor and shop top houses in their neighbourhood. Personally I think more housing like that would be neat, but forgoing the redevelopment of this site won't kill the demand for housing in parramatta that would have been satisfied by the redevelopment of the racecourse, instead that demand would spill out on the rest the parramatta and likely accelerate development of the very types of housing you cautioned us all against. If you really feel that way about the midrise in your neighbourhood then you really ought to be calling on the state government to finish what they started here and unlock this site for redevelopment to absorb a significant portion of that demand.

Now with the redevelopment of the Rosehill racecourse unlikely to take place at this stage, this motion is just salt in the wound inflicted by the rental crisis and a last ditch contingency effort to ensure it is only that much harder to affordably house the next generation that this motion is allegedly being made on the behalf of. But if this motion is really being made on their behalf, I'd encourage the councillors to go out on to parramatta square — perhaps on another day as this council can sometimes run a bit late — and actually speak to some of the young people from this council and see how they feel about all this. How do they really feel about the preservation of this race course? Should come at the cost of more affordable housing? I struggle to see why anyone confident in the aim of this motion would hesitate to do so.

I don't believe it is necessary for me delve into why supply is necessary to address housing and rental affordability. All you really need to do is look at what happened to rents in Auckland over the last 5 years after they blanket upzoned most of their city relative to the rest of New Zealand, or in cities like Austin Texas with more liberal zoning run rings around US states like California in terms of housing affordability which has some of their worst cases of homelessness and housing affordability in the USA.

Decisions like this that limit housing supply are one of the driving forces behind the reality that Sydney is haemorrhaging people of the ages 25-35 to other cities, due to the simple fact they cannot afford to start a family here. The same people it is claimed

this motion is being made on the behalf of. As long as supply remains scarce I can't imagine the reality will be much different for the generation after that.

Lastly if this proposal is honestly about preserving horse racing — a heritage listing would if anything — only add overhead to the task of maintaining the site. At best this motion is self defeating, if we are to believe its intention is really to preserve this sport.

If this council is serious about housing affordability and a future for young people in this city, I ask

the mayor and those on the council to reject this motion.

STAFF RESPONSE

Nil

ATTACHMENTS:

There are no attachments for this report.

NOTICE OF MOTION

ITEM NUMBER	14.1
SUBJECT	Report on Council's Community Spaces
REFERENCE	F2024/00282 - D09340520
FROM	Councillor Kellie Darley

MOTION

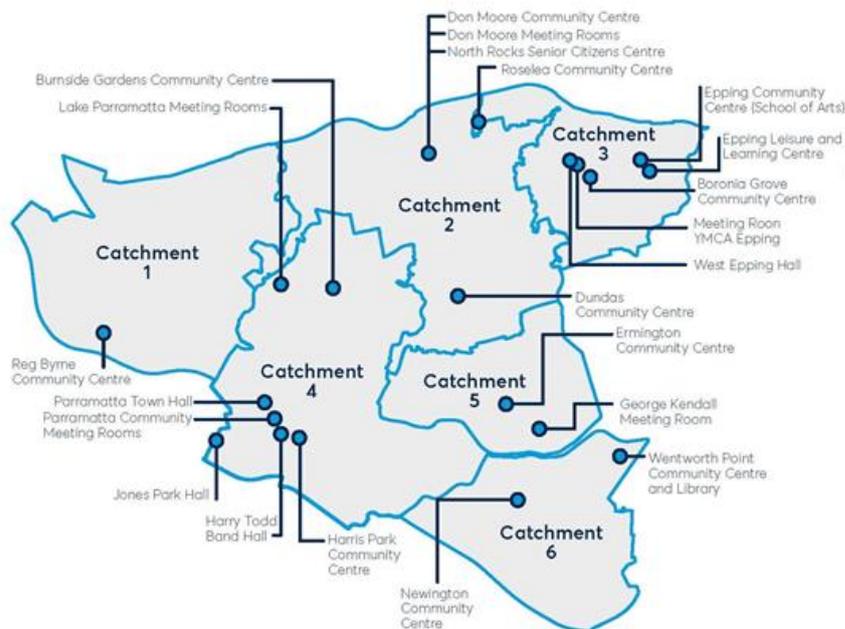
- (a) That the CEO prepare a report for Council on the current provision, utilisation and condition of community spaces (halls, meeting rooms and centres) provided by Council as well as outline plans to increase the amount of community space to meet the benchmark for our population and improve the quality of current community spaces, including but not limited to:
- Current comparison of the provision of community space (m2 per 1,000 people) by City of Parramatta Council compared with other similar Councils,
 - Average number of hours each community space is booked and vacant on weekdays and weekends,
 - Utilisation rates of Council's community spaces by regular or one-off bookings,
 - Accessibility levels at each of Council's community spaces,
 - Level of IT facilities at each of the community spaces,
 - Availability of a baby change table that can be accessed by men and women at each of the community spaces.
- (b) That the CEO investigate the creation of a community space grants program whereby community organisations and groups can apply for the hire fee to be waived or further discounted, including what other local Council's offer, and provide options and recommendations to Council.

BACKGROUND

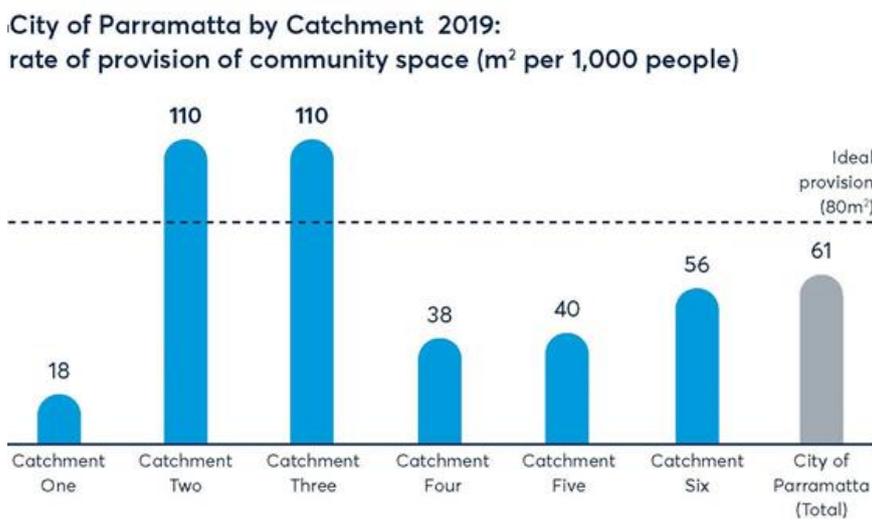
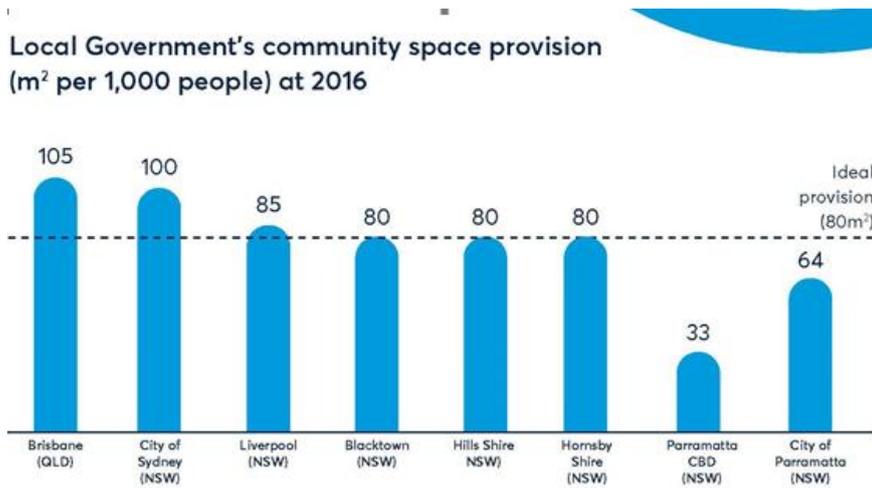
1. Flexible, multipurpose community spaces act as gateways to connect people with each other as well as to services that can provide support and activities that provide fulfilment. They are known as 'third spaces'* that offer safe places for people to gather together and are responsive to the needs of local communities. On top of supporting community connectedness and cohesion, community spaces promote positive health and well-being by providing formal and informal opportunities for community use.
2. Given City of Parramatta is home to an increasingly diverse community, Council's flexible community spaces also play an important role as soft entry points, helping welcome new members of our community.
3. There are different types and scales of community space:
 - Community meeting room: Typically a single room that people can hire to meet their needs.
 - Community centre: A place where people from within a local neighbourhood can come together for social events, educational classes, recreational activities or for drop-in support.
 - Community hall: Multipurpose buildings managed by Council for the community. They provide space and facilities for a range of local activities and community services.

- Community hub: A larger facility offering a range of spaces suitable for various activities, programs, services and events which address the social, physical and emotional wellbeing needs of the local community. It can be a school, a neighbourhood centre or another public space that offers co-located or integrated services such as education, health care and social services. Each hub is as unique as the community it serves.
4. This Notice of Motion focuses on the first three types - community meeting rooms, centres and halls provided by Council across the Parramatta LGA.

2019 City of Parramatta Council Community Space Network



5. In 2020, Council endorsed a Community Infrastructure Strategy which identified that provision of community space fell short of the benchmark for Parramatta's population in 2019 by 6,656m². It also showed that the provision of community space in the Parramatta LGA was below that provided by other Councils, unevenly distributed across our LGA and wasn't necessarily located to match population density.



Community Infrastructure Strategy 2020 129

6. Utilisation rates and the condition of the community halls, meeting rooms and centres appears to vary greatly across the network of 20+ community spaces.
7. Feedback received by community organisations and groups indicates that current pricing of Council's community spaces is price prohibitive and there also seems to be a lack of awareness of the availability of community halls, meeting rooms and centres for hire.

STAFF RESPONSE

8. Council's portfolio of community spaces is collaboratively managed by different Directorates within Council, in line with the asset management matrix of asset owner, maintainer and operator. Responsible managers will be able to prepare the recommended report if endorsed by Council.
9. The report will be prepared through existing staff resources, with an anticipated reporting date of June 2024. It is recommended that a Councillor Workshop occur prior to any report back to Council.

FINANCIAL AND RESOURCE IMPLICATIONS

10. The report will be prepared through existing staff resources and therefore no impact on the current budget.

Kellie Darley
Councillor

Jon Greig
Executive Director Community Services

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

NOTICE OF MOTION

ITEM NUMBER	14.2
SUBJECT	Unsolicited Proposal by the Australian Turf Club - Proposed Sale and Redevelopment of Rosehill Racecourse
REFERENCE	F2024/00282 - D09340470
FROM	Councillor Michelle Garrard

MOTION

- (a) That the Lord Mayor or Chief Executive Officer write to the Australian Turf Club (ATC), the NSW Premier, the Hon Chris Minns MP, the Minister for Planning and Public Spaces, the Hon Paul Scully MP, and the Member for Parramatta Donna Davis MP, outlining the City of Parramatta's opposition to the proposed sale of Rosehill Racecourse for the redevelopment of more than 25,000 new homes.
- (b) That the Lord Mayor or Chief Executive Officer write to the Australian Turf Club (ATC), the NSW Premier, the Hon Chris Minns MP, the Minister for Planning and Public Spaces, the Hon Paul Scully MP, and the Member for Parramatta Donna Davis MP, outlining that the City of Parramatta welcomes continuing to work on the Camellia-Rosehill Place Strategy as adopted in August 2022.

BACKGROUND

1. Camellia also is planned to deliver more than 10,000 new homes, the State Government's 25,000 new homes for Rosehill is on top of the 10,000 already planned in the area meaning a total of 35,000 homes planned. Refer to the Camellia-Rosehill Place Strategy.
2. Rosehill Racecourse aka Rosehill Gardens should be heritage listed. Rosehill Gardens should be protected and should not be sacrificed for urban development.
3. Land at Rosehill had been purchased by John Bennett in 1883 with the view to building a racecourse. He set up the Rosehill Racing Club (RRC), which later became the Rosehill Racecourse Company. By 1885 the racecourse at Rosehill was finished, built at a total cost of £17,000.

4. Taken from the online petition:

Historical Significance: Rosehill Gardens is not merely a racecourse; it is a living archive of Australia's racing history. Closing its gates would erase a significant chapter of our cultural heritage, leaving future generations devoid of the profound experiences that this venue has provided.

Community Heart: Beyond racing events, Rosehill Gardens serves as a vibrant community hub, fostering social connections and shared experiences. Its closure would create a void in our local community, impacting businesses and diminishing the quality of life for residents.

Economic Impact: Rosehill Gardens contribute substantially to the local economy, supporting jobs, businesses, and tourism. The loss of this historic venue would not only affect the racing industry but also have far-reaching consequences for various sectors intertwined with its events.

Cultural Symbol: Rosehill Gardens stands as a cultural symbol, uniting people from diverse backgrounds in the shared passion for horse racing. The

demolition of this venue would represent the loss of a unifying force that has brought joy and excitement to countless individuals.

5. Camellia-Rosehill Place Strategy

[Camellia-Rosehill | Planning \(nsw.gov.au\)](https://www.nsw.gov.au/planning/camellia-rosehill-place-strategy)

The Camellia-Rosehill Place Strategy has been finalised and will guide renewal of the precinct over the next 20 years.

The draft Place Strategy was exhibited for public comment from 17 December 2021 to 4 March 2022.

We've responded to exhibition feedback by making a number of changes, including increasing the amount of public open space and making it easier to get to.

Find out more about how we have responded to feedback by reading the Finalisation Report. You can see all the final documents on the [NSW Planning Portal](https://www.nsw.gov.au/planning/portal).

The Place Strategy is a plan for:

- a thriving town centre with an 18-hour entertainment precinct
 - up to 15,400 jobs
 - 10,000 new homes supported by infrastructure and new public open spaces
 - improved transport connections including light rail, road upgrades and cycling and pedestrian paths
 - opening up the Parramatta River foreshore and making it a centre of community activity
 - enabling a new urban services precinct and retention of heavy industrial land that will ensure Camellia-Rosehill advances in its role as an employment powerhouse for Sydney and NSW.
6. The Place Strategy does not rezone land. A Ministerial Direction requires any future planning proposals for the precinct to be consistent with the Place Strategy.



Artist Impression from Place Strategy

STAFF RESPONSE

Unsolicited Proposal Process (USP)

7. The NSW government and the ATC have entered into an MOU which is subject to the NSW Government's unsolicited proposals process.
8. Council has no role in the unsolicited proposal process as it is commercial-in-confidence matter between the private landowner (ATC) and the NSW government. This process is subject to Cabinet-in-Confidence legislation.
9. According to information (media release) published on 7 December 2023 on the NSW Government's website, under the ATC's proposal:
 - *"ATC retains and develops the Rosehill Gardens site for housing (potentially 25,000 homes), entertainment, green space and a new school.*
 - *The NSW Government explores the feasibility of a new metro station at Rosehill to deliver reliable public transport for the new Rosehill Gardens community."*

Council's Adopted Position on the Camellia-Rosehill Place Strategy

10. Council at its meeting on 14 March 2022 adopted a submission on the Camellia-Rosehill Place Strategy, noting that:

*"Council supports the renewal of the Camellia-Rosehill precinct but **objects** to the draft Place Strategy ..."*

requesting for it to be further developed to address the matters identified in the submission before its finalisation, including but not limited to insufficient detail on the funding and provision of infrastructure, an inadequate precinct-wide remediation strategy, untested proposed densities and inadequate consideration of constraints.

11. The submission requested the State Government ensure the Place Strategy is founded on comprehensive evidence-based analysis and best practice urban design and planning.
12. The Camellia-Rosehill Place Strategy was finalised by the State Government in August 2022. It is the view of Council officers that the finalised Camellia-Rosehill Place Strategy inadequately addresses the concerns raised by Council in its adopted submission of March 2022.

Current Situation – Potential Metro Station at Rosehill

13. The Camellia-Rosehill Place Strategy identifies potential capacity for up to 10,000 dwellings for the entire precinct (approximately 320 hectares) including partial redevelopment of ATC land on the periphery of the existing racecourse.
14. The Place Strategy does not consider a metro station at Rosehill or the full redevelopment of the ATC landholding of the racecourse and the land to its west (approximately 86 hectares).
15. It is understood that the State Government was working towards an exhibition of a rezoning package aligned with the Camellia-Rosehill Place Strategy. It is not known whether this exhibition will now proceed.
16. On 7 December 2023 the State Government announced a commitment to explore a metro station at Rosehill and consider an unsolicited proposal for potentially 25,000 homes at the ATC.
17. The opportunity now exists to reconsider the approach that has been taken to date with the Camellia-Rosehill Place Strategy, address its shortcomings in a new Place Strategy that includes full consideration of a metro station and full

redevelopment of the ATC (should these wholly or partly progress) and the broader peninsula to deliver the best outcome possible.

18. The importance of Camellia-Rosehill and the broader peninsula warrants consideration of the establishment of a dedicated delivery authority to lead the planning, remediation and redevelopment of the precinct, supported by appropriate legislation, with Council having an integral and embedded role in the planning and delivery process.

FINANCIAL AND RESOURCE IMPLICATIONS

19. There are no financial implications arising from this Motion.

Michelle Garrard
Councillor Garrard

Jennifer Concato
Executive Director City Planning and Design

Gail Connolly
Chief Executive Officer

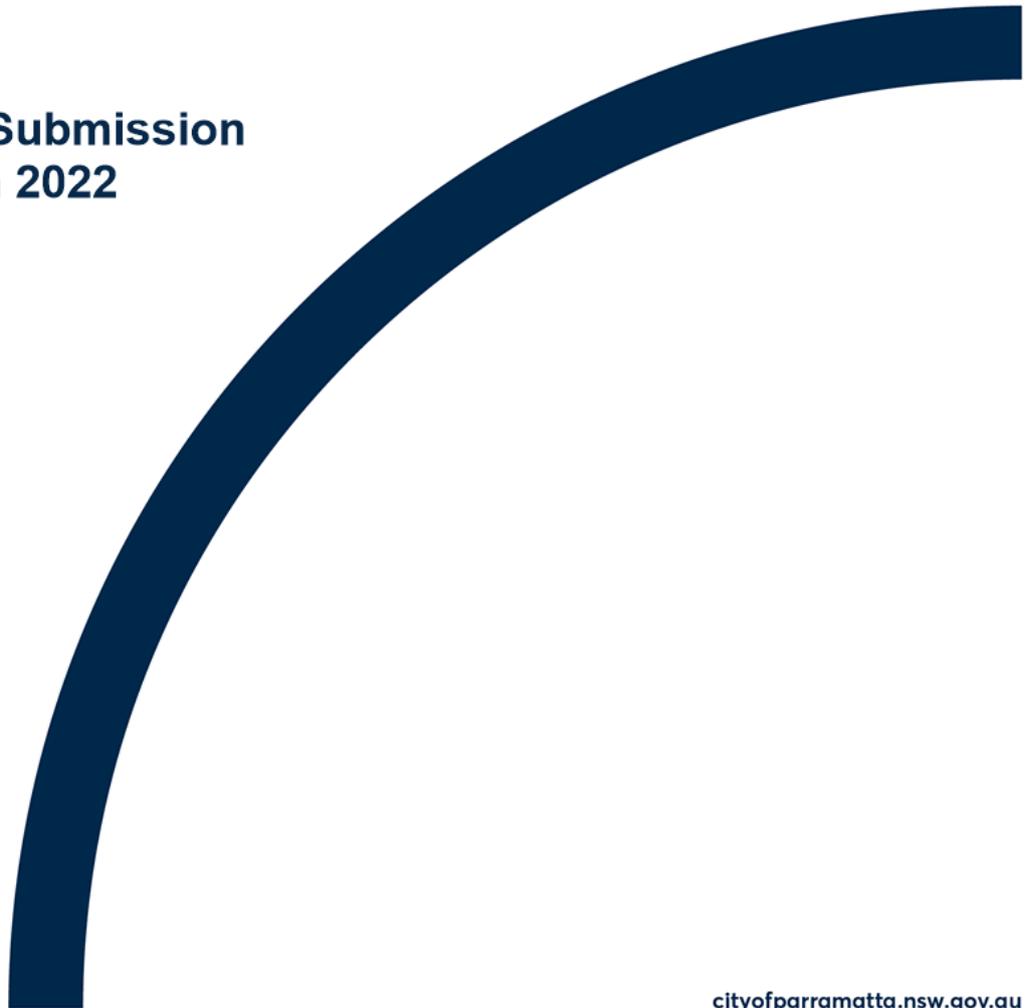
ATTACHMENTS:

- 1  Attachment 1 - Council's Submission on the Camellia-Rosehill Place Strategy March 2022



DRAFT CAMELLIA-ROSEHILL PLACE STRATEGY

Council Submission
18 March 2022



cityofparramatta.nsw.gov.au



COUNCIL SUBMISSION - DRAFT CAMELLIA-ROSEHILL PLACE STRATEGY

EXECUTIVE SUMMARY

Council thanks the Department of Planning and Environment (DPE) for the opportunity to provide comment on the draft Camellia - Rosehill Place Strategy (draft Strategy). **While Council supports the renewal of the Camellia-Rosehill precinct, it objects to the current draft Place Strategy.** The draft Strategy must be further developed to address the matters identified in this submission before it is finalised, in particular:

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

The submission provides a detailed assessment of key issues arising from the draft Place Strategy including the abovementioned matters and is organised into six sections that cover Infrastructure Delivery, Land Use Planning and Urban Design, Environment, Traffic and Transport, Cultural Heritage and Implementation and Governance respectively. Council requests that the resolution of the matters identified in the submission is fundamental at this stage and must not be avoided by the inclusion of conditions within a future Ministerial Direction prior to any rezoning, the consequences of which would lead to considerable delays in future rezonings as well as poor planning and urban design outcomes. Furthermore, the DPE should note that sufficient housing and employment lands have been identified in Council's Local Strategic Planning Statement to meet DPE's identified jobs and dwelling targets for City of Parramatta for the period to 2036 without relying on any development taking place at Camellia-Rosehill.

Council requests that the DPE ensures the resultant long-standing problems that have arisen from the shortcomings of the accelerated precinct planning processes adopted for various precincts within the City of Parramatta; such as the lack of transport options at Wentworth Point; lack of employment generation at Epping town centre; and traffic congestion at Granville; are not repeated at Camellia-Rosehill and that the development of the Place Strategy is founded on comprehensive evidence-based analysis and best practice urban design and planning. Council would welcome further opportunities to meet with DPE and discuss the matters identified in this submission.



Key Issues

Section 1. Infrastructure Delivery

1.1 Addressing the shortfall in infrastructure

Open space facilities

It is concerning that the draft Place Strategy does not exhibit best practice open space provision and location. There is insufficient public open space, noting the potential shortfall of 22ha - 28.3ha of open space within the precinct. The extent of the shortfall is currently dependent on whether private open space is made publicly accessible. While demand for 72ha of public open space has been identified for Camellia, it is currently proposed to provide a range between 43.7ha to 50ha of public open space. The proposed location of the district park and sporting facilities within the Rosehill Racecourse is sub-optimal. These facilities are disconnected from the residential area and have reduced permeability and accessibility due to the interface with racecourse facilities. It is required to:

- Showcase best practice open space provision and location within a renewal precinct.
- Locate the district park, other open space and sporting facilities in highly publicly accessible locations.
- New public open space should not be located within the Rosehill Racecourse.
- Rectify the identified shortfall in open space. This requires further reviewing land-use/density assumptions to mitigate the shortfall of open space, or incorporating additional open space.
- Amend the draft Strategy and master plan to identify locations for 12 play spaces, an indoor court, two outdoor multi-purpose courts and two fitness stations as recommended in the SIIR (p.9).
- Amend the draft Strategy and master plan to make provision for dog off-leash areas, which are becoming increasingly important to the social sustainability of high-density communities.

Community facilities and school Infrastructure

It is concerning that the draft Place Strategy does not exhibit best practice community facilities and school infrastructure planning. The draft Strategy and master plan should identify the land allocation and size of the community hub. While the Social Infrastructure Implementation Report (SIIR) identified the need to provide a 4ha multi-purpose community, the hub should be sized at 4.3ha based on Council's Community Infrastructure Strategy. It should comprise of 1,885m² library space, 1,954m² community and subsidised space, and 489m² cultural space.

Concern is raised that the location of the K-12 school remains unresolved at this stage, noting that there is a demand for a primary school (2ha) and a K-12 school in Camellia. The potential location of the K-12 school in the investigation area south of Unwin Street is not a suitable site given its disconnection from community facilities, inaccessibility and the safety concerns that may arise from heavy vehicles utilising Unwin Street.

It is required DPE consult with the Department of Education and Schools Infrastructure regarding:

- Ensuring schools and community facilities are located close to new residential dwellings.
- Ensuring the suitability of the proposed school sites noting the requirements of the SINSW guidelines.
- Ensuring that schools are sufficiently sized to provide quality public education and open space.
- Facilitating shared use arrangements for open space and school facilities with the wider community.



1.2 Aligning growth with infrastructure

It is concerning that the draft Place Strategy does not sufficiently align growth with infrastructure. The timing and sequencing for infrastructure delivery needs to be further refined and clarified to support growth over time. The Infrastructure Delivery Plan (Table 11: Infrastructure responsibilities and timing) (IDP) indicates that infrastructure items will be delivered either in the medium (5 to 10 years) or the long term (10+ years), with no infrastructure to be delivered in the short term (0 to 5 years). It is required to:

- Amend the IDP to include early delivery of social infrastructure within the short-term period;
- Amend the IDP to provide refined timeframes and threshold triggers for infrastructure delivery. Dwelling and/or job numbers should reflect the threshold trigger for infrastructure delivery (e.g. Stage 1 infrastructure is to be delivered at 'x' dwellings and will support a maximum of 'x' dwellings).
- Amend the discrepancies between the Staging Plan contained in the Place Strategy (Table 3) and the IDP (Table 9) to ensure consistent advice.
- Amend Table 3 of the draft Strategy and the IDP as the proposed staging plan lacks sufficient detail to guide sequencing of development and infrastructure for the precinct. The proposed staging plan suggests concurrent development of all the sub-precincts.
- An amended staging plan needs to clarify the following: how each of the sub-precincts will be staged over time (e.g., phasing of access/road connections and unlocking development in the Town Centre); how many dwellings and/or jobs will be accommodated in each stage; and what specific infrastructure is required to support each stage of development.

1.3 Addressing the funding gap and clarifying funding mechanisms

Funding Gap

Concern is raised regarding potential funding gaps and uncertainty on decontamination cost estimates. Council **will not** bear any unreasonable financial burden in the delivery of infrastructure. The draft Strategy has not addressed the notional infrastructure funding gap of \$416 million identified in the IDP. Council officer review has identified that the funding gap could fall in the range of \$1.23 to \$1.47 billion. It is noted:

- The Remediation Implementation Report (RIR) estimates precinct remediation costs will range between \$350 to \$550m, with foreshore costs ranging from \$28.2 to \$46.7 million. This equates to a maximum total of \$600m which has not been incorporated in the forecasting of infrastructure costs in the IDP.
- Further, the IDP identifies two sources of revenue including \$305.5m under 'conditions of consent' and \$246.3m under 'local contributions'. The reference to \$305.5m under conditions of consent is unclear because this may be captured under local contributions.
- Notwithstanding the above, there is a discrepancy between what the IDP assumes can be collected under Council's Contributions Plan, overestimating the extent of contributions by approximately \$154.8m. A new Contributions Plan for the precinct would need to be developed prior to any rezoning.
- The total infrastructure funding gap can fall in the range of \$1.23 to \$1.47 billion when considering remediation costs (\$550 - \$600m), the lack of clarity on the reference to 'conditions of consent' (\$305.5m) and the gap between what can be collected under Council's existing Contributions Plan and what is stated in the IDP (\$154.8m).

It is recommended to further clarify the next steps for infrastructure planning, in alignment with currently proposed infrastructure planning reforms, and how the funding gap will be addressed.



Establishing greater certainty on the implementation of funding mechanisms

The draft Strategy has identified the potential use of a 'key sites' provision. This is whereby a developer provides relevant infrastructure on or adjacent to the development site that has a broader public benefit in exchange for the right to develop and/or intensify the land use. In cases where the key sites provision is not utilised, alternative funding mechanisms including local and regional infrastructure contributions and special local area rates (special rates) could be relied upon instead. Special local rates would be applied for works or services limited to a specific area that will benefit from the proposed infrastructure. This will require an application to the Independent Pricing and Regulatory Tribunal (IPART) and Council agreement/endorsement. The estimated income from the special rates is difficult to determine and requires further investigation. It is required that:

- The draft Strategy identifies the notional funding gap and the potential actual gap as identified above.
- Further investigations on proposed funding mechanisms (e.g. income that could be derived from special local area rates) must be undertaken prior to rezoning.
- Funding arrangements must be resolved and put in place before rezoning of the precinct, to ensure that Council is not unreasonably burdened by any infrastructure funding shortfalls.



Section 2. Land Use Planning and Urban Design

2.1 Determining the appropriate land use mix for Camellia

It is uncertain whether the master plan reflects the optimal land use mix in the context of maximising job density, managing residential development impacts and mitigating the funding gap. It is therefore required that:

- The Economic Analysis should further interrogate the appropriate land use mix for Camellia and consider options to introduce higher order uses (e.g. health, education and innovation uses) that would complement the growth of Parramatta. This would assist in addressing master planning issues whereby there is an over-reliance on high densities within the north-western portion of the precinct to fund infrastructure. This is acknowledging that this will need to balance the protection of crucial, long-standing heavy industries that service the broader region.

2.2 Providing a clear strategy to address serious environmental compatibility issues

There is a poor relationship between the identified principles and the proposed spatial outcomes as represented in the indicative master plan. **This brings to question whether the design intent can be delivered with any rigour.** The gap pertains to the fact that indicative built form parameters have been canvassed without first resolving feasibility and environmental compatibility issues. The draft Strategy must address the serious environmental compatibility issues of locating residential development in a highly constrained site. To inform the master planning process, it is required to address below issues in order of priority:

- a. Establish a precinct-wide strategy for resolving environmental compatibility issues – Informed by technical studies, this precinct-wide strategy will need to establish guidance that determines levels for the entire precinct in response to flooding/contamination constraints, identifies appropriate setbacks and development types in relation to pipelines and odour/noise sources from continuing industrial uses within the precinct, map ecological assets, etc., and not risk the resolution of these issues be left to the behest of site-by-site development proposals.
- b. Establish a transport and structural framework - This requires advanced resolution of the structure and staging of the internal street network, alongside a commitment to transport infrastructure (PLR Stage 1 and 2), to service the future population.
- c. Establish parameters for the public domain – This will require preparing a Public Domain Strategy for the precinct, noting that the scope, staging and delivery of the active town centre core and associated public domain areas remain undefined.
- d. Establish principles for built form and density - The above elements must provide the context and certainty, before determining the appropriate design response to guide future development.

2.3 Premature development standards that may result in poor built form and amenity

In their current form, the indicative development standards are not supported on the below grounds:

- Further consideration needs to be given to the role and hierarchy of the Camellia Town Centre and the suitability of the indicative building heights and floor space ratios. The proposed height and floor space ratios are comparable to planning provisions within CBDs and will result in excessive densities within the town centre. This is not appropriate given Camellia's location on the fringe of the Parramatta CBD.
- It is unclear how the building heights and density/floor space controls were formulated, and whether they respond positively to the site context. This includes complex level changes associated with remediation and flood mitigation and the implications for the density that can be accommodated in the Town Centre.
- The development standards are unlikely to deliver a quality urban environment. The built form outcomes in Figure 14 do not appear to comply with the Apartment Design Guide / reflect clear organisational principles or rational structural hierarchy to the streetscape.
- The draft Strategy and master plan have not contemplated the location and land take required to accommodate decoupled parking and community facilities in the precinct.



It is required to:

- Omit development standards and density assumptions contained in the draft Strategy, specifically Figure 14 and Table 1. This would enable greater flexibility for future master planning to holistically respond to environmental matters, in particular, the constrained character of the precinct.
- Amend the key principle to 'create a density of development that corresponds with the projected capacity of the transport network, social infrastructure, desired future character and [environmental constraints of the precinct]' [added text].
- Amend the plans included in the draft Strategy to be diagrammatic only, focusing on establishing well-resolved structural elements for the precinct and reflecting the vision and principles within the document.
- Expand on design principles for desired built form typologies in place of what appears to be prescriptive building heights and footprints. Design principles can include but should not be limited to the following:
 - a. supporting taller buildings (where appropriate) of a slender and more elegant form;
 - b. maximising potential amenity and environmental performance;
 - c. allowing for street wall heights to proportionally respond to street widths; and
 - d. mitigating the impact of buildings on the public domain and streetscape experience.
- Work with Council officers to complete relevant modelling to test and develop suitable development standards for the precinct.

2.4 Planning for affordable housing and housing diversity

The draft Strategy earmarks the future delivery of diverse housing including student accommodation, build to rent and affordable housing among others. The draft Strategy provides that at least 5% of housing will be provided as affordable housing. It is required that planning controls under Direction 4:

- Include key principles that will guide the location and provision of affordable housing (i.e., to be located within walking distance of amenities such as public transport, shops and employment areas).
- Note the provision of student housing near amenities could contribute to the night-time economy, establishment of innovation spaces and future partnerships between industries and universities.
- Includes mandatory provisions for affordable housing to be provided in perpetuity.
- Enables a higher rate of provision that is higher than 5% where it is determined to be feasible (i.e., higher rate of provision for sites with a larger site area or where there are greater height and FSR incentives).
- Include more detail on the desired housing typologies for the precinct.

2.5 Managing land-use conflicts

In relation to managing land-use conflicts, it is required to address the following:

- Identify proposed measures to ensure that existing industrial and racecourse uses will not adversely impact future residential areas.
- A portion of land along the northern periphery (i.e. George Weston site) has been earmarked for residential development despite having been identified as an area subject to medium and high odour risk. The introduction of less sensitive land uses or staging of development should be carefully considered to mitigate potential odour impacts.
- Consider re-zoning land along the southeast periphery of Camellia (i.e. part of the VIVA Energy site) as urban services land. This would result in a more centralised heavy industry area for Camellia. Existing use rights would enable the retention of important heavy industry uses but the revised land-use zone would enable urban services at the periphery in the longer term.
- Planning controls under Direction 4 should draw from the discussions and recommendations of the Qualitative Hazard Assessment Report, Noise and Vibration Implementation Report and Air and Odour Implementation Report. The draft Strategy has incorporated only some of the recommendations.
- Action 2 under Direction 4 to 'investigate and consult with business and landowners regarding how current odour and air emissions can be mitigated' – should occur prior to rezoning.



2.6 Establishing the Night-Time Economy and ensuring safety within the precinct

While the precinct vision entails building a vibrant night-time economy, it is generally limited to the Town Centre/Entertainment sub-precinct. It is important to avoid the creation of 'dead zones' whereby urban services and industrial land can become perceived as unsafe and unattractive at night.

It is required to amend the draft Strategy to address the following:

- Amend principles under Direction 2 to include consideration of 'facilitating opportunities to build the night-time economy within but not limited to the Town Centre and Entertainment sub-precincts'.
- Amend planning controls under Direction 4 to identify indicative 'late-night trading areas' within the broader precinct.
- Amend the staging plan to consider the establishment of night-time venues in the early stages of development; capitalising on the availability of land close to the Parramatta CBD and transport routes.
- Amend the principle under Direction 4 to 'create a comfortable, [safe] and friendly public domain and street network that encourages and supports walking, cycling and the use of public transport [in the day and night]' [added text].
- Include an action under Direction 4 to 'ensure the future Public Domain Strategy addresses design requirements (e.g., lighting and signage) for safe pedestrian and cycle routes/connections to and from the Town Centre and Entertainment sub-precincts from all directions'.
- Include additional planning controls under Direction 4 to identify 'safe routes' to and from the Town Centre and Entertainment sub-precincts from all directions. This will ensure safety at night and promote a vibrant night-time economy.
- Amend the principle under Direction 4 to provide 'built form controls that promote framing of open space and public space to promote activation and passive surveillance [including active transport links within the industrial and urban services area]' [added text].
- Amend the draft Strategy to include design principles/place outcomes for the Entertainment precinct. This can include placemaking initiatives that consider the experience of the precinct at night. Installations and public art projects could renew and reinforce the precinct's unique character and the night-time economy.
- Where the K-12 school is better placed closer to the Town Centre amenities, it may be appropriate to consider land uses south of Unwin Street that would complement the night-time economy. This would extend the boundary and extent of the Entertainment sub-precinct.



Section 3. Environment

3.1 Clarifying Council's role and liability in implementing and monitoring orderly site remediation

Council's role and liability regarding residual contamination

Allocation of any residual contamination liabilities for the precinct to Council is outright objected to. It is noted that the cost analysis identified in the RIR is likely to be an underestimation due to the uncertainty around the volume and extent of contamination across the precinct. This should be the role of the State Government.

Clarifying governance arrangements

The Remediation Implementation Report (RIR) identifies the option of authorising the City of Parramatta to oversee the precinct contamination management protocols. Council strongly objects to such an arrangement and must not be burdened with onerous ongoing monitoring, management and maintenance of residual contamination due to the uncertainty around contamination volume and extents, remediation costs and financial and legal liabilities. This is not the role of Council. The legislative authority for the management of significantly contaminated land in NSW is the NSW Environment Protection Authority (EPA) under the *Contaminated Land Management Act 1997* (CLM Act). The precinct is identified as significantly contaminated land by the NSW EPA with several sites subject to regulatory orders from the NSW EPA.

Council has no legal powers or financial resources under the CLM Act to manage remediation of contaminated land on such a scale. The most appropriate approach is for this to be managed directly by the State Government.

3.2 Clarifying site-remediation and ongoing costs

Land constraints and ongoing maintenance costs will need to be understood by Council when considering proposals for land dedication if they are to be accepted. It is acknowledged that their RIR identifies the estimated costs of precinct-wide remediation will range from approximately \$350M to \$550M which excludes the costs of foreshore remediation. Foreshore remediation costs along Parramatta River, Duck Creek and Duck River are estimated between \$28.2M to \$46.7 million but this does not include maintenance costs.

It is required that the RIR clarify if it covers all relevant costs including the following:

- costings for ongoing management of a Long-Term Environmental Plan;
- contingency to address uncertainty around the nature and volume of contaminated fill, groundwater and residual contamination;
- biannual/quarterly inspections of any surface capping layer/subsurface impermeable geomembrane filter;
- reporting of the inspection monitoring results;
- follow up inspections;
- soil validation and analysis;
- imported source material reviews;
- scientist / Engineer rates;
- rectification works;
- repair and/or replacement of adopted remediation technologies; and
- cost of remediation technology feasibility and or pilot studies.



3.3 Ensuring feasible and effective implementation of a net-zero carbon precinct

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

It is required to address the following:

- Planning controls under Direction 5 should include the following measures: future-proofing all-electric building design, zero-emissions material selection, and street design that enables sufficient soil volume to optimise street canopy cover.
- Include an action under Direction 5 to expand on the SIR and its discussion of the associated costs and feasibility of the implementation measures recommended to implement a net-zero carbon precinct. In its current form, the SIR and IDP do not provide any guidance on the costs associated with the recommended sustainability measures and infrastructure.

3.4 Clarifying durability and warranty of capping layer

The RIR advocates the use of impermeable geomembranes and engineered impermeable barrier walls:

It is required that the RIR review the durability of these technologies, their capacity to remain functional, without requiring excessive maintenance/repair, and provide details on their design lifetime.

3.5 Addressing contamination within, and stewardship of, Camellia wetlands

While Council is open to facilitating ongoing discussions with VIVA Energy regarding potential public access to the wetlands, it is required to consider the following:

- Consult EPA with a view to assessing which agency is appropriate for overseeing the wetlands;
- Include the wetlands in the scope of future contamination protocols; and
- Consider the wetlands adjacent to Parramatta River may fall under the responsibility of Maritime NSW.

3.6 Future proposals for land dedication

The principle to ensure 'land is assessed and remediated/managed so that it is suitable for the proposed land use and that the contamination does not present an unacceptable risk to human health or any other aspect of the environment' is strongly supported. It is required to address the following:

- The principle under Direction 5 notes 'residual contamination liabilities should be appropriately identified, apportioned, funded and governed' is acknowledged. Note that unreasonable apportionment of responsibility to Council in this regard would not be supported.
- An overarching State body or authority with legislative powers should be assigned or created to govern the contamination protocols across the precinct.
- Amend the RIR to calculate all costs as identified in Section 3.2 – Clarifying remediation costs.
- Provide clarity on estimated costs of remediation noting that Figure 9 – Draft Master Plan cost estimates of the RIR is not fully legible, and the information may be better represented in a table or pie graph with clear numeric estimates.
- Amend the RIR to address the warranty, durability, and lifetime of the capping layer.
- Action 6 to 'explore opportunities for the development of a funding framework' should entail Council involvement and input into the framework.
- Action 2 to 'investigate governance mechanisms for precinct wide remediation and/or contamination management activities' is noted. This should entail Council input and feedback.
- Action 4 to 'work and consult with landowners to stage remediation appropriately' is noted. This should entail Council involvement and input into a staging framework for the precinct. This consultation should occur before rezoning and at the development applications stage. It may be appropriate to consider the role of any future governance body to work with landowners and coordinate the staging of development to avoid land-use conflicts during remediation.
- Planning controls under Direction 5 include 'establishing a staging and sequencing framework to guide remediation and/or management activities to avoid land-use conflicts'. The RIR should expand on the experience of the Homebush Bay and Rhodes peninsula redevelopment, to inform the formulation of the staging framework for Camellia.
- Action 9 under Direction 1 entails 'facilitating ongoing discussion between Viva Energy and City of Parramatta to explore the possibility of opening the Viva wetlands for public access.' This should be



- amended to include the involvement of the Environment Protection Authority (EPA) acknowledging that there are existing notices on the land, and the issue may fall within the purview of Maritime NSW.
- Amend the RIR and IDP to address contamination extents and costs associated with remediation and management of the wetlands.
 - Amend the RIR to include discussion on past precedent in relation to the use of various funding mechanisms (e.g. the experience of Homebush Bay/Rhodes peninsula redevelopment). This can inform Action 6 under Direction 5 to explore opportunities to develop a funding framework for remediation works.
 - Consider funding mechanisms whereby future developments could fund ongoing maintenance costs. This entails assuming medium-high density developments whereby, for instance, ongoing costs associated with foreshore land could potentially be funded as part of strata title arrangements.

3.7 Addressing flood risks and integrated water management for Camellia and its surrounds

From a flood risk perspective, the proposed location of the Town Centre is sub-optimal as the whole town centre is subject to PMF flooding and parts of it are subject to the 1 in 100-year flooding and high hazard flooding. It is required to address the following:

Flooding within the Camellia Town Centre

- Clear analysis of flood risks is required and must be addressed in the final Place Strategy.
- If it is proposed to maintain the current location of the Town Centre, it is recommended to use fill to create a landform above the PMF flood level within the Town Centre area. Critical or sensitive land uses (i.e., the primary school, childcare facilities, clinics, electric sub-stations, telecommunications) will need to be located on this landform. This would effectively create an area that will remain flood-free under all circumstances and continue to provide essential community services. It would also serve as a location for people within Camellia to use as a temporary refuge. DPIE should include this as part of planning controls under Direction 5 and ensure that it is within the scope of the precinct wide Flood Risk Study and Plan including the detailed flood model.
- In relation to Action 1 'to prepare a precinct-wide flood risk study and plan', the detailed flood modelling will also need to determine the impacts of proposed filling and creation of this platform and include mitigation solutions to compensate for on-site and off-site impacts for all events up to and including the PMF. This technical work should be completed prior to the finalisation of the Strategy as part of a precinct-wide environmental management strategy.
- Consider that the creation of this landform presents the advantage that contaminated/remediated soil from elsewhere in the precinct could be used, which could potentially reduce off-site disposal costs. It may also provide a raised viewing point for the entire precinct along the Parramatta River.
- Include an action under Direction 5 to consult with NSW SES and other emergency services authorities to obtain their advice on this fill approach and access requirements during flood events.
- Planning controls under Direction 5 include 'establishing shelter in place strategies for new development where necessary'. These controls should implement key principles of shelter in place:
 - a. the building must be designed so that it is structurally stable during all possible flood events;
 - b. there are locations in the building that is above the PMF and provided with necessary amenities (i.e. power, lighting food, water);
 - c. future height strategy will need to account for this (i.e. every building will likely need to be at least two storeys in height to enable shelter in place above the PMF flood waters); and
 - d. the public domain including areas outside the building to be designed appropriately and have the capacity to house additional people who need shelter and are unable to reach an area above the PMF.
- Include an additional action under Direction 4 requiring the preparation of a public domain strategy that investigates design considerations for flood-resilient buildings, parks and landscapes.
- The precinct-wide flood risk study will need to assess the proposed land uses within the precinct and confirm that the proposal can achieve consistency with Ministerial Direction 4.3 and the Flood Development Manual 2005.

Flooding within the Urban Services and Industrial Areas

- In relation to urban services and industrial areas, the following mitigation measures must be considered:
 - a. Where possible, provide a flood-free evacuation route to a flood-free area.



- b. Where it is not possible to provide a route to a flood-free area, every new building should be built using shelter in place principles.
- c. Consider if a landform above the PMF flood level can be built as an area of refuge (similar to that recommended for the Town Centre).

Integrated Water Cycle Management

- Amend the exhibited Integrated Water Cycle Management Implementation Report and planning controls to expand the discussion on this issue. Further assessment and implementation measures should be informed by the Weber and Ramilo (2022) methodology which covers the following: sustainable supply options, improved wastewater treatment, stormwater quality improvement and hydrologic management as overarching objectives.
- Consider the precedent of Fishermans Bend, Melbourne to inform future planning controls relating to integrated water cycle management.

Section 4. Traffic and Transport

4.1 Future-proofing Camellia by providing for future addition of a Metro station in the longer-term

The draft Strategy does not consider the provision for the future addition of a Metro station.

It is required to amend the draft Strategy and ensure the integrated transport study considers, at a minimum, the provision for the later addition of a Metro Station in Camellia to futureproof sustainable travel for Camellia-Rosehill.

4.2 Completing traffic/transport investigations to ascertain appropriate land uses and densification

The draft Strategy and exhibited Traffic and Transport Implementation Report (TTIR) have identified a range of potential transport initiatives required to support the precinct. It is required to address the following:

- Amend Action 1 to reflect Council's involvement and input into the integrated traffic and transport study to ensure predicted impacts are appropriately minimised and managed. This technical work should be completed prior to the finalisation of the Strategy.
- Ensure the scope of the integrated traffic and transport study covers the following:
 - a. Issues that may arise from Carnarvon Street becoming a rat run for traffic from Parramatta Road;
 - b. Address issues of congestion on Grand Avenue;
 - c. Address feasibility and appropriateness of future proposals for decoupled parking;
 - d. Resolve the internal street network and interface with the broader network.
 - e. Determining appropriate street profiles/ road intersections acknowledging the role of street design in assisting with contamination and water management in the precinct.
 - f. Consider potential grade separation of the intersection at James Ruse Drive (JRD), Hassall Street and Grand Avenue.
 - g. Further resolution of investigation areas located on Rosehill Racecourse and residual Metro West land to determine transportation needs and impacts on the precinct and broader network.
 - h. Determine appropriate parking allocation rates for all proposed uses within the precinct, as the employment of Parramatta CBD rates may not be suitable for the context of Camellia.
 - i. Investigate the application of travel demand management (TMD), which applies a focused, data-led strategy that seeks to change network demand by redistributing journeys to other modes.
- Amend the draft Strategy (Figures 9-10) and the exhibited TTIR to address active transport issues:
 - a. Provide a network of cycleways and include staging details and addressing topography constraints.
 - b. Include improved access to the existing path on eastern side of the JRD bridge over the river.
 - c. Strategic bridges should be included to complete loops and avoid unnecessary dead ends as indicated close to Wentworth Street along Duck Creek/A'Becketts Creek.
 - d. Principles under Strategic Direction 3 should entail the early delivery of active transport connections.
- Include an action under Strategic Direction 3 to investigate the establishment of a Travel Management Association (TMA) for Camellia.



- Amend the exhibited Integrated Master Plan document given that the proposed street profiles appear generic without consideration of how street design can assist with contamination and water management.
- Amend Section 2.4.2.2 of the TTIR and Public Transport section of the draft Strategy to emphasise that commitment of PLR Stage 2 will be critical to servicing proposed dwelling and job densities in Camellia.

4.3 Improving accessibility and land-use and transport integration in the Camellia Town Centre

The proposed masterplan raises several issues relating to accessibility and integration for the town centre:

- The complex, unresolved street network is likely to detriment the future accessibility of the Town Centre.
- Residential areas situated between James Ruse Drive (JRD) and Parramatta Light Rail (PLR) is effectively isolated from surrounding areas.
- The accessibility and integration of the community hub, light rail stop and the adjacent sewage pumping station will need to be resolved given the anticipated level changes between these uses.

It is required to ensure the future integrated transport study:

- determines options to optimise accessibility to, from and within the Town Centre;
- determines a legible and accessible street network within the Town Centre;
- determines access options for future development located between JRD and PLR;
- optimises accessibility/ integration of the community hub with the light rail and sewage pumping station.

Section 5. Cultural Heritage

It is required that:

- The final Place Strategy reinforces the need to protect heritage items in the precinct.
- Further review is undertaken in relation to including a methodology that would allow protection of the potential archaeology in the precinct.

Section 6. Implementation and Governance Arrangements

Council's Role in Implementation and Governance

To implement the draft Strategy, it is expected that a section 9.1(2) Ministerial Direction will be introduced requiring planning proposals to be consistent with the draft Strategy. To enact the Strategy, Council or DPE will amend the Parramatta LEP through a planning proposal process. It is required that:

- All technical work is completed, and outstanding issues are addressed before considering the finalisation of the draft Place Strategy. **No Ministerial Direction should be issued until all matters are resolved.**
- Ensure Council's involvement and input into technical studies, future stages of detail master planning/modelling and preparation of any rezoning package.



Attachment 1 – Additional Detailed Comments relevant to Place Strategy

Infrastructure Delivery

- In relation to delivering foreshore access, there are potential large tracts of land that will not be re-developed in the short term. It is important that where redevelopment is proposed, the following occurs: arrangements are made for the remediation, dedication, embellishment and long term maintenance of the foreshore area.

'Ensuring foreshore access as part of any future redevelopment of land' will need to be facilitated in an integrated manner with regard to the temporal nature of redevelopment and how the space might be used in the short to long term. The delivery of foreshore access will require further investigation in terms of appropriate staging/sequencing of public spaces and integrated pedestrian/cycle links along the foreshore.

- The draft Strategy should reconsider the proposed size of open space areas, in particular, Local Park 3 in Figure 53 which is less than 0.3ha. All local parks should not be less than 0.3ha as it needs to be sufficiently sized to be usable open space – consistent with Council's Community Infrastructure Strategy (CIS).

Land Use Planning and Urban Design

- In relation to the proposed zoning of entertainment sub-precinct/Rosehill Racecourse, DPE must ensure that the SP3 Tourist and Visitor Accommodation zone does not permit other types of residential development apart from short-stay accommodation. Otherwise, any additional densities (e.g. should residential flat buildings be made permissible under the SP3 zone) will need to be accounted for under planning assumptions and calculating infrastructure demand.
- Any sites that are proposed to be dedicated to Council as public open space will need to be zoned RE1 Public Recreation.
- The planning assumptions underpinning job numbers for the precinct need to be clarified. The draft Strategy should identify the quantum of different land uses (i.e. quantum of land zoned for heavy industry, urban services, commercial/retail uses) within the precinct and associated planning assumptions (ratio of jobs to floorspace). Furthermore, the Economic Analysis and Implementation Report should be amended to include the current master plan as shown in the draft Strategy.
- Consistent with stated objectives to ensure the delivery of housing diversity in the precinct, the draft Strategy should define the desired housing typologies for Camellia.
- In relation to the wetlands, the draft Strategy should consider a longer-term aspiration for the provision of regional open space in Camellia. This would be consistent with the identified action to facilitate public access to this environmental asset. The protection and rehabilitation of the wetlands and future retrofitting industrial land could open opportunities for providing significant regional open space for the community in the long term.
- Planning controls relating to land-use conflicts should take into account all recommendations of the technical reports as only some of the identified measures have been incorporated into the draft Strategy.
- The Camellia-Rosehill precinct is strategically located adjacent to the Parramatta CBD and Western Sydney University and is within proximity to the Westmead Innovation Precinct on the western side of the Parramatta CBD.



In its current form, the Draft Strategy does not include consideration of Smart City initiatives. A significant opportunity exists to strengthen the provision of “smart” elements within the Draft Strategy and for Camellia to be a new Smart urban growth precinct. The precinct is well-positioned to support a substantial proportion of the 14,500 future jobs planned for the Camellia-Rosehill area to become Smart jobs and for the 10,000 new homes to be Smart development.

It is recommended that DPIE liaise with the “Smart Places” DPIE team to explore potential opportunities relating to Camellia becoming a new Smart urban growth precinct.

Environment

- The draft Strategy should reconsider the proposed size of open space areas, in particular, Local Park 3 in Figure 53 which is less than 0.3ha. All local parks should not be less than 0.3ha as it needs to be sufficiently sized to be usable open space – consistent with Council’s Community Infrastructure Strategy (CIS).
- Planning controls will need to consider easements to accommodate and allow servicing of groundwater remediation technologies along the foreshore area if these technologies are to be pursued.
- There needs to be a consistent street edge to the foreshore land (not just along the northern periphery close to the town centre) to optimise public access and legibility of public spaces from private development.
- The water recycling facility in Camellia is broadly supported to enable the establishment and growth of circular economies in the precinct.
- It is recommended to correct the reference to City of Parramatta’s Environmental Sustainability Strategy which is currently referenced as Sustainability Strategy on pages 22 and 58 of the draft Strategy.

Traffic and Transport

- As identified in Council’s previous submission, the proposed route option running along Grand Parade (Option B) is Council’s preferred alignment for the Parramatta Light Rail Stage 2 (PLR 2). The alternative route along the foreshore (Option 2C) raises the risk of precluding recreation and open space opportunities. Broadly, the route should generally follow an extended alignment along Grand Avenue to connect Camellia as part of PL2 for the proposed rezoning to be viable.
- Identified initiatives to improve transport connectivity to surrounding areas in particular Rydalmere is broadly supported.

Cultural Heritage

- **Non-aboriginal archaeology** - It is recommended to include a methodology that would allow protection of the potential archaeology based on the recommendation of the PHALMS 2000. The Archaeological Management Units “AMU” of Parramatta Historical Archaeological Landscape Management Study “PHALMS” 2000 - show that Archaeological research potential is held in a part of the site and this will require procedures to be developed and adopted if recovery and salvage would occur.

The methodology and management to be adopted for potential salvage would need to be addressed as part of the Camellia-Rosehill Strategy. In cases where deposits, relicts or sandstone material are discovered or recovered during the investigation, and redevelopment of the Camellia-Rosehill area, these findings could inform further stages of design/development and be integrated within the heritage interpretation of the precinct and sites.



- **Heritage Archival Recording and Salvage Report** - It would be likely that within the AMU (AMU 2692 to AMU 2698) which hold moderate or little archaeological research, that potential some sandstone material could be salvaged and/or recovered (noting about 73 pallets of sandstone from the PLR project are currently stored in the Rosehill Station).

In the event that sandstone material is recovered, a methodology for salvage and recovery should be prepared and integrated within the strategy along with a Heritage Archival Recording and Salvage Report. This should be consistent with the relevant NSW Heritage Office guidelines including *How to Prepare Archival Recordings of Heritage Items (NSW Heritage Office 1998)* and *Photographic Recording of Heritage Items Using Film or Digital Capture (NSW Heritage Office 2006)*.

The Heritage Archival Recording and Salvage Report should provide the following:

- A historical background of the study areas;
 - The results of documentary and database reviews of former heritage studies, and searches of statutory and non-statutory heritage registers;
 - Results of a site inspection of the study areas;
 - An assessment of the significance of the study areas;
 - A photographic record of the study areas;
 - A summary of heritage fabric salvaged from each study area or as part of the wider enabling works program;
 - A catalogue sheet of the photographs with an aerial map of the location and direction of the photographs taken; and
 - An attached CD of all images.
- **Salvaged sandstone material** - Salvage materials such the sandstone blocks can be adopted or reused within the precinct, i.e. in public spaces and buffer zones, or eventually donated for another restoration project within our LGA.

Recovered sandstone material that cannot be re-used within the precinct should be used within Parramatta LGA, and if suitable, it can be donated to Deerubbin LALC as the owner of the Parramatta Gaol complex for re-use and/or transferred on pallets for long-term storage to another significant precinct/project such as the Parramatta Gaol complex.

- **Aboriginal Archaeology** - There are 2 Aboriginal archaeological sites located within the precinct:
 - AHIMS 45-6-2559 is recorded in the Rosehill Gardens Racecourse carpark on the southern side of Grand Avenue North.
 - AHIMS 45-6-3627 is recorded within the grounds of the former Parramatta Speedway, now being developed as the Clyde stabling and maintenance facility.

Consistent with the requirements under the terms of the *National Parks & Wildlife Act 1974* and to include the research into the archaeological record, it is recommended to undertake the following:

- Aboriginal Consultation;
- Test Excavation;
- Aboriginal heritage induction to all employees, contractors and contractors engaged on the project;
- Unexpected Finds and Human Remains Procedure.



Mapping

- The mapping contained within the draft Strategy will need to further acknowledge flood and endangered wetlands beyond what is currently mapped is required – especially coastal wetlands at the confluence of Duck Creek and Parramatta River.
- The mapping of open space areas will need to reflect appropriate sizing, in particular Local Park 3 which must be sized at 0.3ha as a minimum to meet the requirements of the CIS.
- The community hub should be indicated on the draft master plan to provide certainty on its location and land take.
- The draft Strategy will need to provide contextual information to the flood maps provided so that a general interpretation of risks and how it affects land-use decisions can be communicated.

QUESTIONS WITH NOTICE

ITEM NUMBER	15.1
SUBJECT	Funds and Voluntary Planning Agreements Remitted to Council After the 2016 Council Amalgamations - Wentworth Point
REFERENCE	F2024/00282 - D09340234
FROM	Deputy Lord Mayor Clr Dr Patricia Prociv

QUESTIONS

1. What Voluntary Planning Agreements for Wentworth Point, if any, were transferred from Auburn Council to the City of Parramatta Council at amalgamation?
2. Did Council receive from the State Government any monetary contributions or assets for Wentworth Point?
3. Please provide the value of the monetary (or other) contributions, how they were spent, and the assets delivered for Questions 1 and 2 above.

Executive Director, City Planning & Design and Executive Director, Finance & Information response:

At amalgamation (May 2016) City of Parramatta Council inherited two (2) Planning Agreements relating to Wentworth Point (as outlined in Table 1 below). Both Planning Agreements have been completed through delivery of assets by the relevant Developer as outlined in the Agreement. These assets included the delivery of the bus/pedestrian/cycle bridge connection between Wentworth Point and Rhodes and the Wentworth Point Library and Community Centre (cold shell) and 10 basement parking spaces. These Planning Agreements did not include any monetary contribution components and as such no money was transferred from the former Auburn Council in relation to the Planning Agreements.

Table 1: Executed Planning Agreements- Wentworth Point Precinct at Amalgamation (May 2016)

Executed VPA	Value	Parties	Deliverables	Status
Burroway Road Precinct -	\$60 million	Billbergia (Fairmead) and Roads and Maritime Services	Bus/cyclist/pedestrian Bennelong Bridge connecting Rhodes to Wentworth Point	Delivered
3 Burroway Road (Block B) –	\$3.5 million	Billbergia (Fairmead) and Auburn City Council (now City of Parramatta)	<ul style="list-style-type: none"> • 3 200 sqm library and community facility cold shell • 10 basement parking spaces • Fit out not included 	Delivered

As outlined in the Annual Financial Statement for 13 May 2016 to 30 June 2017 the former Auburn Council transferred the following funds to City of Parramatta:

- \$163,602,000 - Non-cash Assets being Infrastructure, Property, Plant and Equipment (including roads, footpaths, bridges, stormwater drainage, buildings etc)

- \$10,196,000 - Accounts Receivable - for services performed by the Council
- \$10,085,000 - Development Contribution for Homebush West Precinct (now known as Wentworth Point)
- \$111,000 - Development Contributions (Traffic Management) for the Carter Street Precinct

Table 2 outlines the development contributions transferred from the former Auburn Council in relation to Homebush Bay West (Wentworth Point), and additional income earned to date (\$16.737m).

Council has spent \$13.481 million on projects within and in the immediate vicinity of Wentworth Point. Key projects include the fit-out and resourcing of the Wentworth Point Library and Community Centre and the traffic upgrade of Bennelong Parkway and Hill Road. The remaining funds have been allocated to future projects, including primarily the Newington Reserve upgrade to a district level park.

Table 2: Development contributions income and expenditure (Auburn Contribution Plan – Part C – Homebush Bay West)

Auburn Contribution Plan – Part C – Homebush Bay West	Transferred from Auburn Council*	Additional income/ interest/ repayment since amalgamation*	Expenditure to date (and key projects)*
Open Space (HBW)	\$5,039	\$8,846	\$2,052 Upgrade works Newington Reserve (also includes borrowing for Rydalmere Park since repaid back)
Community Facilities (HBW)	\$4,486	\$3,933	\$7,477 Wentworth Point Library and Community Facility fit out and resources
Traffic Management (HBW)	\$560	\$2,984	\$3,188 Traffic intersection upgrade Hill Road & Bennelong Parkway; and local cycleway upgrades
Plan Administration (HBW)	\$0	\$974	\$764 Administration costs associated with Managing the Plan
TOTAL	\$10,085	\$16,737	\$13,481

*- shown in thousands (\$000)

Patricia Prociv
Deputy Lord Mayor Cllr Dr Patricia Prociv

Jennifer Concato
Executive Director City Planning and Design

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

QUESTIONS WITH NOTICE

ITEM NUMBER	15.2
SUBJECT	Questions taken on Notice at the 26 February 2024 Council Meeting
REFERENCE	F2024/00282 - D09345241
REPORT OF	Council Secretariat & Policy Officer

QUESTIONS TAKEN ON NOTICE

Councillor Bradley asked a question on Item 13.1 Quarterly Budget Review - December 2023 which was take on notice.

- [How does Council calculate depreciation?](#)

Executive Director Finance and Information Response:

Land, bulk earthworks, trees, and heritage assets are not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost, net of their residual values, over their estimated useful lives as outlined in the following table (noting that the asset residual values and useful lives are reviewed and adjusted if appropriate at each reporting date) as shown in the table below.

Depreciation for previous and future financial years is budgeted as follows:

2022/23: \$60.9M (actual)
2023/24: \$63.4M
2024/25: \$67.0M

Currently, the LTFP indicates that depreciation is estimated to rise to \$99.8M as at 2033/34.

Useful lives of IPPE			
Land, bulk earthworks, trees, and heritage assets are not depreciated. Depreciation on other assets is calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives as follows:			
Buildings (by component type):	Years		Years
Superstructure (Short Life)	26 to 100	Kerb & Gutter	100 to 120
Superstructure (Long Life)	50 to 300	Street Furniture	10 to 100
Sub-structure (Short Life)	35 to 105	Traffic Facilities	41 to 94
Sub-structure (Long Life)	75 to 300	Pathways	30 to 100
Roof (Short Life)	18 to 100	Parking Areas	17 to 200
Roof (Long Life)	35 to 300		
Fitout (Short Life)	16 to 57	Other Infrastructure:	
Fitout (Long Life)	34 to 300	Stormwater Drainage	
Floor Coverings (Short Life)	5 to 139	Conduits - Pipes, Culverts & Natural Channels	80 to 300
Floor Coverings (Long Life)	3 to 146	Structures - Pits, Headwalls & Converters	100
Electrical Services (Short Life)	24 to 78	Other Drainage Assets	20 to 200
Electrical Services (Long Life)	10 to 195		
Mechanical Services (Short Life)	10 to 52	Bridges (by component type):	
Mechanical Services (Long Life)	1 to 146	Abutments	110 to 117
Hydraulic Services (Short Life)	23 to 85	Deck	40 to 117
Hydraulic Services (Long Life)	4 to 195	Guardrails	40 to 80
Fire Services (Short Life)	10 to 22	Sub-structure	40 to 117
Fire Services (Long Life)	4 to 134	Superstructure	40 to 117
Security Services (Short Life)	10 to 25	Surface	30
Security Services (Long Life)	1 to 140		
Lift/Transport (Short Life)	75 to 100	Open Space	5 to 100
Lift/Transport (Long Life)	150	Swimming Pools	20 to 50
Site Infrastructure (Short Life)	56 to 174	Bus Shelters	30
Site Infrastructure (Long Life)	56 to 174	Land Improvements and Other Structures	5 to 100
Site Services (Short Life)	56 to 174		
Site Services (Long Life)	56 to 174	Plant and equipment:	
		Office equipment	5 to 10
Infrastructure		Office furniture	10
Roads (by component type):		Computer equipment	5
Surface (Short Life)	11 to 37	Vehicles	5 to 10
Surface (Long Life)	40 to 60	Other plant and equipment	5 to 10
Pavement Base (Short Life)	80 to 113		
Pavement Sub Base (Short Life)	200	Other Assets:	
Pavement Sub Base (Long Life)	200	Library books	5
Formation (Bulk Earthworks)	Infinite	Other Assets	5 to 10

Councillor Pandey asked a question on Item 16.1 myWorkplace - 9 Wentworth Street Project Update which was taken on notice.

Answer provided in the Confidential Attachment attached to this report, noting also that officers are preparing a comprehensive report to Council following the recent receipt of updated pricing for additional works approved by Council in 2023.

ATTACHMENTS:

- 1 Attachment 1 - Questions taken on Notice - Closed Session - Ordinary Council Meeting 26 February 2024 (confidential)

REFERENCE MATERIAL

QUESTIONS WITH NOTICE

ITEM NUMBER	15.3
SUBJECT	Solar Panels on Council Facilities
REFERENCE	F2024/00282 - D09349635
FROM	Councillor Kellie Darley

QUESTIONS WITH NOTICE

1. [What proportion of Council owned buildings are suitable to have solar panels?](#)

Executive Director City Assets & Operations Response:

The proportion of council-owned buildings suitable for solar panels varies due to factors like the size, structure and orientation of roof, building redevelopment plans, operational changes, and shading (from trees or adjoining development). Currently, 11 potential sites are identified, with 4 completed last year, 2 planned for this financial year, and the rest are under detailed design and feasibility.

2. [How many Council owned buildings currently have solar panels and what proportion is this of all Council owned buildings?](#)

Executive Director City Assets & Operations Response:

Currently, the City of Parramatta has rooftop solar PV installations on 21 facilities, totalling 648 kW in installed capacity.

Considering that 125 buildings are viable for solar installation, presently around 16.8% of Council buildings have solar PV installed. However, it's crucial to note that not all buildings are suitable for solar installation.

3. [Currently what is the plan for installing solar panels on the remainder of suitable Council own buildings \(i.e. how many buildings per year will have solar panels installed\)?](#)

Executive Director City Assets & Operations Response:

With a current annual budget of \$100,000 available, we anticipate delivering approximately 2-3 projects per year at 10-50kw capacity each.

4. [What is the estimated total cost to install the remaining solar panels?](#)

Executive Director City Assets & Operations Response:

Determining the estimated total cost to install the remaining solar panels requires a detailed site analysis taking into consideration various factors such as consumption patterns, system size, as well as site conditions like shading and roof structure. Comprehensive energy consumption analysis and investigation of individual sites are necessary to provide accurate cost estimates and return on investment. Conducting this analysis entails significant effort and will necessitate additional time and resources.

5. What roughly would be the savings to Council once solar panels are installed on all suitable locations?

Executive Director City Assets & Operations Response:

In FY 2023, the Council generated approximately 544 MWh of renewable energy from its current rooftop solar PV installations, based on a utilisation rate of around 70% this resulted in estimated cost savings of around \$77,000.

Kellie Darley
Councillor

George Bounassif
Executive Director City Assets and Operations

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.