

NOTICE OF COUNCIL MEETING

PUBLIC SUPPLEMENTARY

AGENDA - B

An Ordinary Meeting of City of Parramatta Council will be held in the Don Moore Community Centre, Corner of North Rocks Road and Farnell Avenue, North Rocks on Monday, 12 July 2021 at 6.30pm.

Note: In light of the NSW Government announcement on Saturday 26 June 2021 and the subsequent extension to the stay at home orders, the Council Meeting will now be held via audio/visual means. Members of the public will not be able to attend the meeting in person but will be able to review the live stream video on Council's website.

Brett Newman
CHIEF EXECUTIVE OFFICER

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MINUTE OF THE LORD MAYOR

ITEM NUMBER	8.1
SUBJECT	2023 LGNSW Annual Conference - Expression of Interest
REFERENCE	F2019/03630 - D08137618
REPORT OF	Lord Mayor, Councillor Bob Dwyer

WORKSHOP/BRIEFING DATE: Nil

PURPOSE:

The purpose of this Lord Mayor Minute is to seek Council endorsement to lodge an Expression of Interest for City of Parramatta to host the Local Government NSW Annual Conference 2023.

RECOMMENDATION:

That Council submit an Expression of Interest prior to the 23 August 2021 deadline to host the LGNSW Annual Conference 2023.

BACKGROUND

1. Local Government NSW (LGNSW) is inviting Expressions of Interest (EOI) from metropolitan councils that would like to host the 2023 LGNSW Annual Conference.
2. Hosting the LGNSW Annual Conference provides an opportunity to showcase the City of Parramatta and receive a direct injection of spending into the local visitor economy.
3. Parramatta is at the heart of the Greater Parramatta and Olympic Peninsula, one of the most important economic and cultural regions in Australia, and a hub for business, education, recreation, health and innovation.
4. As Australia's second oldest city, Parramatta has always played an integral role in shaping Sydney's future and today Parramatta continues to play a crucial role in the prosperity of Global Sydney.
5. The City of Parramatta is also currently undergoing an unprecedented transformation for a major suburban centre into a global city with significant investment in state and local infrastructure, and the development of businesses, arts and culture, open space and community facilities.
6. In 2023, many of these significant infrastructure investments will be complete, enhancing the vibrancy and amenity of our City. This includes the completion of:
 - Parramatta Square in 2022, including 5 Parramatta Square
 - Parramatta Aquatic and Leisure Centre in early 2023
 - Parramatta Light Rail Stage 1, expected to open in early 2023
 - Powerhouse Parramatta, expected to open in 2023.

7. With high quality venues and strong transport links, Parramatta is well positioned to cater to conference delegates. The city boasts a range of 3 to 5-star accommodation options in and around the CBD; along the high quality restaurants, cafes and small bars dotted throughout the City, from laneways to the river and in the city's newest developments, such as Parramatta Square.
8. With this dynamic environment, the City of Parramatta will provide the ideal location to host the LGNSW Annual Conference 2023.
9. Interested councils are asked to review the EOI Host Requirements and LGNSW Event Sustainability Policy and provide a detailed proposal in writing, addressing the key requirements within each area.
10. Expression of Interest applications will close at 5.00pm on Monday 23 August and will be evaluated by LGNSW by Monday 27 September, when the successful council will be contacted to ensure proper resource planning can occur.
11. This Lord Mayor Minute calls for City of Parramatta to submit an Expression of Interest to host the LGNSW Annual Conference 2023, providing an opportunity to showcase the incredible transformation our City is undergoing.
12. City of Parramatta last hosted the LGNSW Annual Conference in 2015 at Rosehill Gardens.

FINANCIAL IMPLICATION FOR COUNCIL

13. The ownership of the conference remains with LGNSW, and LGNSW maintains overall control of running the conference. In Sydney, LGNSW will deal directly with the venues and suppliers as required.
14. LGNSW will assume the financial risk of attending delegates including underwriting the income from delegate fees, meeting sponsorship targets. LGNSW will run the budget, registration, and reconciliation processes.
15. Host Council's provide a number of support services to the Conference and these are outlined in the attached Hosting Criteria Document. It is anticipated that the direct cost to Council of providing conference support to LGNSW would not exceed \$20,000.

Lord Mayor, Councillor Bob Dwyer

ATTACHMENTS:

1 [↓](#) 2023 LGNSW Annual Conference Host Criteria 3 Pages

REFERENCE MATERIAL



LGNSW Annual Conference 2023

Criteria for EOIs to be host destination in a Sydney Metropolitan area

EOIs due:

23 Aug 2021

Submit EOI via:

events@lgnsw.org.au

Enquiries:

Gary O'Riordan
Executive Manager –
Member Central
events@lgnsw.org.au
or 02 9242 4000

Councils wishing to host the LGNSW Annual Conference are invited to submit an Expression of Interest (EOI). EOIs must be received by Monday 23 August 2021 and address the following criteria:

A) Threshold Criteria

- Hotel rooms for up to 800 (delegates, sponsors, guests, staff) for three nights maximum.
- An auditorium that seats up to 800 people theatre style.
- A trade exhibition space for at least 50 booths of 2 metre x 3 metre space and catering space.

B) Detailed Criteria

Write a statement about why your council area should host the conference and what your destination will add to the conference experience of attendees.

1. Accommodation

Provide details of at least three accommodation provider/s and the prices applicable for the duration of the conference.

- Accommodation: minimum 3.5 star standard, private facilities in each room.
- No more than 30 minutes' drive from the main conference venue and preferably some on-site.
- Some rooms will be required for speakers etc. as part of the overall 800 room requirement, preferably within a single hotel. Speakers' accommodation must be connected to or very close to the conference venue (max. 5 minutes' walk). LGNSW will work with the accommodation supplier to confirm and pay for the rooms allotted and used, and will release rooms back by agreed dates where relevant.
- No price gouging - LGNSW hosts conferences in non-CBD areas in recognition of the economic and reputational benefits a significant conference brings. A regions accommodation providers may see the conference as an opportunity to increase their normal room charges. While some changes are acceptable to cover additional costs due to an influx of delegates, price gouging (increases greater than 10% over normal published rack rates) is unacceptable. Councils bidding to host a conference are advised to lock in accommodation pricing at the time of submitting their bid.
- Caravan parks will not be considered.

2. Auditorium

The auditorium must:

- Hold up to 800 people seated theatre style.
- Allow onsite catering for morning tea, lunch, afternoon tea, delegate networking etc.
- Provide accessible amenities (access, stage access for speakers, egress and toilets, hearing loop).
- Have adjustable air conditioning.
- Have adjustable lighting.
- Have adequate parking and easy access to amenities.
- Have, in addition to the main auditorium, 2 – 3 smaller rooms for meetings/breakout sessions for up to 200 pax each and a conference office with 3 desks, 6 x chairs, access to a high speed photocopier and printer.
- Have mobile telephone reception.
- Deliver free WiFi access for delegates and attendees.

(Note: LGNSW will appoint the audio visual and staging company.)



3. Conference support facilities

Facilities must also include:

- A space suitable for use as a media room (with internet and power access or area within the main auditorium).
- A large space adjoining the conference venue for a trade display area. (Capacity of at least 50 trade exhibition booths of approximately 2 x 3 metres with space for catering for approximately 800 delegates and guests).
- Easy access to load in and load out for suppliers.
- Other smaller meeting spaces within or close to the main venue.
- Onsite parking or parking close by.
- Good public transport access with detailed explanation of airport, train bus and car access.

4. Social events

A bidding council must identify:

- A suitable venue to host the main conference dinner, for between 700 - 800 persons, close by or a maximum of 30 minutes' drive from the main conference venue.
- A suitable venue for a welcome reception that may or may not be at the main venue for up to 500 people. Both social events should showcase what is unique about the destination.
- Buses, if required, to transfer delegates from the conference venue to social events.

5. Childcare facilities

Councils must be able to provide childcare facilities during all conference sessions and functions, or arrange childcare. Demand is usually low (eg no more than 5 children).

6. Motor vehicles and drivers

Bidding councils must be able to supply a vehicle and driver if needed – e.g. to pick-up/transfer speakers and special guests.

7. Ecologically sustainable development principles and the conference

All bidding councils must work with the LGNSW Events team to ensure the conference reflects the LGNSW Principles and Guidelines for Event Sustainability.

IMPORTANT INFORMATION

The process

Following the closing date for EOIs, responses will be assessed against the primary threshold criteria and then the secondary criteria. This review may require a site visit.

A final decision is expected in October 2021.

The role of LGNSW and the host destination

The ownership of the conference remains with LGNSW, and LGNSW maintains overall control of running the conference. In Sydney, LGNSW will deal directly with venues and suppliers as required.

LGNSW will assume the financial risk of attending delegates including underwriting the income from delegate fees, meeting sponsorship targets. LGNSW will run the budget, registration and reconciliation processes.

The host council will provide support and advice in planning and arranging the social program.

LGNSW expects all aspects of the conference to be executed to the highest possible standards, and that professional events staff working within the host council will assist LGNSW. Association staff will work with the host council at each stage as part of effective conference planning and management.



Further details of the role of the host council (and LGNSW) are as follows:

Council's Responsibility	LGNSW Responsibility
Advising on the social program in conjunction with the LGNSW and assist in planning the local event aspects of these activities	All venue logistics including catering, security, staffing, in-house audio visual, and social events
Suggesting business session and social program venues	Quality control of all facets of the conference and final decision making
Securing accommodation and arranging bookings.	Arranging the content of the conference including business sessions, timeframes, speaker management, and business papers
Determine community involvement and volunteer assistance as required	All financial aspects of the conference (excepting bus transfers and staff labour costs) and arranging trade displays and sponsorships
Transport options (bus quotes and bookings) and management of delivery (schedules). Payment for the transfer services	The running orders and programming of the conference
Compliance with LGNSW's sustainability policy	Preparing and distributing business papers. All aspects of voting
Security arrangements at the request of LGNSW (eg security guards)	All design and printing requirements and brand management of the conference
To provide the skilled resources necessary to adhere to LGNSW's timelines for delivery	Onsite registration on the day, delegate fulfilment (eg satchel, gifts, conference papers), onsite information desk
Provide local flavour and innovation where possible	To communicate and meet regularly with the council and have a dedicated events team
To communicate and meet regularly with LGNSW and have a dedicated council appointed person to liaise directly with LGNSW	

A bidding council must be able to work within these guidelines.

MINUTE OF THE LORD MAYOR

ITEM NUMBER	8.2
SUBJECT	Development of a Flag Raising Ceremony Policy
REFERENCE	F2019/03630 - D08138072
REPORT OF	Lord Mayor, Councillor Bob Dwyer

WORKSHOP/BRIEFING DATE: Nil

PURPOSE:

The purpose of this Lord Mayor Minute is to seek the development of a Policy to effectively guide the delivery of flag raising ceremonies and provide clarity to the community.

RECOMMENDATION:

- (a) **That** Council develop a policy to provide a framework for and guide the delivery of Flag Raising Ceremonies hosted by Council and the community in the City of Parramatta.
- (b) **That** in developing this Policy, Council:
 - a. consult with Councillors, and local community and cultural leaders;
 - b. consider a delivery model that encourages members of culturally and linguistically diverse communities and local community groups to host ceremonies;
 - c. consider the genesis of each current ceremony, noting a number are legacy events;
 - d. consider how the policy can be reflective and responsive to the incredibly diverse community that calls the City of Parramatta home, noting our LGA is home to residents from over 100 countries around the world who together speak more than 140 languages.
- (c) **That** Council note a report on alternate locations will be coming to Council following the 28 June 2021 resolution, being:
 - a. *That Council reinstate the flag raising program suspended by Council at its meeting of 24 February 2020*
 - b. *Further, that a report on alternate locations for flag raising ceremonies be provided to Council due to Centenary Square being unavailable as a result of construction works.*
- (d) **Further, that** Council note this re-instatement of the program will re-direct funding from the Ward Family Fun Day program, and that additional costs should be expected as per the 28 June 2021 staff response, noting that alternate locations require additional infrastructure to deliver the events, including infrastructure required to adhere to COVID-safe practices.

BACKGROUND

1. Historically, City of Parramatta Council has held flag raising ceremonies for a number of nationally and culturally significant days for communities within the Parramatta LGA.

2. In recent years, this has included flag raising ceremonies for:
 - a. Greek Independence Day (25 March)
 - b. Philippines Independence Day (12 June)
 - c. Indian Independence Day (15 August)
 - d. Lebanese Independence Day (22 November)
3. Councillors should note that Sorry Day activities delivered by Council are not part of this civic Flag Raising Ceremony program, and are instead delivered as part of Council's broader Reconciliation program.
4. At its meeting of 24 February 2020, Council resolved as follows:
 - a. *That the civic Flag Raising Ceremony program be suspended due to the erection of hoardings in Centenary Square, and removal of the existing flagpoles, while works are carried out related to Parramatta Square and Parramatta Light Rail;*
 - b. *That Council Officers liaise with the key stakeholders involved in these ceremonies to advise them of this decision;*
 - c. *That the budget for this program be re-allocated to assist with the delivery of the Ward Family Fun Days;*
 - d. *Further, that following completion of these works and the re-installation of flagpoles, Councillors receive advice regarding the appropriateness of re-establishing this program, and that this advice include the origin of each ceremony, costs, historical attendance, and other relevant information.*
5. At its meeting of 28 June 2021, Council resolved as follows:
 - a. *That Council reinstate the flag raising program suspended by Council at its meeting of 24 February 2020*
 - b. *Further, that a report on alternate locations for flag raising ceremonies be provided to Council due to Centenary Square being unavailable as a result of construction works.*
6. The re-instatement of the program will re-direct funding from the Ward Family Fun Day program, and that additional costs should be expected as per the staff response tabled at the 28 June 2021 Council meeting, noting that alternate locations require additional infrastructure to deliver the events, including infrastructure required to adhere to COVID-safe practices.
7. This Lord Mayor Minute calls for the development of a policy to provide a framework for and guide the delivery of Flag Raising Ceremonies hosted by Council and the community, including:
 - a. Consultation with Councillors, and local community and cultural leaders;
 - b. Consideration of a delivery model that encourages members of culturally and linguistically diverse communities and local community groups to take ownership of flag raising ceremonies for their nationally and culturally significant days;
 - c. Consideration of the genesis of each current event, noting many are legacy events and no review of the program or development of a policy has taken place in recent years; and
 - d. Consider how the policy can be reflective and responsive to the incredibly diverse community that calls the City of Parramatta home,

noting more than half of our residents speak a language other than English at home, and 50 percent of people were born overseas.

FINANCIAL IMPLICATION FOR COUNCIL

8. Development of a Flag Raising Ceremony policy should consider the financial implications to Council of the re-instatement of the existing Flag Raising Ceremony program as resolved at the 28 June 2021 meeting, and potential financial implications for Council should the program shift to a community hosted delivery model.

Lord Mayor, Councillor Bob Dwyer

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

MINUTE OF THE LORD MAYOR

ITEM NUMBER	8.3
SUBJECT	Review of the Verge Maintenance Policy
REFERENCE	F2019/03630 - D08139363
REPORT OF	Lord Mayor, Councillor Bob Dwyer

WORKSHOP/BRIEFING DATE: Nil

PURPOSE:

The purpose of this Lord Mayor Minute is to seek a review of the Verge Maintenance Policy.

RECOMMENDATION:

- (a) **That** Council's current Verge Maintenance Policy be reviewed to identify opportunities for expanding the Policy to include addressing unsightly or overgrown verges.
- (b) **Further, that** in undertaking this review, Council consider how the Policy can empower Councils' Operational Liaison Officers and Cleansing Services teams to address instances of overgrown verges where they are:
 - a. Negatively impacting the amenity and perception of our City, particularly at key entry points to our local government area and CBD;
 - b. Negatively impacting the health of our City and its residents by contributing to high pollen counts, allergy issues or potential rodent hazards; and
 - c. Negatively impacting the cleanliness of our City, trapping litter.

BACKGROUND

- 1. Council's existing Verge Maintenance Policy was adopted on 10 July 2017 and relates to the maintenance of Council owned verges which adjoin privately owned properties, typically a "nature strip" between the property and a public road.
- 2. Its purpose is to outline what action Council will take to ensure safe pedestrian and road conditions are maintained when private, corporate or government landowners neglect to maintain the verge adjacent to their property.
- 3. Under the current Policy, Council will maintain verges outside properties or land not owned, administered or maintained by Council on the occasions where:
 - a. *When the grass obstructs traffic or the free flow of water on a roadway or*
 - b. *When the grass presents a severe inconvenience to pedestrians in the immediate vicinity of bus stops, railway stations, pedestrian crossing, primary schools or facilitated care facilities.*
- 4. Nature strips help maintain the appearance of our City, adding greatly to the amenity of our neighbourhoods and providing a 'green' zone between the roadway, pedestrian footpath and the adjacent property.

5. Unfortunately there are occasions where grasses on nature strips throughout our local government area (LGA) are growing high and unsightly, and these overgrown grasses not only detract from the amenity of our City but also cause potential health issues for residents who suffer from allergies and asthma due to pollen exposure.
6. These overgrown verges can also collect litter and become potential rodent hazards.
7. Currently, the policy provides limited flexibility for Council's Operational Liaison Officers and Cleansing Services teams to address overgrown verges that negatively impact the amenity and health of the LGA.
8. This Lord Mayor Minute calls for a review of the Verge Maintenance Policy so that Council officers can be empowered to respond appropriately to and cut overgrown verges where appropriate.

FINANCIAL IMPLICATION FOR COUNCIL

9. In undertaking the review of the Verge Maintenance Policy, Council should consider any potential financial implications for Council that may arise as a result of providing Council's Operational Liaison Officers and Cleansing Services teams greater capacity to address and cut overgrown nature strips across the LGA.

Lord Mayor, Councillor Bob Dwyer

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

MINUTE OF THE LORD MAYOR

ITEM NUMBER	8.4
SUBJECT	Good Luck to Australia's Olympic and Paralympic Athletes
REFERENCE	F2019/03630 - D08139961
REPORT OF	Lord Mayor, Councillor Bob Dwyer

WORKSHOP/BRIEFING DATE: Nil

PURPOSE:

The purpose of this Lord Mayor Minute is to wish good luck to all Australian Olympic and Paralympic Athletes preparing to compete in the Tokyo 2020 Olympic and Paralympic Games.

RECOMMENDATION:

That Council wish all the Australian Olympic and Paralympic athletes the best of luck as they prepare to take on the world in the Tokyo 2020 Olympic and Paralympic Games.

BACKGROUND

1. The 2020 Olympic and Paralympic Games are taking place in Tokyo, Japan, from 23 July – 8 August and 24 August – 5 September 2021 respectively, following a one-year postponement due to the COVID-19 pandemic.
2. The Australian Olympic Committee has announced the team of 472 athletes who will be proudly competing and representing the nation in Tokyo, consisting of 254 women and 218 men, plus a record 16 First Nations athletes competing across eleven sports.
3. The Team for Tokyo will compete in 33 sports, including fielding athletes in all four new Olympic sports – karate, skateboarding, sport climbing and surfing.
4. Paralympics Australia continue to make team announcements as they finalise the Australian Paralympic Team.
5. The City of Parramatta Council wishes all of Australia's Olympic and Paralympic athletes the very best of luck as they finish their training and preparation for the Tokyo 2020 Games.
6. They have persevered under trying circumstances, continuing to train in times of uncertainty following the one-year postponement of the games, disrupted competitions, qualifying opportunities and access to training venues.
7. Their commitment is to be commended, and we wish them all the very best of luck as they compete on the international stage and make Australia proud.

FINANCIAL IMPLICATION FOR COUNCIL

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

Lord Mayor, Councillor Bob Dwyer

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

PUBLIC FORUM

ITEM NUMBER 9.1

SUBJECT PUBLIC FORUM: Item 17.3 - Post Exhibition - Finalisation of the Harmonisation Planning Proposal and Draft Parramatta LEP

REFERENCE F2021/00521 - D08136845

SUMMARY OF PUBLIC FORUM STATEMENTS AND STAFF RESPONSES

No.	Submitter / Property	Summary of Public Forum	Council Officer's Response
1.	Murray Colville	Submission on behalf of Toongabbie Anglican Church regarding proposed prohibition of public places of worship within the R2 Low Density Residential Zone	Objecting to Prohibition of Places of Public workshop (POPW) in R2 zones – Issue 5 – Paragraphs 82-88. Also Local Planning Panel (LPP) recommendation in Paragraph 7.
2.	Raj Gupta	Submission on behalf of St Paul's Anglican Church regarding proposed prohibition of public places of worship within the R2 Low Density Residential Zone	Objecting to Prohibition of Places of Public workshop (POPW) in R2 zones – Issue 5 – see report Paragraphs 82-88. Also Local Planning Panel (LPP) recommendation in Paragraph 7.
3.	Michael Rowe	Submission on behalf of Anglican Church Property Trust Diocese of Sydney regarding proposed prohibition of public places of worship within the R2 Low Density Residential Zone	Objecting to Prohibition of Places of Public workshop (POPW) in R2 zones – Issue 5 – see report Paragraphs 82-88. Also Local Planning Panel (LPP) recommendation in Paragraph 7.
4.	Kai Cong	Submission regarding Application of FSR in R4 high density zones	Objecting to Proposed FSR - Issue 12 – FSR in R4 High Density zone – see report Paragraphs 126 – 135.
5.	Eugene Perchorowicz	Submission regarding site specific rezoning	Seeking site specific rezoning – see Attachment 3 to report - Submission No. 168 Response: Decision Pathway – 2: Not supported.
6.	Terry Page	Submission on behalf of residents in Simpson, Lois, Naomi Streets in Winston Hills regarding seeking dual occupancy prohibition in area	Winston Hills (east) Seeking Dual Occupancy Prohibition - Issue 1b Dual Occupancy – see report Paragraphs 35 – 38. Also LPP recommendation in Paragraph 7.
7.	Ana Vissarion	Submission regarding dual occupancy in R2 Low Density Residential Zone in Carlingford	Dual Occupancy Permissibility in Carlingford - Issue 1a Dual Occupancy – see report Paragraphs 24 – 34.

ATTACHMENTS:

- 1 [↓](#) Submission 1 - Murray Colville 1 Page
- 2 [↓](#) Submission 2 - Raj Gupta 1 Page

3 <u>↓</u>	Submission 3 - Michael Rowe	1 Page
4 <u>↓</u>	Submission 4 - Kai Cong	3 Pages
5 <u>↓</u>	Submission 5 - Eugene Perchorowicz	1 Page
6 <u>↓</u>	Submission 6 - Terry Page	3 Pages
7 <u>↓</u>	Submission 7 - Ana Vissarion	1 Page



7 July 2021

Lord Mayor and Councillors
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Dear Lord Mayor and Councillors,

SUBMISSION – ITEM 17.3 DRAFT PARRAMATTA LEP – PROHIBITION OF PLACES OF PUBLIC WORSHIP

I am writing on behalf of the leadership at Toongabbie Anglican Church, to express our deep concern regarding the proposed prohibition of Places of Public Worship (POPW) within the R2 Low Density Residential Zone in the Draft Parramatta Local Environmental Plan (Draft PLEP).

We are disappointed with Council's proposed approach to prohibit POPW in the R2 Low Density Residential Zone's on the basis of concerns about amenity impacts. To my knowledge these claims are unsubstantiated by any evidence in the Planning Proposal and they fail to recognise the important role of small local churches in the Parramatta community. A blanket prohibition is completely unnecessary and likely to result in adverse social impacts on the community.

I am advised that the recent Local Planning Panel resolution regarding the Post Exhibition Report which recognised that Council's policy is out of alignment with the rest of the State of NSW, and has recommended that Council consider the permissibility of POPW within residential zones in a future study. Whilst we support the LPP's recommendation, we request that the Draft PLEP be amended to make Places of Public Worship permissible in the R2 Low Density Residential zone.

If Council has a good reason to maintain the proposed prohibition, we request that at the very minimum all existing Places of Public Worship in R2 zones must be included in the site specific 'Permitted Additional Uses' Schedule in the LEP as an interim measure while the further study into the permissibility of POPWs is undertaken in line with the LPP's recommendation.

These changes will ensure that Anglican Churches, and POPW more broadly, can continue to contribute to the important social fabric of the Parramatta community into the future.

Yours sincerely,

Rev. Murray Colville
Toongabbie Anglican Church

Ordinary people encountering the extraordinary God



7 July 2021

Lord Mayor and Councillors
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Dear Lord Mayor and Councillors,

SUBMISSION – ITEM 17.3 DRAFT PARRAMATTA LEP – PROHIBITION OF PLACES OF PUBLIC WORSHIP

I am writing on behalf of the St Paul's Anglican Church Carlingford and North Rocks, to express our deep concern regarding the proposed prohibition of Places of Public Worship (POPW) within the R2 Low Density Residential Zone in the Draft Parramatta Local Environmental Plan (Draft PLEP).

We are disappointed with Council's proposed approach to prohibit POPW in the R2 Low Density Residential Zone's on the basis of concerns about amenity impacts. These claims were, and are still, completely unsubstantiated by any evidence in the Planning Proposal and fail to recognise the important role of small local churches in Parramatta's communities. We believe that a blanket prohibition is completely unnecessary and likely to result in adverse social impacts on the community.

I would like to draw your attention to the recent Local Planning Panel resolution regarding the Post Exhibition Report which recognised that Council's policy is out of alignment with the rest of the State of NSW, and has recommended that Council consider the permissibility of POPW within residential zones in a future study. Whilst we support the LPP's recommendation, we maintain our request that **the Draft PLEP be amended to make Places of Public Worship permissible in the R2 Low Density Residential zone.**

In the event that Council has a good reason to maintain the proposed prohibition, we would request that at the very minimum **all existing Places of Public Worship in R2 or SP zones must be included in the site specific 'Permitted Additional Uses' Schedule** in the LEP as an interim measure while the further study into the permissibility of POPW's is undertaken in line with the LPP's recommendation.

These changes will ensure that Anglican Churches, and POPW more broadly, can continue to contribute to the important social fabric of the Parramatta community into the future.

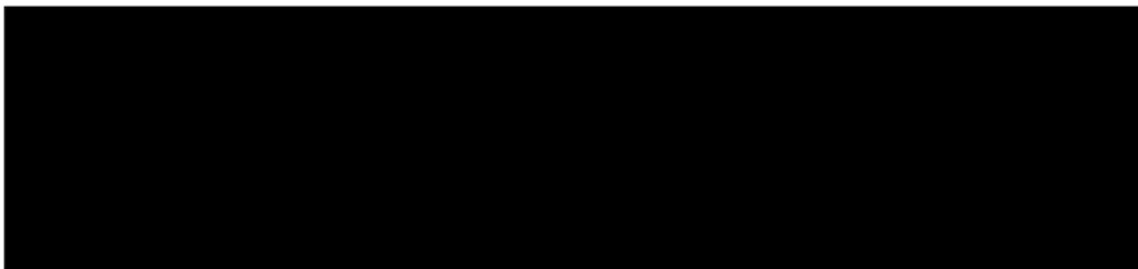
Should you have any questions in relation to our submission please do not hesitate to contact the undersigned.

Yours sincerely,



Rev Dr Raj Gupta
Senior Minister





08 July 2021

Attention: Lord Mayor and Councillors
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Subject: SUBMISSION – ITEM 17.3 DRAFT PARRAMATTA LEP – PROHIBITION OF PLACES OF PUBLIC WORSHIP

Dear Lord Mayor and Councillors,

We are writing on behalf of the Anglican Church Property Trust Diocese of Sydney (ACPT), to express our deep concern regarding the proposed prohibition of Places of Public Worship (POPW) within the R2 Low Density Residential Zone in the Draft Parramatta Local Environmental Plan (Draft PLEP).

ACPT is disappointed with Council's proposed approach to prohibit POPW in the R2 Low Density Residential Zone's on the basis of concerns about amenity impacts. These claims were, and are still, completely unsubstantiated by any evidence in the Planning Proposal and fail to recognise the important role of small local churches in Parramatta's communities. As highlighted in our attached submission on the LEP, a blanket prohibition is completely unnecessary and likely to result in adverse social impacts on the community.

We would like to draw your attention to the recent Local Planning Panel resolution regarding the Post Exhibition Report which recognised that Council's policy is out of alignment with the rest of the State of NSW, and has recommended that Council consider the permissibility of POPW within residential zones in a future study. Whilst we support the LPP's recommendation, we maintain our request that the **Draft PLEP be amended to make Places of Public Worship permissible in the R2 Low Density Residential zone.**

In the event that Council has a good reason to maintain the proposed prohibition, we would request that at the very minimum **all existing Places of Public Worship in R2 zones must be included in the site specific 'Permitted Additional Uses' Schedule** in the LEP as an interim measure while the further study into the permissibility of POPW's is undertaken in line with the LPP's recommendation. We also request that Council provide us with written information that substantiates the concerns about POPW impacting amenity, including complaints made by community members about specific POPW in the Parramatta LGA.

These changes will ensure that Anglican Churches, and POPW more broadly, can continue to contribute to the important social fabric of the Parramatta community into the future. Should you have any questions in relation to our submission please do not hesitate to contact the undersigned.

Yours sincerely

Ross Jones
Chief Executive Officer

Anglican Church Growth Corporation
ABN 90 215 824 934

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Page 1

Dear Lord Mayor and Councillors,

I wish to speak before you this evening in relation to item 17.3, key issue 12 - application of FSR in R4 high density zones. It's unfortunate that our submission was not supported

We respectfully request that Council take our submission into detailed consideration and we reiterate our recommendation to amend the proposed FSR from 1.3:1 to 1.65:1 as it applies to the R4 land at 2-2A Hepburn Avenue, 199-247 Carlingford Road and 30-78 Keeler Street, Carlingford

Re-Page 669, Row No. 271 of notice of council meeting public agenda

271.	Carlingford Road and Hepburn Avenue, Carlingford	FSR	<p>Submissions were made on behalf of landowners at Carlingford Road and Hepburn Avenue, Carlingford. Submitters oppose the proposed introduction of an FSR control of 1.3:1 for the identified sites.</p> <p>Landowners request that Council adopt an FSR control of 1.65:1 for these sites instead. It is requested that the explanation in the Planning Proposal be amended to read: "The FSR proposed is consistent with recent planning approvals, existing development and the current height limit applying to land."</p>	<p>The subject medium density precinct in Carlingford does not have access to public transport to warrant the increase in density and additional density is not required to achieve Council's housing targets under the Local Housing Strategy.</p> <p>This topic is addressed in further detail in The Planning Panel Report.</p> <p>Decision Pathway – 2: Not supported.</p>
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Referring to Council Officer Response 'The subject medium density precinct in Carlingford does not have access to public transport to warrant the increase in density'

- Please note the subject site is R4 high density not medium density
- Public transport to warrant the increase in density is well supported. Please refer to DA/863/2016, DA was approved on 1 Nov 2017 equivalent to FSR 1.65:1. for the following: "Demolition of 6 dwelling houses, construction of two x 5 storey residential flat building comprising 61 units, excavation of 2 level basement car park accessed from Hepburn Avenue, providing 88 spaces; Strata subdivision of the residential units and associated landscape works, fence and tree removal"
- I attach the traffic report of the DA 'Traffic Report- 2 -2A Hepburn Avenue and 199-203 Carlingford Road, CARLINGFORD - DA 863 2016'

Referring to Council Officer Response 'additional density is not required to achieve Council's housing targets under the Local Housing Strategy. This topic is addressed in further detail in The Local Planning Panel Report'

- Referring to council's Local housing strategy, key findings clearly state
 - The majority of new housing growth (c83%) will be delivered in 13 precincts (73% in GPOP area) around employment and transport.
 - More 1 bedroom dwellings need to be delivered to meet anticipated demand
- 2 Hepburn Ave Carlingford is part of the 13 precincts around employment and transport
- The existing DA offers 11 of 1 bed room apartment, drop of FSR will deliver less 1 bed apartment

Re-Page 492, key issue 12 of notice of council meeting public agenda

Referring to Council Officer Response 128. Council has reviewed the development applications lodged and also the planning appeals made. All matters considered were assessed without an FSR control in place. Sites were examined on a bespoke basis as there was no strategic planning control set.

- This parcel of sites contains over 20 apartment buildings already approved and built. Each DA was approved individually on bespoke design. DA was approved with ADG DCP and contribute to the desired character. Comments that all 20 separate DAs have no strategic planning control set is an incorrect statement

Referring to Council Officer Response 129. Council's Urban Design team advised that without an FSR control in the LEP the assessment of built form and scale must be done on a case-by-case basis which is extremely time consuming both for Council and the applicant. This also does not provide a community agreed, transparent and long-term future direction.

- Due to the fact that the developer that's holding DA/863/2016 has gone under administration. Most likely the land impacted by this harmonisation would potentially go through the DA again. Change of FSR 1.3 would mean new design to all undeveloped sites to redesign and resubmit DA. It's more time consuming.
- FSR 1.65 & above was approved only 3 years ago by council, and it was welcomed by local communities. Proof is that there are 20 buildings now occupied by thousands of residents
- Those approved DA were also transparent and heading to long term future direction
- It's in contrary to state those DA were not agreed and not transparent and short term direction

Referring to Council Officer Response 130. Adding a FSR control will provide greater certainty and transparency for council, community and applicants.

- For applicants impacted, there is 4314sqm area
- loss of 1.65 to 1.3, means 1160sqm, equals to 13 units and 13 happy families losing living space and homes
- It means nearly 30% less value to land owners
- Land owners future is not certain and it's confusing and detrimental

Referring to Council Officer Response 131. The Urban Design team confirmed that the proposed FSR provides adequate development capacity consistent with Council strategic housing supply objectives.

- DA was approved at year 2017 agreed by Sydney central planning panel and Parramatta council. We are in short supply, look at the recent housing price increase. We need more housing supply, not less. We are cutting 1160sqm
- Reason for all other 20 buildings not putting submission are they were approved and built and no longer concerning
- Rest all un-developed houses are DA approved or not able to develop
- We are the 6 poor families got picked on and discriminated.

Referring to Council Officer Response 132. The purpose of the LEP Harmonisation Planning Proposal is to consolidate former LEPs and provide consistent land use and development controls across the LGA.

- The Planning Proposal states that the purpose of the proposed maximum FSR is to apply a development standard to match the existing height control of 17.5 metres, with the intention of bringing more certainty to the expected development and density outcomes. The Planning Proposal states that the proposed change is not intended to reduce permissible densities.
- The existing development and recent approvals in the precinct demonstrate that at minimum an FSR of 1.65:1 is compatible with a 17.5 metre height limit.
- There is a clear community expectation, established by the precedent set by the existing residential flat buildings, that the development and density outcome for the precinct is proven to be 5 storey buildings with an FSR of a minimum 1.65:1.
- The DA and surrounding development were approved on 1 November 2017. Under the proposed FSR amendment, and in the event construction has not commenced by 1 November 2022, the permissible density and development rights that currently apply to our land and subsequently our land value will be significantly reduced. This is contrary to the intent of the amendment and must be resolved.

Referring to Council Officer Response 134. It is Council's intent to apply a FSR to all residential zoned land across the LGA for consistency and provide greater certainty of development outcomes for the community.

- Please refer to our submission attachment 'WEY Submission to REF F2020 02092'

Yours sincerely

Mr K CONG



From: council@cityofparramatta.nsw.gov.au on behalf of City of Parramatta
To: Governance; [REDACTED]
Subject: Form submission from: Public Participation at Council Meetings > Main paragraphs (previous revision)
Date: Thursday, 8 July 2021 12:41:20 PM

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Submitted on Thu, 07/08/2021 - 12:41

Submitted by: Anonymous

Submitted values are:

Name: Eugene Perchorowicz

[REDACTED]

Council Meeting Date: 12 July 2021

Item No on Agenda: 17.3

Question or Statement to Council is:

I am the owner of [REDACTED] Constitution Hill a 70-plus year old weatherboard cottage with a land area of 1800m² (20x90). On both sides there are approximately fifteen villas/townhouses. It was written that the Land Use Harmonisation Plan was not intended to allow significant rezonings but a limited number will be looked at to address anomalies. I ask the Council to consider allowing a devolment of 6_7 Villa's on that site. This will be a case of ensuring Land Use Harmonisation occurs. To deny this request will perhaps allow a duplex and granny flats which doesn't comply with the Councils Land Use Harmonisation policy. Hoping Council will see the common-sense of this request and allow it to occur. I have a plan drawn up by architects/surveyors showing such a development meeting council regulations is possible. Trusting you will consider this request seriously. Yours sincerely Eugene Perch.

For public forum 12 July 2021 – Agenda Item 17.3

Dear Lord Mayor and Councillors,

1. We are residents and property owners in the Simpson, Lois, Naomi Street South precinct in Winston Hills, and are acting to support 18 submissions by residents. This precinct and broader area we refer to is shown on the maps on page 481 and 482 of your agenda.

2. Our submissions have been that the Planning Proposal should place a prohibition on dual occupancies in this area, as recommended originally in options 1 and alternative option 1 of the Discussion Paper distributed by Council in January 2019.

3. Both recommended options prohibited dual occupancies in this area. According to Council's data, what we are requesting will not materially impact on Council's ability to meet housing targets.

4. A majority of local submissions (nearly 2/3rds) supported prohibition of dual occupancies. Despite this support the Discussion Paper recommendations for this area have been dropped with no valid explanation. All submissions by residents in the latest round of consultation supported restoration of prohibition in this area. None opposed it.

5. Put simply, this area should never have been dropped from the prohibition map, and should now be restored to it. We have consistently met short deadlines for comment, and our concerns have been in Council's records for years. Any problems with deadlines are due to Council's actions, not ours, yet we are living with increasing problems every day. This is completely unfair.

6. Additional background facts are listed on page 2.

7. We have presented our case, and detailed evidence supporting our request, to Council and to the Local Planning Panel. It explained why the decision to drop our area from the prohibition map was flawed and inequitable. One reason is that the Constraints Analysis was based on incorrect information and flawed in other ways as well. The resulting LPP recommendations are in your agenda at pages 498/499 and para 159:

that Council give further consideration to the following two matters and that they be added to the list of items in **Attachment 1** identified as "Changes that have merit for further investigation - via Decision Pathway 3 – Orange):

1. To undertake further research of the constraints mapping related to an area at Winston Hills located immediately west of Windsor Road (shown outlined in yellow in **Figure 4** of this report); and

8. At para 160 The officer report says:

If Council supports the approach recommended by the LPP, the Planning Proposal can proceed without change and the two items will then be addressed in future planning reviews as part of the "Orange" Pathway as set out **Attachment 1**.

9. WE REQUEST COUNCIL:

To amend the Planning Proposal in whatever way necessary to urgently restore this area to prohibition status, as recommended in the original Discussion Paper. And:

1. **To adopt the LPP recommendation, as it affects our area or precinct, by adding it to the list of items in Attachment 1 identified as "Changes that have merit for further investigation - via Decision Pathway 3 – Orange.**
2. **And extend the Winston Hills Special Character Area to include our area/precinct.**
3. **And prohibit dual occupancies in areas with roads less than 7.5 metres wide where blockages can occur. Grounds are health and safety, as well as preventing infringement of property owners' rights to free access for caravans, boats, motorhomes etc which are part of genuine low density living.**

SOME RELEVANT BACKGROUND FACTS

- a. Our properties are similar to those to the east of Windsor Road, and to the west of the Quarry Branch Creek. The options recommended in the Discussion Paper would restore equity to all properties in these areas, and correct a long-standing anomaly caused by different approaches by Parramatta and other councils covering areas now in the North Rocks Ward. It would achieve fairness and consistency. There is no reason to discriminate, and like rules should apply to like properties
- b. Both these adjoining areas are now planned to have prohibition of dual occupancies as per the Discussion Paper but, despite significant majority local support in submissions, our area has now been removed from the prohibition zone without clear grounds for, or explanation of, this fundamental change. We do not see why we are disadvantaged in this way, particularly as the Discussion Paper option 1 and alternative option 1 created an equitable situation for like properties adjoining our area.
- c. Council consultants found Lois Street to be the best example they could find of the WHSCA characteristics, even though it is not technically in that area.
- d. Lois Street is only 7.3 metres wide - designed for true low density. Existing traffic and parking congestion is a real problem for residents. It has blocked access by the garbage truck, could prevent access by fire and rescue trucks, and be life-threatening. It will get progressively worse if increased density continues to be approved in this area.
- e. We have proven parking congestion can violate residents' right of access to a public road and infringe individual liberty by obstructing residents from full use and enjoyment of motorhomes, caravans, trailer boats and similar lifestyle choices they are entitled to in a low density zone.
- f. We cannot see any fairness in the Proposal in present form. Residents in equivalent properties to the east and west of us can enjoy their properties to the full, as they should be entitled. But we are denied that. Council does not explain how that is fair and equitable, or aids consistency – yet adopts a plan that exacerbates the inequity over time

From: council@cityofparramatta.nsw.gov.au on behalf of City of Parramatta
 To: Governance
 Subject: Form submission from: Public Participation at Council Meetings > Main paragraphs (previous revision)
 Date: Thursday, 8 July 2021 4:03:42 PM

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Submitted on Thu, 07/08/2021 - 16:03

Submitted by: Anonymous

Submitted values are:

Name: Ana Vissarion

[REDACTED]

Council Meeting Date: 12 July 2021

Item No on Agenda: 17.3

Question or Statement to Council is:

Dear Lord Mayor and Councillors.

I am living in Carlingford, in the proximity of the Carlingford Court.

In regard to Item 17.3, a total of 186 submissions supported dual occupancy in R2 - by far the most submissions taking a stand against the proposed prohibition compared with the other key issues in the report.

The report provided to you dismisses the issues raised in the submissions by generally saying that "none of the issues raised in the submissions provide sufficient justification for Council to move away from its current position" to prohibit dual occupancies. However, 99% of the matters raised are not responded to in Item 17.3 Attachment 3. I personally find this to be unsatisfactory for the purpose of making an informed decision. Notwithstanding this, the planning matter that I already asked and received no response is:

What planning justification can be given to prohibiting an attached dual occupancy that has the SAME FSR, the SAME HEIGHT, the SAME FOOTPRINT on the lot and the SAME BULK as a single dwelling house and a similar appearance as a single dwelling house when viewed from the streetscape?

A dual occupancy constraints analysis, part of the Harmonization PP, "identified suburbs which are constrained and generally unsuitable for dual occupancy". It mentions special character, narrow streets, areas lacking permeability, access to public transport, tree coverage, bush fire hazard. None of these 'constraints' were found to be sufficiently relevant to prevent a dual occupancy development by the State Government in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (SEPP 2008). Dual occupancy is available for residents in R2 in NSW through the provision of the SEPP 2008, regardless of the particularities of the street, number of trees on the site or 'special character'.

The question that should be asked is whether the so-called 'planning constraints' in the 'special character areas' are of sufficient value to warrant inclusion of large R2 areas on the dual occupancy restriction map, noting that SEPP 2008 does not consider them of such relevance?

While the Harmonisation PP Process aims to consolidate the various instruments that apply into one LEP for the City of Parramatta LGA in order to unify and simplify planning in the LGA, in regard to dual occupancy, the instrument is achieving the opposite. The report to you is stating that some R2 areas are 'special' and it implies that other R2 areas are not special. But R2 zoning is R2 zoning, as stated by SEPP 2008 and the Standard Instrument. It is counterproductive, discriminatory to land owners in Parramatta LGA and derogatory to add a layer of complexity to the State Environmental Planning Policy. If adopted, I feel the instrument is promoting discriminatory practices to land owners in Carlingford area, where streets are of a width comparable to other streets in NSW that allow dual occupancy and where trees, if regarded as 'special' by Council, can be protected through other planning avenues.

The report repeatedly states that the DPIE housing targets for Parramatta LGA were calculated and will be achieved by alternate options. While this is relevant for the operation of the local government, this matter is of little relevance to the discriminated land owners and residents. Please be aware that, by prohibiting dual occupancy, the developers upper class is favored at the expense of the middle class - which is an injustice.

In addition, please be aware that the the State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP 2009) allows for granny flats and boarding housing up to 12 boarding rooms.

If Council thinks that by prohibiting dual occupancy can prevent development, Council should take a moment and look at other areas in Sydney where demand is high for renting due to university /Tafe hubs etc. There will be plenty of development, but changes will be in favour of boarding houses and other types that will instead degrade the 'special character' of the R2 zones Council planners wish to protect.

Thank you for reading this submission.

Regards,
 Ana