

# NOTICE OF COUNCIL MEETING

## PUBLIC SUPPLEMENTARY

## AGENDA - A

An Ordinary Meeting of City of Parramatta Council will be held in the Cloister Function Rooms, St Patrick's Cathedral, 1 Marist Place, Parramatta on Monday, 24 May 2021 at 6.30pm.

Brett Newman  
CHIEF EXECUTIVE OFFICER

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

## INNOVATIVE

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<b>ITEM NUMBER</b>	17.2
<b>SUBJECT</b>	LATE REPORT FOR APPROVAL: Outcomes of the exhibition of the Parramatta CBD Planning Proposal - Advice of the Local Planning Panel
<b>REFERENCE</b>	F2020/02047 - D08048062
<b>REPORT OF</b>	Team Leader – Land Use Planning

### PURPOSE:

For Council to note the advice received from the Local Planning Panel following their consideration on 11 May 2021 of the report on the outcomes of the exhibition of the Parramatta CBD Planning Proposal. Further, in noting the advice from the Panel, to give consideration to adopting a specific recommendation from the Panel in relation to undertaking further investigations regarding car share controls at a later stage.

### RECOMMENDATION

- (a) **That** Council note the advice of the Local Planning Panel received in relation to the report on the outcomes of the exhibition of the Parramatta CBD Planning Proposal (as provided in the minutes to their meeting at **Attachment 1**).
- (b) **Further, that** Council approve consideration of the additional recommendation of the Local Planning Panel (LPP) with respect to car share controls, that:

*“an additional subclause be included in Clause 7.3 (parking), requiring the provision of parking spaces for car share vehicles in each new development (via Decision Pathway 3 – Orange) in **Table 3** of **Attachment 16** of the **LPP Report** (‘Changes that have merit for further investigation (via Decision Pathway 3 – Orange)’).”*

### INTRODUCTION

1. The Local Planning Panel (LPP) considered a report on the outcomes of the public exhibition of the Parramatta CBD Planning Proposal (CBD PP) at their meeting held on 11 May 2021. This was in accordance with Council’s practice for consideration of planning proposals in the post-exhibition period.
2. This report forms a Supplementary Report to the agenda item, ‘For Approval: Post Exhibition – Finalisation of the Parramatta CBD Planning Proposal following consideration of submissions received during the public exhibition period’ for the 24 May 2021 Council meeting, which stated that the *minutes of the meeting will be provided under separate cover via a Supplementary Report to Council*.
3. The minutes to the LPP Meeting of 11 May 2021 are provided at **Attachment 1** to this report.

### PANEL CONSIDERATION

4. A total of 13 persons addressed the LPP at their meeting on 11 May 2021 in relation to submissions made in response to the public exhibition of the

Parramatta CBD Planning Proposal. Details of persons who addressed the panel are provided in the minutes to the meeting at **Attachment 1**.

5. In providing their advice to Council in relation to the Parramatta CBD Planning Proposal, the Panel supported the recommendations of Council officers in their entirety, and added one additional matter in relation to “car share” controls (see discussion below). The Panel decision was unanimous. The reasons for the Panel decision are included in the minutes at **Attachment 1**.

## **CAR SHARE**

6. Panel members noted that with the proposed reduction of car parking provision occurring under the Parramatta CBD Planning Proposal to manage traffic impacts, it will be important for ‘car share’ to be provided with future developments. This would provide options for future residents who may need access to cars for travel. The panel were of the view that it would be appropriate for car share controls to be considered under Decision Pathway 3 – Merit for Further Investigation (Orange). Consequently, the LPP, in adopting the recommendations of the Council officers, also added the following additional recommendation in their advice to Council in relation to the planning proposal:

*(d)(iv) Give consideration to an additional subclause which should be included in Clause 7.3 (parking), requiring the provision of parking spaces for car share vehicles in each new development (via Decision Pathway 3 - Orange).*

## **CONCLUSION**

7. This report, read in conjunction with the corresponding Local Planning Panel Report, addresses the advice provided to Council by the Local Planning Panel on the Parramatta CBD Planning Proposal at their meeting held on 11 May 2021. The advice supports the recommendations of Council officers and asks Council to consider one additional matter in relation to “car share” controls.

Janelle Scully

**Team Leader –Land Use Planning**

Roy Laria

**Land Use Planning Manager**

Robert Cologna

**Acting Group Manager, City Planning**

David Birds

**Acting Executive Director, City Planning & Design**

Brett Newman

**Chief Executive Officer**

## **ATTACHMENTS:**

1 [↓](#) Minutes of Local Planning Panel Meeting held on 11 May 2021 4 Pages

## **REFERENCE MATERIAL**

MINUTES OF THE LOCAL PLANNING PANEL HELD IN THE LEVEL 10 BOARDROOM, 126 CHURCH STREET, PARRAMATTA ON TUESDAY, 11 MAY 2021 AT 3:30PM

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PRESENT

David Lloyd QC (Chair), Robert Hussey, Richard Thorp, Anne Smith

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Chairperson, acknowledged the Burramattagal Clan of The Darug, the traditional land owners of Parramatta and paid respect to the elders both past and present.

WEBCASTING ANNOUNCEMENT

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

APOLOGIES

There were no apologies made to this Local Planning Panel.

DECLARATIONS OF INTEREST

There were no declarations of interest made to this Local Planning Panel.

1. INNOVATIVE

5.1        SUBJECT        PUBLIC MEETING: Finalisation of the Parramatta CBD Planning Proposal following consideration of submissions received during the public exhibition period

REFERENCE   F2020/02047 – D07928364

APPLICANT/S   City of Parramatta

OWNERS        N/A

REPORT OF     Snr Project Officer Land Use and Team Leader Land Use Planning

The Panel considered the matter listed at Item 5.1 and attachments to Item 5.1.

PUBLIC FORUM

- Tony Leung, on behalf of Aplus Design Group, spoke against the recommendation at Item 5.1
- Dan Brindle, on behalf of BBC Consulting Planners, spoke against the recommendation at Item 5.1
- Kelly Wu spoke against the recommendation at Item 5.1

- Peter Lee, on behalf of Calibre Professional Services, spoke against the recommendation at Item 5.1
- Cheryl Bates, on behalf of the National Trust of Australia Parramatta Regional Branch, spoke against the recommendation at Item 5.1
- Matthew Daniel, on behalf of Pacific Planning, spoke against the recommendation at Item 5.1
- Chris Ferreira, on behalf of Ethos Urban, spoke against the recommendation at Item 5.1
- Adam Byrnes, on behalf of AE Design Studio, spoke against the recommendation at Item 5.1
- Rohan Dickson, on behalf of AE Design Studio, spoke against the recommendation at Item 5.1
- Kathleen McDowell, on behalf of Dickson Rothschild, spoke against the recommendation at Item 5.1
- James Matthews, on behalf of Pacific Planning, spoke for the recommendation at Item 5.1
- James Colman spoke against the recommendation at Item 5.1
- Howard Robilliard, on behalf of Finn Roache Lawyers, spoke against the recommendation at Item 5.1

#### DETERMINATION

The Local Planning Panel recommend to Council:

- (a) **That** Council note the submissions made in response to the public exhibition of the *Parramatta CBD Planning Proposal (CBD PP)*, as summarised at **Attachments 12 to 15**, including the Council officer responses.
- (b) **That** Council approve the revised CBD PP (in **Attachments 1 to 9**) and note the CBD PP seeks to amend *Parramatta Local Environmental Plan 2011 (PLEP 2011)*.
- (c) **That** Council approve forwarding the CBD PP to the Department of Planning, Industry and Environment (**DPiE**) for finalisation, with a request that the PLEP 2011 amendment be made in accordance with section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- (d) **That** Council:
  - (i) Approve the requested changes to the CBD PP set out in Table 1 of **Attachment 16** (identified as '*Changes that are supported (via Decision Pathway 1 - Green)*');
  - (ii) Note the requested changes to the CBD PP summarised in Table 2 of **Attachment 16**, which are recommended not to be supported (identified as '*Changes that are not supported (via Decision Pathway 2 - Red)*');
  - (iii) Approve further investigation of the requested changes to the CBD PP set out in Table 3 of **Attachment 16** (identified as '*Changes that have merit for further investigation (via Decision Pathway 3 - Orange)*').

- (iv) Give consideration to an additional subclause which should be included in Clause 7.3 (parking), requiring the provision of parking spaces for car share vehicles in each new development (via Decision Pathway 3 - Orange).
- (e) **That** Council note that on 27 April 2015 when endorsing the *Parramatta CBD Planning Strategy* (and as amended on 25 November 2019) Council approved further investigation on a number of "Planning Investigation Areas" (**PIAs**) to consider amendment of the planning controls in those areas and known respectively as the Northern, North – East, Eastern and Southern PIAs (see Figure 3) located outside of the CBD PP area and that no change is required to this in response to requested changes to these areas at this stage.
- (f) **That** Council writes to the Secretary of DPIE seeking an exemption from the *State Environmental Planning Policy Amendment (Build-to-rent Housing) 2021* in the B3 Commercial Core zone as this is inconsistent with the employment objectives of the commercial core in the Parramatta CBD and also noting that there is adequate B4 Mixed Use zoned land in the Parramatta CBD to allow for build-to-rent housing and subdividable residential mixed use development.
- (g) **That** Council approve the preparation of a new Section 7.12 development contributions plan for the Parramatta CBD to be approved by Council within 12 months, including a new contributions levy rate set higher than the current 3% rate, to be determined after completion of feasibility testing as part of preparation of the plan.
- (h) **Further, that** Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process relating to the Parramatta CBD Planning Proposal (and supporting documentation), Draft PLEP 2011 Amendment Instrument and Draft PLEP 2011 Amendment Maps.

The Panel decision was unanimous.

#### REASONS FOR DECISION

1. Submissions were made to the Panel seeking the exclusion of North Parramatta from the CBD Planning Proposal, including one lengthy and detailed submission, on the grounds that the area should be re-assessed, particularly in relation to the impact on heritage. The Panel notes, however, that the area is already part of the Parramatta City Centre under the existing Parramatta LEP 2011 and that there have been numerous studies, including heritage studies, which support the Planning Proposal.
2. Many submissions were made seeking changes to the Planning Proposal which impact on various individual properties. The changes which are sought, however, are inconsistent with the



overall objectives of the Planning Proposal. A particular submission objected to the deferral of the block bounded by Phillip Street, Smith Street, Charles Street, and the Parramatta River. The Panel accepts that this area needs further assessment in light of submissions received from the National Trust of Australia (Parramatta Regional Branch) and City of Parramatta Heritage Advisory Committee.

3. Many submissions were received from residents of Elizabeth Street objecting to the removal of the area from the CBD Planning Proposal. The Panel accepts, however, that Elizabeth Street is not part of the CBD and it is appropriate that it should be the subject of separate assessment.
4. An additional subclause should be added to proposed Clause 7.3 (parking) requiring the provision of parking spaces for car share vehicles.
5. The Panel otherwise supports the findings of the assessment report and endorses the reasons for the recommendation contained in that report.

The meeting terminated at 5:34 pm.



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Chairperson

**NOTICE OF MOTION**

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**ITEM NUMBER** 18.1  
**SUBJECT** NOTICE OF MOTION: Re-naming of Olympic Park Wharf  
**REFERENCE** F2021/00521 - D08047433  
**FROM** Councillor Prociv

**MOTION**

**That** Council write to the Geographical Names Board (GNB) requesting that "Olympic Park Wharf" be renamed "Wentworth Point".

**BACKGROUND**

1. Visitors frequently travel by Ferry to Olympic Park Wharf expecting to be able to access Sydney Olympic Park.
2. The Olympic Park Wharf is approximately 4 km from Sydney Olympic Park, up to an hour's walk and a 15 minute bus ride on a bus scheduled to run every 30 minutes.
3. A name change would provide more accurate information on the geographical location of the Wharf.

Patricia Prociv  
**Councillor**

**EXECUTIVE DIRECTOR, PROPERTY & PLACE RESPONSE**

4. City of Parramatta acknowledges Councillor Prociv's Notice of Motion submitted for the 24 May 2021 Council meeting, requesting that Council write to the Geographical Names Board (GNB) requesting that 'Olympic Park Wharf' be renamed 'Wentworth Point'.
5. This particular wharf is officially named 'Sydney Olympic Park Ferry Terminal' and is owned by a State Government entity being Transport for NSW (TfNSW).
6. Council Officers contacted the Geographical Names Board (GNB) seeking information on the process for renaming a ferry wharf. The GNB confirmed they are the body required to formally approve any name change of the ferry wharf, that they require a name change request form to commence the renaming process, and that the name change request would normally originate from the asset owner (TfNSW in this instance).
7. Council was recently approached by Sekisui House (developer of the 'Sanctuary' site in Sydney Olympic Park) with a request to amend the Wentworth Point suburb boundary to include the 'Sanctuary' development area. This development area is located at the northern tip of Wentworth Point adjacent to Hill Road, remains named as being in the Sydney Olympic Park suburb area. Council officers support this proposal given the fact that the location of the residential development is in significantly closer proximity to Wentworth Point as a residential suburb than to Sydney Olympic Park. The ferry wharf in question also falls into this area.

8. City of Parramatta (CoP) recognises the substantial population growth at Wentworth Point. Wentworth Point is identified in Council's 'Community Strategic Plan 2018-2038' as one of CoP's "Major Precincts" and in Council's 'Community Infrastructure Strategy' (CIS) as a "High-Growth Precinct".
9. Renaming of the ferry wharf to 'Wentworth Point Ferry Wharf' or 'Wentworth Point Ferry Terminal' would provide a level of naming consistency, provide an integrated identity for the suburb of Wentworth Point which relies heavily on foreshore access, reduce way-finding confusion, and reflect the true nature of this area 20 years on from the Sydney Olympic Games.
10. As such, Council officers believe there is a reasonable argument that any request from TfNSW to rename the wharf would meet the 'public interest' requirement of Section 9.3 of the GNB Place Naming Policy which states: "Changes are discouraged unless the change has been deemed to be in the public interest or for safety reasons."
11. Council officers support seeking endorsement from Council for the Lord Mayor and/or CEO to write to the State Government (TfNSW) requesting that TfNSW consider renaming 'Sydney Olympic Park Ferry Terminal' to 'Wentworth Point Ferry Wharf' or 'Wentworth Point Ferry Terminal'.

## FINANCIAL AND RESOURCE IMPLICATIONS

12. The letter referred to in Councillor Prociv's Notice of Motion can be accommodated within the current budget as it is part of the normal business of Council to have staff and resources (as part of the adopted budget) allocated to the preparation of council papers, response to council requests and other similar governance and management functions.

	FY 20/21	FY 21/22	FY 22/23	FY 23/24
<b>Operating Result</b>				
External Costs				
Internal Costs				
Depreciation				
Other				
<b>Total Operating Result</b>	Nil			
<b>Funding Source</b>				
<b>CAPEX</b>				
CAPEX				
External				
Internal				
Other				
<b>Total CAPEX</b>	Nil			
<b>Funding Source</b>				

Patricia Prociv  
**Councillor Prociv**

Bryan Hynes  
**Executive Director Property & Place**

Paul Perrett  
**Chief Financial Officer**

Brett Newman  
**Chief Executive Officer**

**ATTACHMENTS:**

There are no attachments for this report.

## QUESTIONS WITH NOTICE

<b>ITEM NUMBER</b>	19.1
<b>SUBJECT</b>	QUESTIONS WITH NOTICE: Questions Taken on Notice from Council Meeting - 10 May 2021
<b>REFERENCE</b>	F2021/00521 - D08045864
<b>FROM</b>	Governance Manager

### QUESTIONS TAKEN ON NOTICE FROM THE COUNCIL MEETING OF 10 May 2021

Item	Subject	Councillor	Question
16.1	Draft CBD Parking Strategy	Prociv	If Council changed the 15 minute parking to 30 minute parking, how does that relate to the allowable time limits of disabled parking permits?
17.2	Draft Development Control Plan for the Telopea Precinct for Public Exhibition	Garrard	In 2019, Council resolved to place signs around the Dundas Community Centre advising that the City of Parramatta Council did not support the development. Can Council officers please advise where are the signs?

## BACKGROUND

- Paragraph 9.23 of Council's Code of Meeting Practice states:

*"Where a Councillor or Council employee to whom a question is put is unable to respond to the question at the meeting at which it is put, they may take it on notice and report the response to the next meeting of the Council."*

## STAFF RESPONSE

- Staff responses to the questions taken on notice at the Council Meeting of 10 May 2021 are provided below:

Item	Subject	Councillor	Question	Response	Executive Director
16.1	Draft CBD Parking Strategy	Prociv	If Council changed the 15 minute parking to 30 minute parking, how does that relate to the allowable time limits of disabled parking permits?	<p>Drivers with a disability who display their Mobility Parking Scheme (MPS) on their windscreen are entitled to the following concession within the City of Parramatta:</p> <ul style="list-style-type: none"> <li>a. Where the parking is limited by a sign less than 30 minutes, the driver may park in the spot for a maximum of thirty (30) minutes.</li> <li>b. Where the parking is limited by a sign for 30 minutes, the driver may park in the spot for two (2) hours.</li> <li>c. Where the parking is limited to a sign to more than 30 minutes, the driver may park in</li> </ul>	Executive Director, Property & Place

				<p>the spot for an unlimited time.</p> <p>The MPS is lead by State Government and dictates the concessions available to drivers with a disability as stated above.</p>	
17.2	Draft Development Control Plan for the Telopea Precinct for Public Exhibition	Garrard	In 2019, Council resolved to place signs around the Dundas Community Centre advising that the City of Parramatta Council did not support the development. Can Council officers please advise where are the signs?	<p>Officers confirm that Council Action F2015/2009 from 11 February 2019 'Telopea Rezoning Site' was actioned with signs installed in the highest-traffic areas of Telopea: Waratah Shops and the train station. Please see attached photos from those locations. Council officers do not have any detail on what happened to the signs, when they were removed, or by whom.</p> <p>The Council Action did not specify a date for removal of the signs. As such, officers understand Council's intent is for the signs to remain in place until the conclusion of the current Council term.</p> <p>Council officers are in the process of having the signs reprinted and reinstated.</p>	Executive Director, City Planning & Design

Patricia Krzeminski  
**Governance Manager**

Bryan Hynes  
**Executive Director Property & Place**

Brett Newman  
**Chief Executive Officer**

#### **ATTACHMENTS:**

1 [↓](#) Pictures of signage in Telopea 1 Page

