

NOTICE OF COUNCIL MEETING

PUBLIC AGENDA

An Ordinary Meeting of City of Parramatta Council will be held in PHIVE COUNCIL CHAMBER AT 5 PARRAMATTA SQUARE, PARRAMATTA on Monday, 22 May 2023 at 6:30PM.

Gail Connolly
CHIEF EXECUTIVE OFFICER

EMERGENCY EVACUATION DIAGRAM

Level 4 East

2 Civic Place, Parramatta NSW 2150

Evacuation Procedures

IN CASE OF FIRE

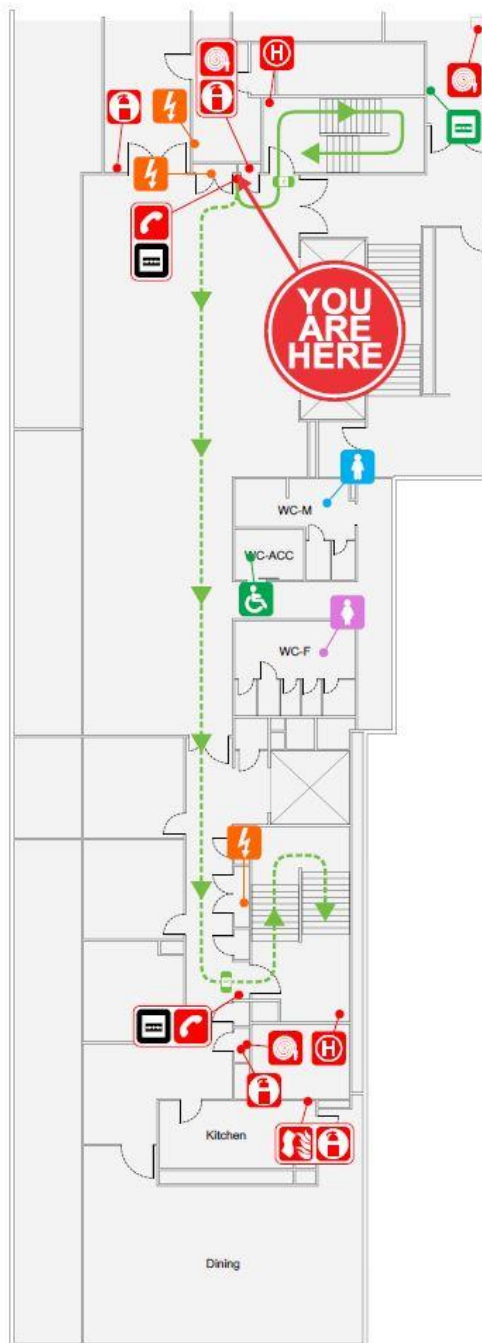
- (R)** REMOVE people from immediate danger
- (A)** ALERT people nearby and raise an alarm (Dial 000)
- (C)** CONFINE fire and smoke (Close doors behind you if safe to do so)
- (E)** EVACUATE via the nearest emergency exit

Legend

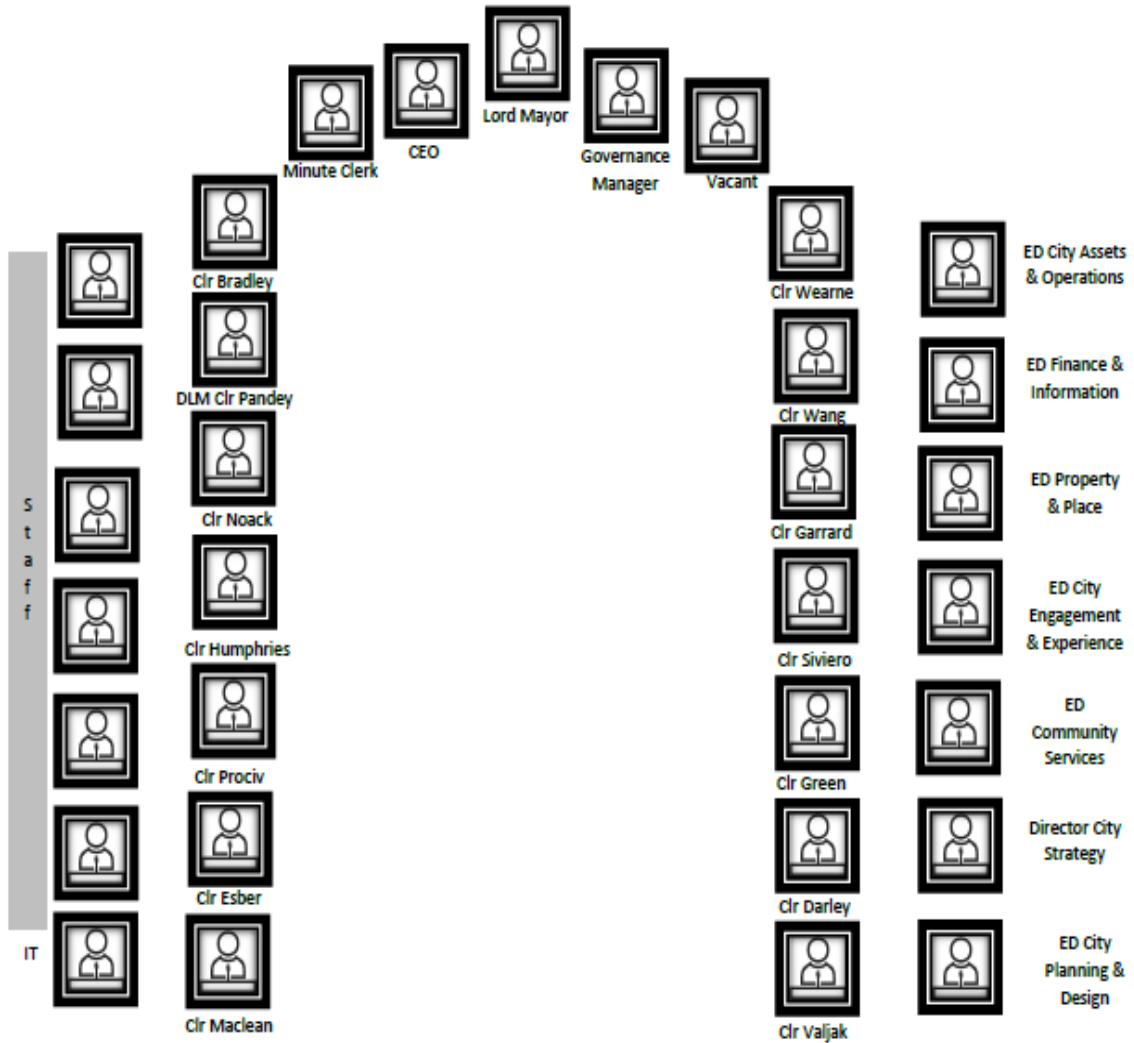
 Amenities Disabled	 Amenities Female	 Amenities Male
 Emergency Door Release	 Emergency Call Point	 Dry Chemical Powder
 Fire Blanket	 Hose Reel	 Hydrant
 Switchboard	 Warden Intercommunication Point	 Exit
 Alternate Evacuation Path	 Evacuation Path	 Assembly Area

Site Plan

Parramatta PHIVE



Chubb



PUBLIC & PRESS GALLERY

STATEMENT OF ETHICAL OBLIGATIONS:

In accordance with clause 3.23 of the Model Code of Meeting Practice, Council is obligated to remind Councillors of the oath or affirmation of office made under section 233A of the Local Government Act 1993, and of their obligations under Council's Code of Conduct to disclose and appropriately manage conflicts of interest – the ethical obligations of which are outlined below:

Obligations	
Oath [Affirmation] of Office by Councillors	I swear [solemnly and sincerely declare and affirm] that I will undertake the duties of the office of Councillor in the best interests of the people of the City of Parramatta Council and the City of Parramatta Council that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgement.
Code of Conduct Conflict of Interests	
Pecuniary Interests	<p>A Councillor who has a pecuniary interest in any matter with which the Council is concerned, and who is present at a meeting of the Council at which the matter is being considered, must disclose the nature of the interest to the meeting.</p> <p>The Councillor must not be present at, or in sight of, the meeting:</p> <ul style="list-style-type: none"> a) At any time during which the matter is being considered or discussed, or b) At any time during which the Council is voting on any question in relation to the matter.
Non-Pecuniary Conflict of Interests	A Councillor who has a non-pecuniary conflict of interest in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.
Significant Non-Pecuniary Conflict of Interests	A Councillor who has a significant non-pecuniary conflict of interest in relation to a matter under consideration at a Council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.
Non-Significant Non-Pecuniary Interests	A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest must also explain why conflict of interest is not significant and does not require further action in the circumstances.

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- 16.1 Tender 07/2023: Riverside Theatres - State Significant Development and Design Excellence Consultancy
This report is confidential in accordance with section 10A (2) (c) of the Local Government Act 1993 as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

17 PUBLIC ANNOUNCEMENT

18 CONCLUSION OF MEETING

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

MINUTES OF THE MEETING OF CITY OF PARRAMATTA COUNCIL HELD IN THE COUNCIL CHAMBER AT 5 PARRAMATTA SQUARE, PARRAMATTA ON MONDAY, 8 MAY 2023 AT 6:30PM

These are draft minutes and are subject to confirmation by Council at its next meeting. The confirmed minutes will replace this draft version on the website once confirmed.

PRESENT

The Lord Mayor, Councillor Donna Davis and Councillors Phil Bradley, Kellie Darley, Pierre Esber, Michelle Garrard, Henry Green, Ange Humphries, Cameron Maclean, Paul Noack, Sameer Pandey, Dr Patricia Prociv, Dan Siviero, Georgina Valjak, Donna Wang and Lorraine Wearne.

1. OPENING MEETING

The Lord Mayor, Councillor Donna Davis, opened the meeting at 6:30PM.

2. ACKNOWLEDGEMENT TO TRADITIONAL OWNERS OF LAND

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

3. WEBCASTING ANNOUNCEMENT

The Lord Mayor advised that this public meeting is being recorded except for the confidential part of the meeting and streamed live on the internet. The recording will also be archived, except for the confidential part of the meeting, and made available on Council's website.

The Lord Mayor further advised that all care will be taken to maintain privacy, however as a visitor in the public gallery, the public should be aware that their presence may be recorded.

4. GENERAL RECORDING OF MEETING ANNOUNCEMENT

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

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

There were no apologies tabled for this meeting.

6. CONFIRMATION OF MINUTES

SUBJECT: Minutes of the Council Meeting held on 24 April 2023

4294 RESOLVED (Noack/Bradley)

That the minutes be taken as read and be accepted as a true record of the meeting subject to amending the minutes to acknowledge the attendance of the Honorable Dr Andrew Charlton MP.

7. DISCLOSURES OF INTEREST

Councillor Esber declared a non-pecuniary but significant interest in Item 16.1 Legal Status Report as at 31 March 2023 as a person close to him was involved in a legal matter in Item 16.1. He retired from the Chamber prior to the discussion of this matter.

8. MINUTES OF THE LORD MAYOR

8.1 SUBJECT Salvation Army Red Shield Appeal 2023

REFERENCE F2022/03176 - D08963867

REPORT OF Lord Mayor, Councillor Donna Davis

4295 RESOLVED (Davis/Pandey)

(a) **That** Council acknowledge the Salvation Army's Red Shield Appeal 2023 running from April to June, with the National Doorknock to occur on 20 and 21 May 2023.

(b) **Further, that** Council donate \$1,000 to the 2023 Salvation Army Red Shield Appeal.

8.2 SUBJECT National Volunteer Week 2023

REFERENCE F2022/03176 - D08963577

REPORT OF Lord Mayor, Councillor Donna Davis

4296 RESOLVED (Davis/Maclean)

(a) **That** Council recognise National Volunteer Week from 15-21 May 2023 and note the City of Parramatta National Volunteer Week event to be held on 17 May 2023 at PHIVE.

(b) **Further, that** Council acknowledge all volunteers across the City of Parramatta at Council and within a range of organisations including service clubs, not-for-profit community organisations, faith-based groups, arts and culture, sports and recreation, charities and more. Council appreciates the vital role that volunteers play in our community.

8.3 SUBJECT National Road Safety Week 2023

REFERENCE F2022/03176 - D08966934

REPORT OF Lord Mayor, Councillor Donna Davis

4297 RESOLVED (Davis/Bradley)

- (a) **That** Council acknowledge National Road Safety Week 2023 (14-21 May), an annual initiative which highlights the impact of road trauma and ways to reduce it; and
- (b) **Further, that** Council approve PHIVE 'turning yellow' for the duration of the week to help raise public awareness about road safety.

8.4 SUBJECT Parramatta: A Past Revealed

REFERENCE F2022/03176 - D08970576

REPORT OF Lord Mayor, Councillor Donna Davis

4298 RESOLVED (Davis/Wearne)

- (a) **That** Council acknowledge the importance of Parramatta's history and heritage in shaping our City today; and
- (b) **Further, that** the CEO prepare a report to Council to investigate updating the 1996 publication *Parramatta – A Past Revealed*. This report should consider:
 - i. Consultation with the authors, local history and heritage experts and relevant stakeholders in developing content for an updated edition;
 - ii. Existing materials and research held by Council that could be used to inform the project; and
 - iii. Financial and resourcing implications of updating the publication, and potential timeframes for consultation, development and delivery.

9. PUBLIC FORUM

There were no public forums submitted for this meeting.

10. PETITIONS

10.1 SUBJECT To oppose new Indian Restaurant, Mitran Da Dhaba at 24 Albion St, Harris Park, NSW 2150

REFERENCE D08971270

FROM Patricia Prociv

We recently contacted the Parramatta Council along with three other neighbours and lodged an official complaint against above development occurring at my immediate next door property, 24, Albion St Harris Park. NSW 2150. This petition is an objection from the residents of Albion St and Harris Street to this development.

An officer from the Parramatta Council visited us on Thursday, 20th April 2023. However, he informed us that privacy laws, prevents him from inspecting the development across the fence. We would like council to take urgent action in this matter as it has serious and adverse Environmental Impact upon us as the next-door neighbour as well as the community/neighbourhood, specifically, the residents of Albion Street and Harris Street. The reasons listed below are valid and serious. Please refer attached pictures from my backyard and from Frank Eames Lane, showing the proximity to my property.

1. Not long ago, a demountable residential unit was installed on the same location. It was an unauthorised illegal construction. The council served removal notice to the owner and finally it was removed. A new restaurant is now proposed on this site, it is illegal and yet Council is trying to condone this development, why ?
2. Currently all the restaurant food retailers and grocery shops are limited and confined to Wigram St and Marion St only. Albion St is essentially a residential street with essential services for the community like doctors, allied health professionals e.g. psychologist, radiologist, speech therapist, dentist, lawyers and accountants. The visitors, often with prams and babies already struggle to find parking on Albion St when visiting the doctor or other allied health professionals. Albion Street is not meant for food restaurants and food retail. A new restaurant on this street will an environmental disaster as it and throw into a big parking chaos on Albion Street.
3. The strong cooking smell rising from restaurant commercial kitchen will be overwhelming for the occupants of whole Albion St. The accumulation of food waste and litter (which is already a documented issue on Wigram and Marion St) will attract rodents that residents will have to contend with. Has a waste management plan been submitted as part of this development?
4. As required, the Council and Environmental/Town Planning Department, to date, has not provided a formal Notification for this development to the neighbours informing and seeking their comments in this development.
5. As it is, the visitors from Wigram Street are all the time on the search and parking on Albion Street all the time. Bringing a new restaurant on Albion Street will add to many adverse environmental impact and imbalance and cause parking

chaos. To enter the restaurant from Frank Beam Lane, visitors tend to search for parking nearby. It is common that illegal park into adjacent private properties will occur all the time? Further, added to this, delivery and supply vehicles entering Frank Beames Lane to service this restaurant will substantially add traffic and burden narrow street.

6. The new restaurant with outdoor seating will create a nuisance with excessive, loud noise all seven days until late nights. It will be significant loss to our basic amenity of peace and deprive us of our sleep before returning to work early morning next day. The amount of rubbish generated spilling out all over the street. The customers visiting late night, sitting and dining the light and noise spilling over our house and adjacent residents, we will lose our visual and acoustic privacy.
7. Frank Beames Lane is narrow, single lane (only 3 m wide) that is shared by vehicles travelling both directions (north-south). This lane is shared by pedestrians, particularly children with parents as well as there is no footpath. Occasionally, large trucks also use this lane. It gets very busy, particularly in mornings and afternoon (school hours). Access to restaurant from Frank Beam Lane will generate additional pedestrians thus compromising the safety of pedestrians including children and mothers with prams. Is it safe?
8. If this development is not stopped then it will set precedent and encourage other property owners on Albion Street to open more such restaurants as well.

In view of above, you as the Parramatta Councillor, whom we voted for and elected you with Trust and Faith that you will look after the community and residents first over the commercial benefits to the traders. We would appreciate your help and action in this matter urgently.

Executive Director City Assets & Operations Response:

Both the Building Compliance Team and the Environmental Health Team have attended the premises and inspected the site relative to a number of issues and investigations are ongoing.

There are multiple working service requests open at present relative to the following points:

Issue 1: Demolition and new works in heritage item (actioned against owner is underway with NOI/Orders issued, and is continuing. OIC officer on leave but returning in two weeks.

Issue 2: Unauthorised use as business. The owner lodged a DA on 21 March 2023 which was returned on the 24 March 2023 due to lack of information. This action is underway and is continuing with NOI/Orders to be followed up after DA returned. OIC officer on leave but returning in two weeks.

Issue 3: Food truck in rear yard. Stopped Work Order (SWO) issued to demo the large 'L shaped' structure consisting of two food trucks joined together at 90 degrees. Operator has complied by removing one of the food trucks, and developing a single food truck for operation under exempt development standards. The completed food truck will be monitored by Building Compliance. If built to the requirements under exempt development standards and use starts, the Environmental Health team will be able to review the licensed registration of the food truck under a food licence and then inspect regularly.

Provided for your information as to council's current management and ongoing monitoring of the subject property.

11. RESCISSION MOTIONS

11.1 SUBJECT OCM 24 April 2023 Item 14.4 Notice of Motion Position of Lord Mayor

REFERENCE F2022/03176 - D08955408

REPORT OF Councillors Wearne, Garrard and Valjak

4299 RESOLVED

The rescission motion was WITHDRAWN.

12. REPORTS TO COUNCIL - FOR NOTATION

12.1 SUBJECT Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013

REFERENCE F2022/00105 - D08835765

REPORT OF Development Assessment Manager

4294 RESOLVED (Esber/Maclean)

That the report be received and noted.

12.2 SUBJECT ARIC Annual Report 2022

REFERENCE F2022/00452 - D08924951

REPORT OF Coordinator Internal Audit

4295 RESOLVED (Maclean/Esber)

That Council receives and notes the 2022 Annual Report of the Audit Risk and Improvement Committee.

12.3 SUBJECT Minutes of Audit Risk and Improvement Committee Meeting held on 17 November 2022

REFERENCE F2022/00452 - D08925099

REPORT OF Coordinator Internal Audit

4296 RESOLVED (Darley/Maclean)

That the confirmed Minutes of the Audit Risk and Improvement Committee meeting held on 17 November 2023 be received and noted.

Note: A question was taken on notice for Item 12.3.

13. REPORTS TO COUNCIL - FOR COUNCIL DECISION

13.1 SUBJECT Draft Delivery Program 2022-26, Operational Plan and Budget 2023/24, Long Term Financial Plan 2023-33

REFERENCE F2022/03176 - D08945798

REPORT OF Corporate Strategy Manager; Financial Planning and Analysis Manager

MOTION (Pandey/Esber)

- (a) **That** Council endorses for the purposes of public exhibition, the attached draft Delivery Program 2022-26 and Operational Plan 2023/24 – which includes the draft Annual Budget 2023/24 and Schedule of Fees and Charges 2023/24 – and draft Long Term Financial Plan 2023-33.
- (b) **That** the draft Delivery Program 2022-26 and Operational Plan 2023/24, and draft Long Term Financial Plan 2023-33 be placed on public exhibition for a period of not less than 28 days.
- (c) **That** the Chief Executive Officer be delegated authority to make formatting and minor editorial adjustments to the draft Delivery Program 2022-26 and Operational Plan 2023/24 and draft Long Term Financial Plan 2023-33 during the public exhibition period.
- (d) **Further, that** submissions received as part of the public exhibition of the draft Delivery Program 2022-26 and Operational Plan 2023/24, and the Long-Term Financial Plan 2023-33 be reported to the June 2023 Council meeting for consideration as part of the adoption of these documents.

AMENDMENT (Garrard/Wearne)

- (a) That Council endorses for the purposes of public exhibition, the attached draft Delivery Program 2022-26 and Operational Plan 2023/24 – which includes the draft Annual Budget 2023/24 and Schedule of Fees and Charges 2023/24 – and draft Long Term Financial Plan 2023-33.
- (b) **That** the draft Delivery Program 2022-26 and Operational Plan 2023/24, with the exclusion of the IPART approved rate peg of 3.7%, and the draft Long Term Financial Plan 2023-33 be placed on public exhibition for a period of not less than 28 days.
- (c) **That** the Chief Executive Officer be delegated authority to make formatting and minor editorial adjustments to the draft Delivery Program 2022-26 and Operational Plan 2023/24 and draft Long Term Financial Plan 2023-33 during the public exhibition period.
- (d) **Further, that** submissions received as part of the public exhibition of the draft Delivery Program 2022-26 and Operational Plan 2023/24, and the Long-Term Financial Plan 2023-33 be reported to the June 2023 Council meeting for consideration as part of the adoption of these documents.

A division was called, the result being:

AYES: Councillors Garrard, Green, Siviero, Valjak, Wang and Wearne

NOES: Councillors Bradley, Darley, Davis, Esber, Humphries, Maclean, Noack, Pandey and Prociv

The amendment moved by Councillor Garrard and seconded by Councillor Wearne on being put was declared LOST.

The motion moved by Councillor Pandey and seconded by Councillor Esber on being put was declared CARRIED.

4297 RESOLVED (Pandey/Esber)

- (a) **That** Council endorses for the purposes of public exhibition, the attached draft Delivery Program 2022-26 and Operational Plan 2023/24 – which includes the draft Annual Budget 2023/24 and Schedule of Fees and Charges 2023/24 – and draft Long Term Financial Plan 2023-33.
- (b) **That** the draft Delivery Program 2022-26 and Operational Plan 2023/24, and draft Long Term Financial Plan 2023-33 be placed on public exhibition for a period of not less than 28 days.
- (c) **That** the Chief Executive Officer be delegated authority to make formatting and minor editorial adjustments to the draft Delivery

Program 2022-26 and Operational Plan 2023/24 and draft Long Term Financial Plan 2023-33 during the public exhibition period.

- (e) **Further, that** submissions received as part of the public exhibition of the draft Delivery Program 2022-26 and Operational Plan 2023/24, and the Long-Term Financial Plan 2023-33 be reported to the June 2023 Council meeting for consideration as part of the adoption of these documents.

Note: Questions were taken on notice for Item 13.1.

MATTER OF URGENCY

RESOLVED (Pandey/Humphries)

That a procedural motion be granted to allow consideration of a matter of urgency in relation to the recent announcement of the Lord Mayor.

The Lord Mayor allowed the matter of urgency.

4298 RESOLVED (Pandey/Humphries)

That Council formally recognise the service of the Lord Mayor and thank her for her contribution to the Office of the Lord Mayor during the current term of Council.

PROCEDURAL MOTION

4299 RESOLVED (Esber/Maclean)

That the meeting be adjourned for a short recess.

Note:

1. **Councillors Pandey and Wearne returned at 8:37pm.**
2. **Councillors Wang and Garrard returned at 8:38pm.**

The meeting resumed at 8:35pm with the following Councillors attendance: The Lord Mayor, Councillor Donna Davis and Councillors Phil Bradley, Kellie Darley, Pierre Esber, Henry Green, Ange Humphries, Cameron Maclean, Paul Noack, Dr Patricia Prociv, Dan Siviero and Georgina Valjak.

14. NOTICES OF MOTION

14.1 SUBJECT Proposal to Rename the Sydney Olympic Park Ferry Terminal (Wharf)

REFERENCE F2022/03176 - D08949722

FROM Councillor Paul Noack

4300 RESOLVED (Noack/Siviero)

That Council calls on the newly elected NSW Government and the Hon Jo Haylen MP, Minister for Transport to rename the Sydney Olympic Park Ferry Terminal (Wharf), the Wentworth Point Wharf.

14.2 SUBJECT Sydney Olympic Park – Proposed Statue to Recognise Cathy Freeman OAM

REFERENCE F2022/03176 - D08955012

FROM Councillor Paul Noack

4301 RESOLVED (Noack/Siviero)

- (a) **That** Council support the installation of a statue of Catherine (Cathy) Freeman OAM in a suitable public place at Sydney Olympic Park, such as outside the Olympic Stadium or the Showgrounds Stadium.
- (b) **That** the Lord Mayor write to the Hon Chris Minns MP, Premier of NSW, the Hon John Graham MLC, Minister for the Arts, the Hon David Harris MP, Minister for Aboriginal Affairs and Treaty, the Hon Stephen Kamper MP, Minister for Sports and the Hon Paul Scully MP, Minister for Planning and Public Spaces, requesting that the NSW government commission and install a suitable statue to recognise the sporting and cultural contribution that Cathy Freeman has made to the nation.
- (c) **Further, that** the Chief Executive Officer write to all State and Federal Members within the City of Parramatta calling on them to support Council's request for the statue.

14.3 SUBJECT Proposal for Dog Owners' Education Campaign - Off Leash Dog Parks

REFERENCE F2022/03176 - D08955168

FROM Councillor Georgina Valjak

4302 RESOLVED (Valjak/Garrard)

- (a) **That** Council acknowledge the recent increase in media reports regarding dog attacks across various jurisdictions, and that it is important that local residents and owners be aware of the action to be taken in the event that an incident occurs in the City.
- (b) **That** the Chief Executive Officer prepare a report to Council that investigates the following matters:
 - i. The current process for notifying Council of a dog attack in the City's off leash dog parks;

- ii. The establishment of an education campaign and updating of the Dog Park section of the City of Parramatta website, social media and relevant publications with information on how to report a dog incident and the roles of owners, victims and the Council;
 - iii. The current trends and number of attacks within off leash dog parks across the LGA and actions taken by Council officers; and
 - iv. The installation of appropriate signage to assist residents in notifying Council in any instance of a dog attack occurring in an off leash dog park.
 - v. The cost to Council to conduct a dog socialisation program at a discounted rate.
- (c) **Further, that** the Chief Executive Officer arrange for low-cost temporary signage to be installed at all off-leash dog parks to assist residents in notifying Council in any instance of a dog attack occurring, in the interim period until such time as the report is submitted to Council.

Note: A question was taken on notice on Item 14.3.

15. QUESTIONS WITH NOTICE

15.1 SUBJECT Questions Taken on Notice - 24 April 2023 Council Meeting

REFERENCE F2022/03176 - D08958659

REPORT OF Governance Manager

1. 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

Item 6.1 – Confirmation of Minutes (Urgent Matter - Little India (Resolution number 4249))

During the approval of the Confirmation of Minutes (Urgent Matter - Little India (Resolution number 4249)), Councillor Noack asked the following questions:

- 1. *What actions have been taken to invite the Prime Minister of India, the Honorable Narendra Modi, to visit Little India in*

Parramatta and has the letter been sent out, when was it sent out?

- 2. Can the correspondence to invite the Prime Minister of India, the Honorable Narendra Modi be sent to Councillors?*

Chief of Staff response:

- 1. Following receipt of protocol advice, an invitation to visit the City of Parramatta from the Lord Mayor, Councillor Donna Davis to His Excellency, The Prime Minister of India, Mr Narendra Modi was sent to the Indian High Commission on Monday 24 April 2023.*
- 2. A copy of the correspondence was emailed to all Councillors on Thursday 4 May 2023, **Attachment 1**.*

Item 13.1 - Minutes of the Parramatta Traffic Committee meeting held on 15 March 2023.

During discussion on Minutes of the Parramatta Traffic Committee meeting held on 15 March 2023, Councillor Green asked the following questions:

- 1. Can the Lord Mayor provide copies of the letters sent on or about 21 June 2022 to the Minister for Transport and the former Local State Member for Parramatta, the Hon Dr Geoffrey Lee in relation to the Mobility Parking Scheme review?*
- 2. Did the Lord Mayor receive any response? If so, could the response be made available to all Councillors?*

Chief of Staff response:

Please find attached copies of the letters:

- 1. Sent to the former Minister for Roads, Shadow Minister for Roads and Local State Member for Parramatta in relation to the Mobility Parking Scheme review, **Attachment 2, 3 and 4**.*
- 2. Responses received from the former Minister for Metropolitan Roads, the Hon. Natalie Ward MLC and the former Member for Parramatta, the Hon. Dr Geoffrey Lee, **Attachment 5 and 6**.*

Item 13.1 - Minutes of the Parramatta Traffic Committee meeting held on 15 March 2023.

During discussion on Minutes of the Parramatta Traffic Committee meeting held on 15 March 2023, Councillor Garrard asked the following questions:

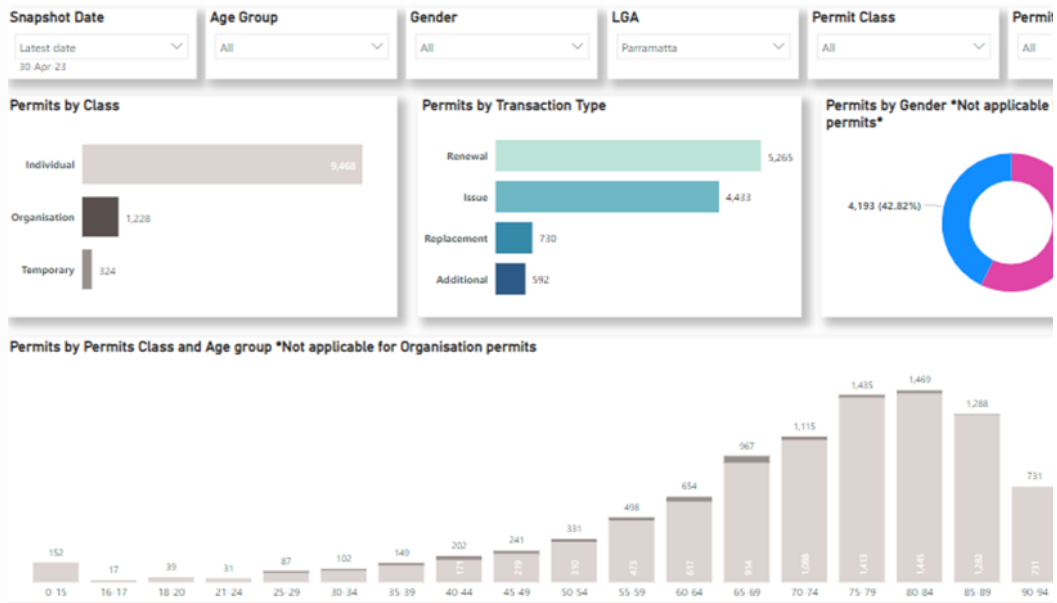
1. *Where are the 91 mobility parking scheme car parks and could staff provide a map?*
2. *How many mobility parking schemes permits has City of Parramatta issued?*
3. *Did we consult with the Parramatta Business Chamber of Commerce?*

Executive Director City Planning and Design response:

1. *Please find below a map of the disabled parking spaces as per Spotparking. This is a screenshot from an interactive map and the boxes with the number of parking spaces are a manual overlay.*
2. *Council does not issue mobility parking permits, as these are issued by Transport for NSW. However, there are 11,021 active mobility parking permits issued to residents within the Parramatta LGA. Further data is provided in the screenshot below from Transport for NSW.*
3. *Council consulted with the Parramatta Chamber of Commerce on the proposed changes to parking. No reply was received.*

Mobility Parking Scheme snapshot report

This report provides point-in-time information about active Mobility Parking Scheme permits for eligible people with a disability or eligible organisations.
* Aggregation of counts less than or equal to 5 are suppressed.



Item 13.1 - Minutes of the Parramatta Traffic Committee meeting held on 15 March 2023.

During discussion on Item 13.1 Minutes of the Parramatta Traffic Committee meeting held on 15 March 2023, the Lord Mayor asked the following question:

Since the Federal election has Council advised those new Federal Members of their ability to have a representative on the Traffic Committee?

Executive Director City Planning and Design response:

Council has not yet advised Federal MPs of their ability to have a representative on the Local Traffic Committee. However, arrangements have now been made to send new invitations. It should be noted that, unlike State MPs, Federal MPs are not able to vote on agenda items (in accordance with Transport for NSW requirements).

Item 13.4 – Heritage Grant.

During discussion on Item 13.4 – Heritage, Councillor Esber asked the following question:

In relation to Bago Street, what would be the heritage component for stormwater and sewerage work underground?

Executive Director City Planning and Design response:

This application involved various inspections and works to repair ageing stormwater and sewer pipes. A large component of work included the renewal of the main sewer pipe between the main

sewer connection and the inspection shaft within the property boundary. Also work was undertaken to clear the blocked water fountain on the property.

Stormwater and sewer lines are considered to be an integral and functional part of the dwelling and contributes to the integrity of this heritage property. The fountain is an integral part of the heritage landscaping and streetscape. Work required to repair a fault in the stormwater and sewer lines and to clear a blockage in the water fountain are eligible for a grant.

Note: Prior to moving into Closed Session, the Lord Mayor invited members of the public gallery to make representations as to why any item had been included in Closed Session. No member of the gallery wished to make representations.

16. CLOSED SESSION

4303 RESOLVED (Maclean/Noack)

That members of the press and public be excluded from the meeting of the Closed Session and access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld. This action is taken in accordance with Section 10A(s) of the Local Government Act, 1993 as the items listed come within the following provisions:-

16.1 Legal Status Report as at 31 March 2023.. (D08897201) - *This report is confidential in accordance with section 10A (2) (e) of the Local Government Act 1993 as the report contains information that would, if disclosed, prejudice the maintenance of law.*

Note: Councillor Esber declared a non-pecuniary but significant interest in Item 16.1 Legal Status Report as at 31 March 2023 being a family member has done work for this applicant. He retired from the Chamber prior the discussion of this matter.

16.1 SUBJECT Legal Status Report as at 31 March 2023.

REFERENCE F2022/00758 - D08897201

REPORT OF Group Manager Legal Services

4304 RESOLVED (Maclean/Noack)

That Council note the Legal Status Report as at 31 March 2023.

PROCEDURAL MOTION

4305 RESOLVED (Noack/Wearne)

That the meeting resume to Open Session.

17. REPORTS OF RESOLUTIONS PASSED IN CLOSED SESSION

The Chief Executive Officer read out the resolutions for Items 16.1.

18. CONCLUSION OF MEETING

The meeting terminated at 9:17pm.

THIS PAGE AND THE PRECEDING 15 PAGES ARE THE MINUTES OF THE
ORDINARY/EXTRAORDINARY COUNCIL MEETING HELD ON Monday, 8 May
2023 AND CONFIRMED ON Monday, 22 May 2023.

Chairperson

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REPORTS TO COUNCIL - FOR NOTATION

22 MAY 2023

12.1	Investment Report for April 2023.....	26
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REPORTS TO COUNCIL - FOR NOTATION

ITEM NUMBER	12.1
SUBJECT	Investment Report for April 2023
REFERENCE	F2022/03176 - D08966988
REPORT OF	Tax and Treasury Accountant
CSP THEME:	FAIR

WORKSHOP/BRIEFING DATE: NIL

PURPOSE:

The purpose of this report is to inform Council of the investment portfolio performance and compliance for the month of April 2023.

RECOMMENDATION

That Council receive and note the Investment Report for April 2023.

BACKGROUND

1. In accordance with clause 212 of the *Local Government (General) Regulation 2021 (the Regulation)*, a report setting out details of all money invested must be presented to Council monthly.
2. The report must include a certificate as to whether the investments have been made in accordance with the *Local Government Act 1993 (the Act)*, the *Local Government (General) Regulation 2021* and Council's Investment Policy.

ISSUES/OPTIONS/CONSEQUENCES

Investment Portfolio Summary

3. The investment portfolio closing balance as at 30 April 2023 was \$492m. The average portfolio holdings held throughout the month was \$499.2m.
4. The majority of Council's investment portfolio is in term deposits (69%). The portfolio also includes liquid floating rate notes (FRNs), cash, and the TCorp Long Term Growth Fund (LTGF).
5. Approximately 9% of the portfolio comprises of less conservative long-term investments with exposure to credit markets and domestic and international shares. The investment portfolio is well diversified and weighted towards higher-rated institutions.
6. The table below lists the diversified range of investments held by Council as at 30 April 2023.

Table 1: Summary of investment portfolio

Investment Product	000's	% Held	Monthly Return	Annualised Return
Term Deposits	340,950	0.69	0.21	2.56
Floating Rate Notes	37,217	0.08	0.39	4.79
Bonds	32,768	0.07	0.09	1.11
Cash at Call	36,598	0.07	0.31	3.85
31 Day Notice Funds	164	0.00	0.34	4.10
CFS Global Managed Funds (CFS)	14,503	0.03	0.54	6.82
TCorp Long Term Growth Fund (LTGF)	29,802	0.06	1.20	15.68
Total Investment Funds	492,003	1.00	0.44	5.52
*COPC Internal Benchmark			0.41	5.09
Ausbond Bank Bill Index Benchmark			0.30	3.77
(Underperformance) / Outperformance > Ausbond BBI				1.75

***COPC Internal Benchmark returns** - based on Council's individual benchmarks across the various asset classes it invests within its own portfolio. The following individual benchmarks are the measurements, used for each asset class.

Cash: RBA Cash Rate

Term Deposits: based on Council's weighted average duration using multiple ADIs average monthly rate

FRNs: AusBond Credit FRN Index

CFS Global Credit Income Fund: AusBond Credit Index

NSW TCorpIM Long-Term Growth Fund: NSW TCorpIM Internal Benchmark

7. **Investment performance for the month.** The investment portfolio reported a monthly actual return of 0.44% for April 2023 (or 5.52% on an annualised basis). Outperforming the monthly Ausbond bank bill index by 175 basis points on an annualised basis. The TCorp Fund (1.20% actual) and the CFS Global Credit Managed Fund (weighted average 0.54% actual) were the main contributors to performance this month.
8. **Historical investment performance.** The table below provides year-to-date and historical investment performance compared to the Ausbond Bank Bill Index.

Table 2: Historical investment portfolio performance

Past and Present Performance	FYTD	1 Year	2 Year	3 Year
Total Portfolio	3.05	2.40	1.63	1.82
Ausbond Bank Bill Index Benchmark	2.75	2.37	1.19	0.81
Outperformance	0.30	0.03	0.44	1.01

9. **Investment Revenue:** As at the end of April 2023, the cumulative actual interest/income earned, was approximately **\$1.552m** above the year-to-date budget.
10. Advisors exercise caution given the volatility from the TCorp Long-Term Growth Fund during any month. Monthly returns for the financial year to date range from -3% to 18% on an annualised basis. This fund has a long duration view of 7-10 years and cannot be accurately measured for performance in the short term.

Table 3: Cumulative Interest table

Month-End	Cumulative Budget	Cumulative Investment Revenue	Difference (\$)
Jul 2022	\$1,101,748	\$1,966,804	\$865,056
Aug 2022	\$2,203,497	\$2,695,126	\$491,629
Sep 2022	\$3,305,245	\$2,607,147	-\$698,098
Oct 2022	\$4,406,993	\$4,706,137	\$299,144
Nov 2022	\$5,508,742	\$6,578,791	\$1,070,049
Dec 2022	\$6,610,490	\$6,767,315	\$156,825
Jan 2023	\$7,712,238	\$8,210,705	\$498,467
Feb 2023	\$8,813,987	\$8,921,298	\$107,311
Mar 2023	\$9,915,735	\$10,362,481	\$446,746
Apr 2023	\$11,017,483	\$12,569,604	\$1,552,121
May 2023	\$12,119,232		
Jun 2023	\$13,220,980		

Note: Council values all managed funds, Floating rate notes, and bonds on a mark to market basis each month. Any gain or loss in valuation is capitalised to interest income based on actual monthly statements.

Table 4: Managed Fund Valuations Capitalised

Managed Funds Long-Term Investments	Asset Valuation March- 23	Asset Valuation April- 23	Value Capitalised Net Return	Monthly Interest Return Actual
TCorp Long Term Growth Fund	\$29,447,803	\$29,802,406	\$354,603	15.68%
CFS Global Managed Fund	\$14,424,425	\$14,502,805	\$78,380	6.82%
Total:	\$43,872,228	\$44,305,211	\$432,982	12.78%

11. During April, unrealised capital gain valuations on Managed funds equated to approximately **\$433k**. This increase in valuation, has been capitalised and is included in the cumulative investment revenue shown in table 3.
12. **The NSW TCorp Fund** accounts for 6% of Council's total investment portfolio. The Fund recording a positive return of 1.20% (actual) during April 2023.
13. Given the exposure to the volatile asset of shares, Council should expect to see, on average, a negative month once every 3 months over a long-term holding period.
14. **The CFS Global Credit fund** accounts for around 2.95% of Council's total investment portfolio. The Fund returned +0.54% (actual) in April, with a running yield of 5% p.a., advisors recommend Council to retain this investment given the alternative investments in complying fixed interest products are largely earning below this rate of return.
15. **Maturities and Transactions:** Overall, the portfolio remains well diversified from a maturity perspective, with around 17% of assets directed to medium term (2-5 years).
16. Where liquidity permits, Imperium recommend new surplus funds be directed towards 1–3-year horizons given this is where the most attractive value can be found.

17. The following Investment transactions occurred during April 2023:

Table 5: Investment Maturities

Type	Issuer	Rating	Principal (\$)	Purchase Date	Maturity Date	Coupon (%)
TD	AMP Bank	BBB	3,000,000.00	05-Apr-19	05-Apr-23	2.8
TD	NAB	AA-	5,000,000.00	30-Mar-21	06-Apr-23	0.55
TD	NAB	AA-	3,000,000.00	10-Nov-22	13-Apr-23	4.1
TD	ING Direct	A	4,000,000.00	14-Apr-22	14-Apr-23	1.88
TD	Commonwealth Bank	AA-	4,000,000.00	21-Apr-22	20-Apr-23	2.2
TD	Commonwealth Bank	AA-	35,000,000.00	22-Apr-22	27-Apr-23	2.41
			54,000,000.00			

Table 6: New Investment Purchases

Type	Issuer	Rating	Principal (\$)	Purchase Date	Maturity Date	Coupon (%)	Fossil Fuel- Green
TD	JUDO BANK	BBB-	5,000,000.00	18-Apr-23	06-Jul-23	4.35	Yes
TD	AMP Bank	BBB	5,000,000.00	18-Apr-23	13-Jul-23	4.40	Yes
TD	Bank of Sydney	Unrated	5,000,000.00	18-Apr-23	20-Jul-23	4.50	Yes
TD	AMP Bank	BBB	2,000,000.00	20-Apr-23	22-Apr-24	5.00	Yes
TD	NAB	AA-	5,000,000.00	28-Apr-23	27-Jul-23	4.45	No
TD	Suncorp	A+	5,000,000.00	28-Apr-23	03-Aug-23	4.46	Yes
TD	Hume Bank	BBB+	4,500,000.00	28-Apr-23	29-Apr-24	4.80	Yes
TD	P&N Bank	BBB	4,500,000.00	28-Apr-23	29-Apr-24	4.80	Yes
			36,000,000.00				

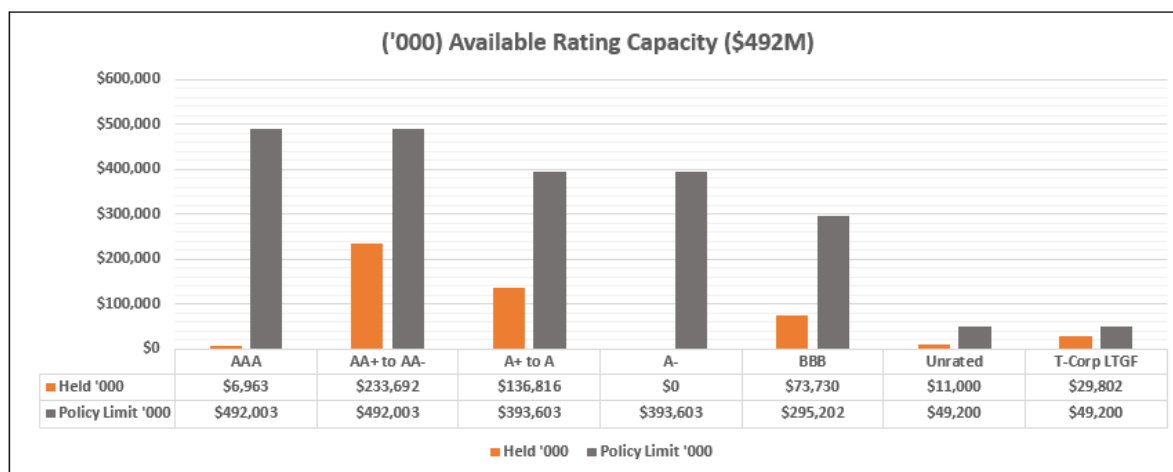
18. During the month Council invested \$36m, **of which \$31m was invested in environmentally sustainable fossil fuel free Floating Rate Notes and term deposits.**
19. Any funds remaining after maturities and reinvestment are used to replenish cash at call, and to fund weekly operational expenditure.

Table 7: Maturity profile

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0 - 365 days	\$247,162,580	50.28%	20%	100%	\$244,413,856
✓	1 – 2 years	\$130,269,734	26.50%	0%	70%	\$213,833,772
✓	2 – 5 years	\$84,341,717	17.16%	0%	50%	\$210,604,145
✓	5 – 10 years	\$29,802,406	6.06%	0%	25%	\$43,934,059
		\$491,576,436	100.00%			

20. The portfolio complies with Council's Investment Policy limits, with ample investment opportunity still available within all institutional rating, duration, and counterparty limits.

Graph 1: Investment Policy rating capacity



*BBB-/BBB+ limits combined under Council's investment policy.

21. **Counterparty Limits.** All individual counterparty limits comply with council's investment policy, with the following exceptions:

Table 8: Exceptions to counterparty limits

Institution	Policy Limit (\$'000)	Held (\$'000)	Overweight (\$'000)	Reason	Compliance Date
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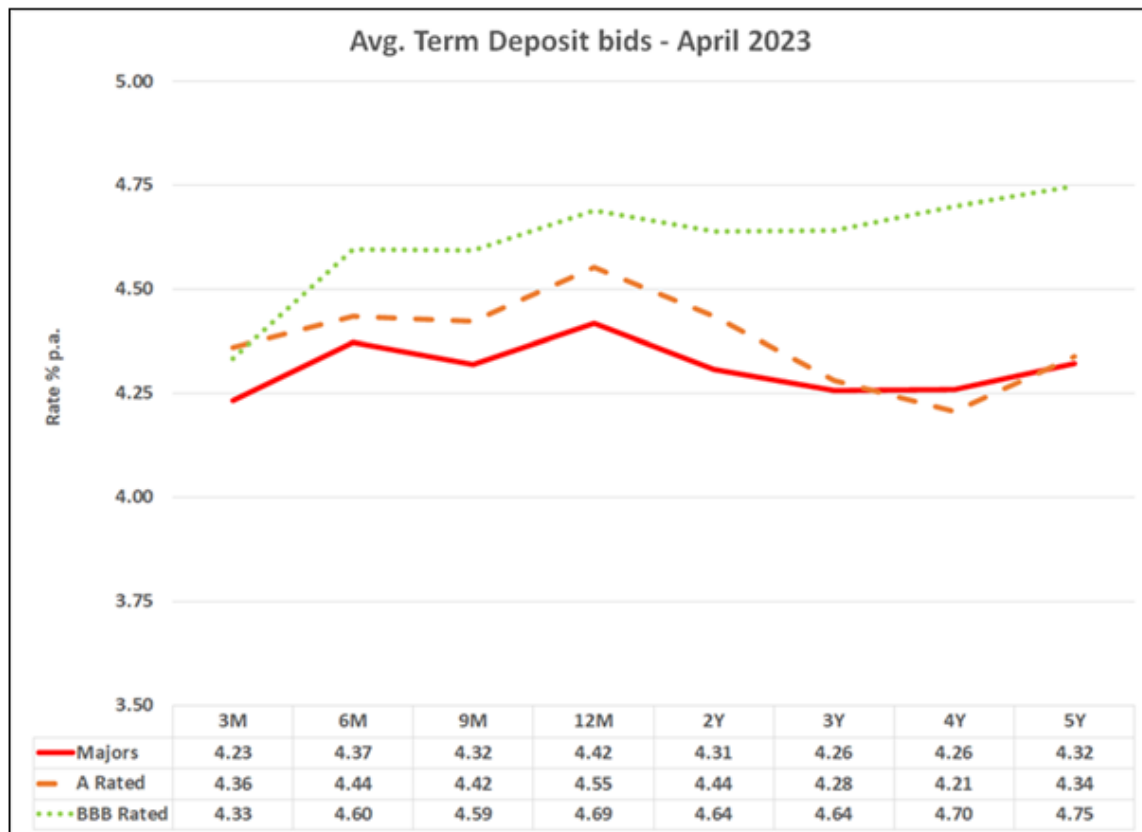
No
Exceptions

22. As at the end of April 2023, Council did not have an overweight position to any single ADI. Overall, the portfolio is well diversified across the entire credit spectrum, including some exposure to unrated ADIs.
23. A full list of counterparty holdings is available on page 9 of the Imperium comprehensive report (attachment 2).
24. **Current Yields** Councils Floating Rate Notes are currently yielding around 4.79% FYTD.
25. **The CFS Global Credit Fund** holds a diverse range of securities across the global credit market. It remains very well diversified by issuer to mitigate default risk. It invests in nearly 600 corporate bonds from issuers in various countries and industry sectors. Any spread contraction going forward allows credit and asset-backed holdings to enjoy significant capital gains. With a running yield of around +5% per annum, Council will continue to hold this fund.
26. **Council's term deposit portfolio** (69% of the portfolio) was yielding 2.56% p.a. at month-end, with a weighted average duration of around 315 days or 10.5 months.
27. The abnormal marketplace experienced during the pandemic is starting to reverse as the competition for deposits increases.

28. We are now starting to see some of the lower rated ADIs (“BBB” rated) offering slightly higher rates compared to the higher rated banks (“A” or “AA” rated) on different parts of the curve (i.e., pre-pandemic environment). Some of this has been attributed to lags in adjusting their deposit rates as some banks (mainly the lower rated ADIs) simply set their rates for the week.
29. Going forward, Council should have a larger opportunity to invest a higher proportion of its surplus funds with the lower rated institutions (up to Policy limits), from which the majority are not lending to the Fossil Fuel industry.

Graph 2: Term Deposit Yields

Term Deposit Rates – Currently (April 2023)



Source: Imperium Markets

30. Council engages Imperium Markets for assistance in all investment matters relating to advice, risk, and portfolio weighting. Imperium monitor the portfolio daily and conduct a monthly health check review. This confirms that Council's portfolio is being conducted in accordance with the Act, the Regulation, and the Investment Policy.
31. Detailed investment performance commentary in relation to each investment product /type and counterparty, can be found in the Imperium comprehensive report attached (**Attachment 2**).

Certification of Investments

32. I hereby certify the investments for the month of April 2023 have been made in compliance with the Act, the Regulations, Council's Investment Policy, and the adviser's recommendations.

John Angilley, Executive Director - Finance & Information**CONSULTATION & TIMING**Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
30 Apr 2023	Imperium Markets	All Investments are within Policy guidelines and supported by Councils independent advisor. Refer Imperium Comprehensive Report	All Investments are within Policy limits and reconcile to the General Ledger as at 30 Apr 2023	John Angilley ED F&I Bruce MacFarlane Treasury & Tax Accountant

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
N/A	N/A	N/A	N/A	N/A

LEGAL IMPLICATIONS FOR COUNCIL

35. There are no legal implications resulting from this report.

FINANCIAL IMPLICATIONS FOR COUNCIL







36. As at 30 April 2023, cumulative interest income exceeds the year-to-date budget by approximately \$1.552m. We remain cautious of the impact the Long-Term Growth Fund volatility may have on budget forecasts. Due to this volatility, the interest forecast was not adjusted as at March 23 quarterly review.

Bruce MacFarlane
Tax and Treasury Accountant

John Angilley
Executive Director Finance & Information

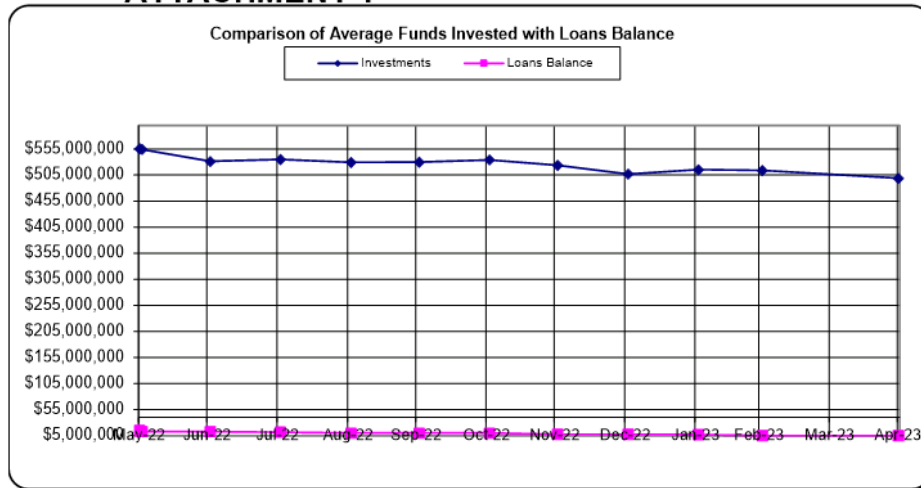
Gail Connolly
Chief Executive Officer

ATTACHMENTS:

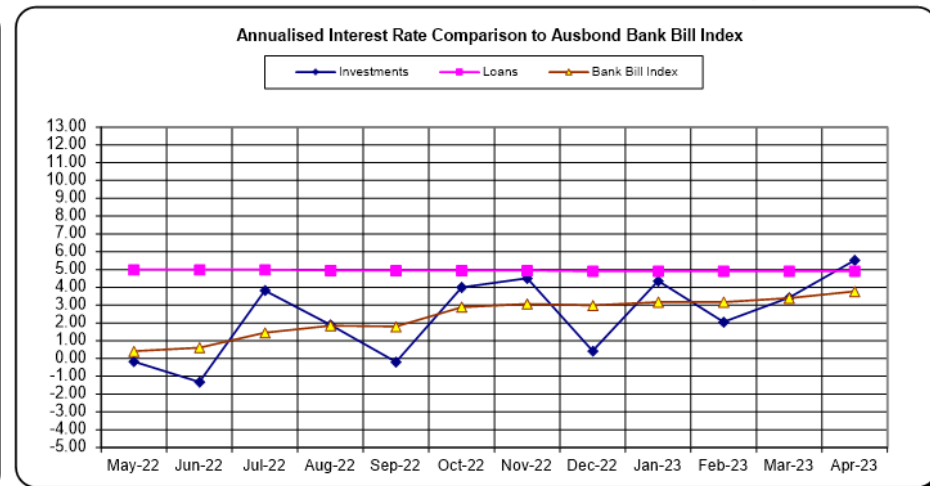
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|---|---|--|----------|
| 1 |   | Investment and Loans Performance Graph April 2023.pdf | 1 Page |
| 2 |   | Imperium Comprehensive Investment Report -April 2023.pdf | 34 Pages |
| 3 |   | List of Council Investments by maturity April 2023.pdf | 2 Pages |

REFERENCE MATERIAL

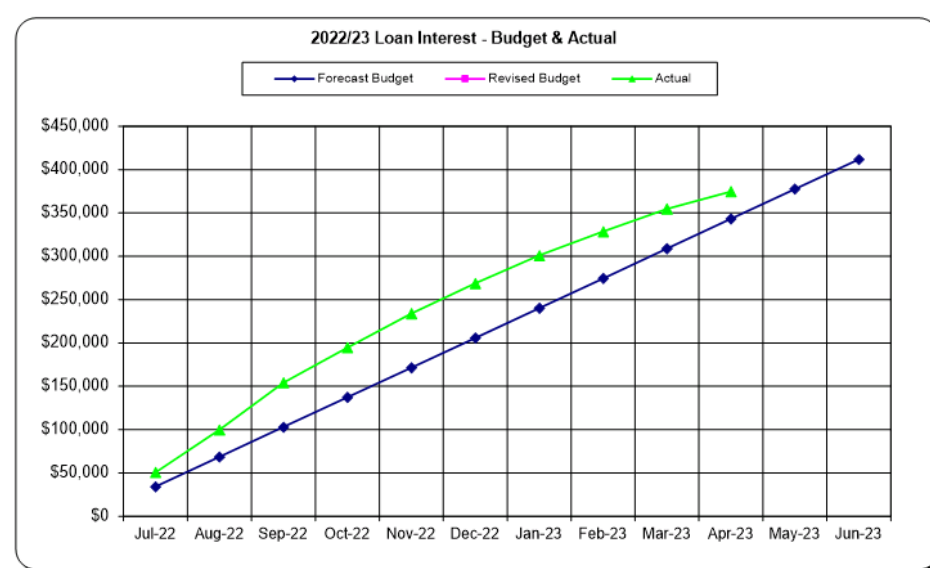
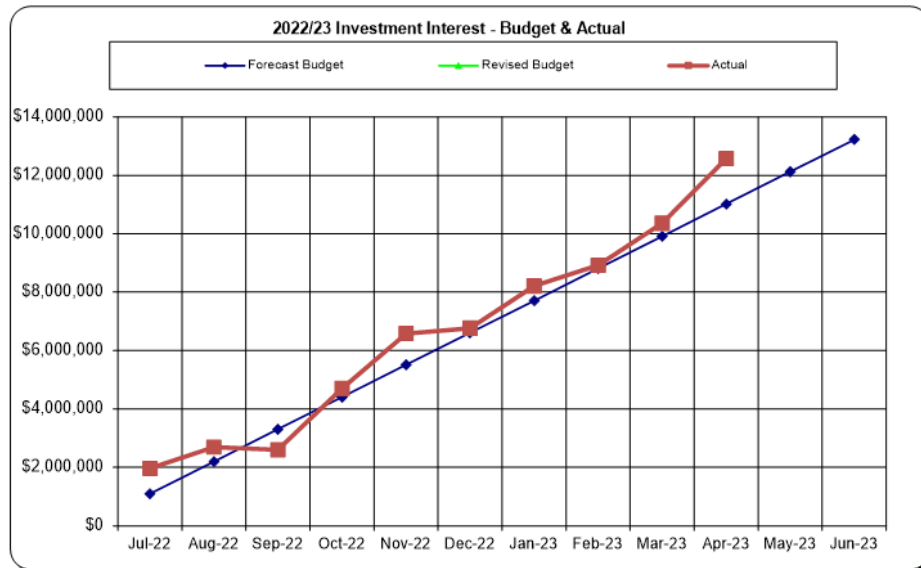
ATTACHMENT 1



CL..... Governance & Corporate



Investments and Loans Interest - Year to Date Budget Performance





Monthly Investment Report

April 2023

 IMPERIUM MARKETS	Imperium Markets Pty Ltd ABN: 87 616 579 527 Authorised Representative of Libertas Financial Planning Pty Ltd AFSL 429 718 Phone: +61 2 9053 2987 Email: michael.chandra@imperium.markets Level 9 Suite 06, 70 Phillip Street, Sydney NSW 2000



Summary

Market Update Summary

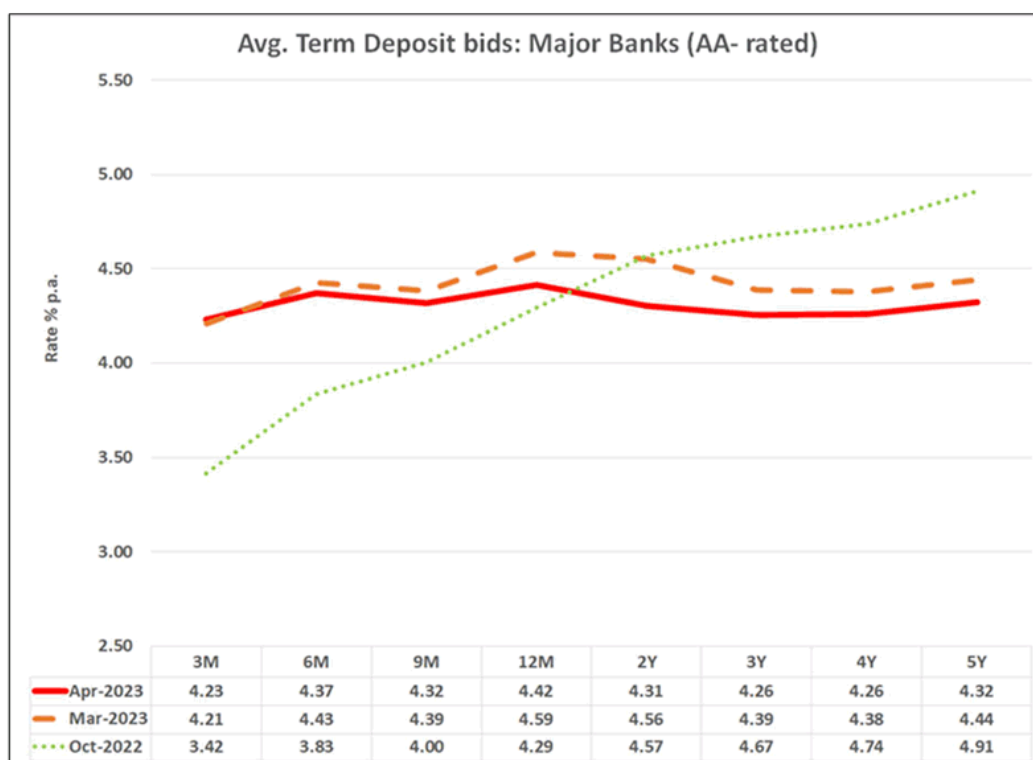
Financial markets were aided in April following early signs of inflation peaking across several developed economies. Markets continue to adjust their forecasts regarding future interest rate expectations accordingly, with the peak of the interest rate cycle potentially month(s) away, if not already set across several global central banks. Domestically, the RBA paused in April and is likely to do the same again in May following the latest inflation reading which suggests inflation may have already peaked in Australia.

Term Deposits

Term Deposits (fixed and floating) account for around 69% of the total investment portfolio at month-end. Council's term deposit portfolio was yielding 2.65% p.a. at month-end, with a weighted average duration of around 315 days or ~10½ months. We note the following:

- The highest deposit rate from any rated ADI in the market is now ~4.95% p.a. for 5 years;
- The highest deposit rates amongst the "AA-" rated ADIs (major banks) is now yielding between 4.30%-4.55% p.a. (depending on terms between 12m – 5 years);
- The highest deposit rates amongst the "A" rated ADIs was yielding between 4.40%-4.50% p.a. (depending on terms between 12m – 5 years);
- The highest deposit rates amongst the "BBB" rated ADIs was yielding between 4.60% 4.95% p.a. (depending on terms between 12m – 5 years).

Despite the aggressive rate hikes, over the past few months, the deposit market has already factored in the current rate hike cycle. Deposit rates in the long-end (12m-5yr tenors) from the major banks (rated AA-) fell around 10-20bp on average during April (compared to March), with the market starting to price in the possibility that we may have reached the peak of the interest rate cycle:



Source: Imperium Markets

'New' investments close to or above 4% - 4½% p.a. is currently available if Council can place the majority of its surplus funds for terms of 12 months to 3 years. With recessionary fears being priced in coming years, investors may take an 'insurance policy' against future rate cuts by investing across 3-5 year fixed deposits and locking in rates above or close to 4½% p.a. (small allocation only), although this is primarily being offered by the lower rated ("BBB") ADIs.

Senior FRNs

Council's senior floating rate notes (FRNs) make up around 7½% of the total investment portfolio at month-end. The market valuation of Council's FRNs collectively rose around **+0.12% (actual)** in April 2023 (or **+\$45,265 in dollar terms**).

Summary	31 Mar 2023	30 Apr 2023	Net Flow (\$)	Monthly Change %
Face Value	\$36,900,000	\$36,900,000	\$0	+0.00%
Market Value	\$36,972,702	\$37,017,967	+\$45,265	+0.12%

We highlight that Council's FRNs are senior ranked assets and high in the bank capital structure. We expect that, if held to maturity, the FRNs will pay back its original face value (\$100.00), along with its quarterly coupons throughout the life of the security. That is, we do not expect Council to lose any capital or interest payments from its current holding in its senior FRNs given all banks continue to maintain high capital buffers as required by APRA.



At month-end, Council's FRNs are now marked at an **unrealised capital gain of +\$125,021** (noting some were purchased at a slight discount to par in the secondary market).

BBB rated senior FRNs

As per all FRNs, we have no issues with Council's investments in "BBB" rated senior FRNs given all counterparties continue to hold robust balance sheets with high levels of capital. On a mark-to-market basis, collectively they rose around **+\$5,103 in dollar terms or +0.05% (actual)** for the month:

Summary	31 Mar 2023	30 Apr 2023	Net Flow (\$)	Monthly Change %
Face Value	\$10,050,000	\$10,050,000	\$0	+0.00%
Market Value	\$10,061,059	\$10,066,163	+\$5,103	+0.05%

At month-end, Council's "BBB" rated FRNs are now marked at an **unrealised capital gain of ~\$16,267**.

Senior Bonds

Since September 2020, Council has an outstanding \$29m placed in Northern Territory Treasury Corporation (NTTC) fixed bonds rated AA- (same as the domestic major banks), locking in yields between 0.90%-1.40% p.a. The weighted average yield on these investments was 1.09% p.a., with a current weighted average duration of 2.40 years.

We believe these investments were sensible given the unprecedented low rate environment and the RBA's forward guidance at the time of investment (no rate rises "until at least 2024"). We reiterate that the NTTC bonds are a 'retail' offering and not 'wholesale' issuances. Given the lack of liquidity and high penalty costs if they were to be sold/redeemed prior to the maturity date, they are considered to be a hold-to-maturity investment and will be marked at par value (\$100.00) throughout the term of investment.

During August 2021, Council purchased \$600k in the ING (AAA) covered fixed bond at a yield of 1.16% p.a., which we thought was an attractive yield given the super-senior and highly ranked asset. This is likely to be held for at least 3-4 years, with a view to reassess depending on the prevailing market conditions. Given it is now trading at a significant discount to par, we recommend buying additional units if available, to average-in at a more attractive yield.

TCorp Long-Term Growth Fund

The NSW TCorp Fund accounts for ~6% of Council's total investment portfolio. **The Fund returned +1.20% (actual) during April**. International and domestic shares provided modest gains as the market starts to factor in the peak of the inflation and interest rate cycle.

Summary	31 Mar 2023	30 Apr 2023	Investment (\$)	Net Return (\$)	Net Return (%)
Market Value	\$29,447,803	\$29,802,406	\$0	\$354,603	+1.20%



Central banks have been caught between a “rock and a hard place” with the recent banking crisis in the US and Europe, and still high inflation not giving them any leeway to pivot towards easier policy. Instead, liquidity tools have been engaged to sort the recent banking crisis while further hikes in rates have been delivered to maintain the pressure on lowering inflation.

Key measures of the supply chain show broadening evidence that the shocks from the pandemic and then Ukraine war are gradually dissipating. Will this be quick enough to temper central banks, who continue to guide that inflation is their greater concern versus growth? Europe is facing a more persistent inflation environment in contrast to the US and Australia. That said, central bank tightening is now in the end phase. Markets are again speculating for near term rate cuts but the hurdle for this is expected to be high unless of course a hard landing manifests. This points to higher volatility persisting in asset markets in the coming quarter(s).

The Fund should be looked at with a long-term view, with a minimum holding period of +7 years. Given the exposure to the volatile asset of shares, Council should expect to see, on average, a negative month once every 3 months over a long-term holding period.

CFS Global Credit Income

The CFS Global Credit Income Fund accounts for around 3% of Council’s total investment portfolio. **The Fund returned +0.54% (actual) in April**, as the market valuation of the fund’s assets in global credit securities modestly rose during the month.

Summary	31 Mar 2023	30 Apr 2023	Difference (\$)	Difference (%)
Market Value	\$14,424,425	\$14,502,805	+\$78,380	+0.54%

The Fund holds a diverse range of securities across the global credit market. It remains very well diversified by issuer in order to mitigate default risk. It invests in nearly 600 corporate bonds from issuers in various countries and industry sectors. Any spread contraction going forward allows credit and asset-backed holdings to enjoy significant capital gains.

With a running yield of around +5% p.a., we recommend Council retains this “grandfathered” Fund given the alternative to invest in cash and deposits (Council’s approval list) are yielding slightly lower.

Cash Accounts

Cash accounts make up around 7½% of Council’s investment portfolio at month-end. Council’s cash accounts are likely to yield up to 0.15% p.a. (at most) above the official cash rate over coming years i.e. yield up to 3.75% p.a. at current yields, but likely higher if the RBA continues to increase official rates. Short-dated term deposits will continue to outperform overnight cash accounts in most cases so we recommend keeping cash levels at a bare minimum to meet ongoing liquidity requirements.



Council's Budgeted Income for FY2022-2023

Council's budgeted income for FY2022-2023 has been revised to \$13.221m. Based on an average total investment portfolio size of around \$500m, that equates to a budgeted yield of around 2.64% for the current financial year.

For the month ending April 2023, the cumulative interest revenue earned was roughly \$1.55m above the revised budgeted income. We exercise caution given the volatility from the TCorp Long-Term Growth Fund during any month.

Month-End	Cumulative Budget	Cumulative Investment Revenue	Difference (\$)
Jul 2022	\$1,101,748	\$1,966,804	\$865,056
Aug 2022	\$2,203,497	\$2,695,126	\$491,629
Sep 2022	\$3,305,245	\$2,607,147	-\$698,098
Oct 2022	\$4,406,993	\$4,706,137	\$299,144
Nov 2022	\$5,508,742	\$6,578,791	\$1,070,049
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Jan 2023	\$7,712,238	\$8,210,705	\$498,467
Feb 2023	\$8,813,987	\$8,921,298	\$107,311
Mar 2023	\$9,915,735	\$10,362,481	\$446,746
Apr 2023	\$11,017,483	\$12,569,604	\$1,552,121
May 2023	\$12,119,232		
Jun 2023	\$13,220,980		

For the current financial year, we remain cautious given that risks remain to the downside, particularly if there is a continued selloff in equities and/or bonds as the market factors in a global recession.



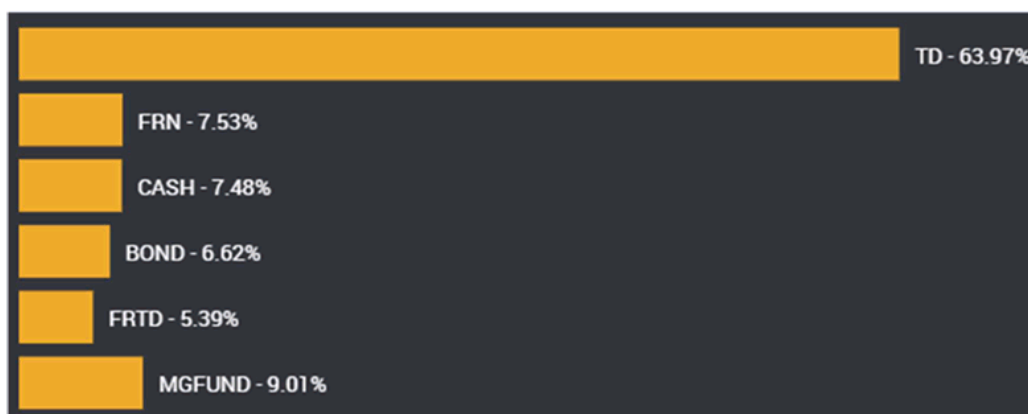
Council's Portfolio & Compliance

Asset Allocation

As at the end of April 2023, the portfolio was mainly directed to fixed and floating rate term deposits (69%). The remaining portfolio is directed to FRNs (8%), overnight cash accounts (7%), bonds (6%), and the managed funds with CFS Global Credit Income Fund and NSW T-Corp Long Term Growth Fund (9%, combined).

Senior FRNs remain relatively attractive as spreads have widened over the past year – new issuances should be considered again on a case by case scenario.

In the interim, fixed deposits for 12 months to 3 years remains appealing. With recessionary fears being priced in coming years, investors can choose to allocate some longer-term surplus funds and undertake an insurance policy against any potential future rate cuts by investing across 3-5 year fixed deposits, locking in and targeting yields close to or above 4½% p.a. (mainly available from the regional banks).





Term to Maturity

Overall, the portfolio remains well diversified from a maturity perspective with around 17% of assets directed to medium-term assets (2-5 years). All minimum and maximum criteria meet within the Policy guidelines:



Where liquidity permits, we recommend new surplus funds be directed to 1-3 year horizons given this is where the most attractive value can be found. We suggest this be allocated to any remaining attractive fixed term deposits (refer to respective sections below).

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0 - 365 days	\$247,162,580	50.28%	20%	100%	\$244,413,856
✓	1 - 2 years	\$130,269,734	26.50%	0%	70%	\$213,833,772
✓	2 - 5 years	\$84,341,717	17.16%	0%	50%	\$210,604,145
✓	5 - 10 years	\$29,802,406	6.06%	0%	25%	\$43,934,059
		\$491,576,436	100.00%			



Counterparty

As at the end of April 2023, Council did not have an overweight position to any single ADI. Overall, the portfolio is well diversified across the entire credit spectrum, including some exposure to the unrated ADIs.

Compliant	Issuer	Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	BoQ Covered	AAA	\$904,289	0.18%	50.00%	\$244,883,930
✓	Bendigo Covered	AAA	\$4,010,135	0.82%	50.00%	\$241,778,083
✓	Suncorp Covered	AAA	\$540,678	0.11%	50.00%	\$245,247,540
✓	ING Covered	AAA	\$1,507,990	0.31%	50.00%	\$244,280,228
✓	ANZ	AA-	\$5,563,082	1.13%	40.00%	\$191,067,493
✓	CBA	AA-	\$23,387,927	4.76%	40.00%	\$173,242,648
✓	NAB	AA-	\$134,413,970	27.34%	40.00%	\$62,216,605
✓	Northern Territory	AA-	\$32,000,000	6.51%	40.00%	\$164,630,575
✓	Westpac	AA-	\$37,900,000	7.71%	40.00%	\$158,730,575
✓	Citibank NA	A+	\$999,827	0.20%	25.00%	\$121,894,282
✓	Macquarie	A+	\$28,961	0.01%	25.00%	\$122,865,148
✓	Suncorp	A+	\$10,500,906	2.14%	25.00%	\$112,393,203
✓	UBS AG	A+	\$3,235,177	0.66%	25.00%	\$119,658,932
✓	CFS Global CI	A	\$14,502,805	2.95%	25.00%	\$108,391,304
✓	ICBC	A	\$98,547,849	20.05%	25.00%	\$24,346,261
✓	ING Bank Aus.	A	\$9,000,000	1.83%	25.00%	\$113,894,109
✓	Aus. Military Bank	BBB+	\$8,000,000	1.63%	15.00%	\$65,736,465
✓	Aus. Unity Bank	BBB+	\$9,000,000	1.83%	15.00%	\$64,736,465
✓	BoQ	BBB+	\$18,002,671	3.66%	15.00%	\$55,733,794
✓	Bendigo-Adelaide	BBB+	\$2,855,511	0.58%	15.00%	\$70,880,955
✓	Hume Bank	BBB+	\$4,500,000	0.92%	15.00%	\$69,236,465
✓	QT Mutual Bank	BBB+	\$995,835	0.20%	15.00%	\$72,740,631
✓	AMP Bank	BBB	\$10,164,273	2.07%	15.00%	\$63,572,192
✓	Bank Australia	BBB	\$2,707,090	0.55%	15.00%	\$71,029,376
✓	CUA	BBB	\$2,505,056	0.51%	15.00%	\$71,231,409
✓	P&N Bank	BBB	\$7,000,000	1.42%	15.00%	\$66,736,465
✓	Judo Bank	BBB-	\$5,000,000	1.02%	15.00%	\$68,736,465
✓	The Mutual	BBB-	\$3,000,000	0.61%	15.00%	\$70,736,465
✓	Bank of Sydney	Unrated	\$5,000,000	1.02%	1.02%	\$0
✓	Summerland CU	Unrated	\$3,000,000	0.61%	1.00%	\$1,915,764
✓	Warwick CU	Unrated	\$3,000,000	0.61%	1.00%	\$1,915,764
✓	TCorplm LTG	Unrated	\$29,802,406	6.06%	10.00%	\$19,355,238
			\$491,576,436	100.00%		

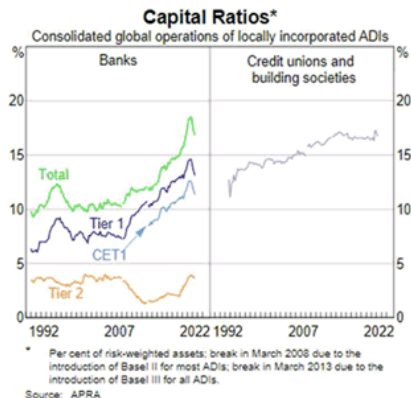


We remain supportive of the regional and unrated ADI sector (and have been even throughout the post-GFC period). They continue to remain solid, incorporate strong balance sheets, while exhibiting high levels of capital – typically, much higher compared to the higher rated ADIs. Some unrated ADIs have up to 25-40% more capital than the domestic major banks, and well above the Basel III requirements.

Overall, the lower rated ADIs (BBB and unrated) are generally now in a better financial position than they have been historically (see the Capital Ratio figure below). The financial regulator, APRA has noted that the Common Equity Tier 1 capital of Australian banks now exceeds a quarter of a trillion dollars. It has increased by \$110 billion, or more than 70%, over the past eight years. Over the same time, banks' assets have grown by 44%. Some of the extra capital is supporting growth in the banking system itself but clearly, there has been a strengthening in overall resilience and leverage in the system is lower.

We believe that deposit investments with the lower rated ADIs should be considered going forward, particularly when they offer 'above market' specials. Not only would it diversify the investment portfolio and reduce credit risk, it would also improve the portfolio's overall returns. The lower rated entities are generally deemed to be the more 'ethical' ADIs compared to the higher rated ADIs.

In the current environment of high regulation and scrutiny, all domestic (and international) ADIs continue to carry high levels of capital. There is minimal (if any) probability of any ADI defaulting on their deposits going forward – this was stress tested during the GFC and the pandemic period. **APRA's mandate is to "protect depositors" and provide "financial stability"**





Domestic versus International

Noting Council's (internationally) demographic ratepayer base, we summarise where its investments are currently placed:

ADI Category by APRA / Country of Region	Amount Invested	Percentage
Australian Owned ADI	\$298,047,522	60.63%
Australia	\$298,047,522	60.63%
Branches of Foreign Bank	\$139,683,025	28.42%
China	\$98,547,849	20.05%
Switzerland	\$3,235,177	0.66%
United States	\$37,900,000	7.71%
Foreign Subsidiary Banks	\$9,540,678	1.94%
Netherlands	\$9,540,678	1.94%
Global [^]	\$44,305,211	9.01%
International	\$44,305,211	9.01%
Total	\$491,576,436	100.00%

Source: <https://www.apra.gov.au/register-of-authorized-deposit-taking-institutions>

[^]Global: The NSW TCorpIM LTGF and CFS Global Credit Income Fund invests in hundreds of underlying securities globally, from which the portfolio composition is likely to change regularly.

Overall, approximately 61% of Council's total investment portfolio is placed with domestic ADIs, while the remaining 39% is placed with international banks and corporate entities.

In response to global financial crisis (GFC), the Financial Stability Board (FSB) came up with a range of financial metrics to ascertain which banks were effectively deemed "*too big to fail*". A list of Globally Systemic Important Banks (G-SIBs) was developed, in which these banks required to hold much higher levels of capital compared to their smaller peers to ensure their financial stability under various stress test scenarios (e.g. another GFC).

We note that Council's exposure to the international banks are generally with such Globally Systemic Important Banks (G-SIBs), including ICBC (China), ING Bank (Netherlands), UBS (Switzerland), HSBC (Hong Kong) and Citibank (US).

Overall, we have no concerns with Council's exposure to international banks given they are largely considered to be globally systematic important banks that are '*too big to fail*'.



Fossil Fuel Investments

What is Council's current exposure to institutions that fund fossil fuels?

Using the following link <http://www.marketforces.org.au/banks/compare>, based on the Council's investment portfolio balance as at 30/04/2023 (\$491.58m), we can roughly estimate that ~65% of the investments have some form of exposure. This is likely to drift higher given the new Policy limits imposed by NSW Treasury Corporation.

Council's exposure is summarised as follows:

Counterparty	Credit Rating	Funding Fossil Fuel
BoQ Covered	AAA	Yes
Bendigo Covered	AAA	No
Suncorp Covered	AAA	No
ING Covered	AAA	Yes
ANZ	AA-	Yes
CBA	AA-	Yes
NAB	AA-	Yes
Northern Territory	AA-	Yes
Westpac	AA-	Yes
Citibank NA	A+	Yes
Macquarie	A+	Yes
Suncorp	A+	No
UBS AG	A+	No
CFS Global Credit^^	A	Yes
ICBC	A	No
ING Bank	A	Yes
Aus Military Bank	BBB+	No
Aus Unity Bank	BBB+	No
BOQ	BBB+	Yes
Bendigo-Adelaide	BBB+	No
Hume Bank	BBB+	No
QT Mutual Bank	BBB+	No
AMP Bank	BBB	Yes
Bank Australia	BBB	No
CUA	BBB	No
P&N Bank	BBB	No
Judo Bank	BBB-	No
The Mutual Bank	BBB-	No
Bank of Sydney	Unrated	No
Summerland CU	Unrated	No
Warwick CU	Unrated	No
T-CorpIM LTG Fund^^	Unrated	Yes

^^The underlying exposure in these managed funds includes the domestic major banks.

Source: <https://www.marketforces.org.au/info/compare-bank-table/>

Summary	Amount	Invested %
Yes	\$317,210,889	65%
No	\$174,365,548	35%
	\$491,576,436	100%

**Transition to investments without major exposure to fossil fuels**

Council has not made a decision to divest from the current portfolio of investments which have exposure to fossil fuels. To do so would have unfavourable implications to the credit quality, rating and interest income forecasts.

However, where possible, and within the ministerial and policy guidelines, Council will continue to favour newly issued fossil fuel free investment products, providing it does not compromise the risk and return profile.

In time it is Council's intention to move to a more balanced portfolio which has less exposure to fossil fuels, providing it is prudent to do so.

What would be implications on our portfolio credit rating?

By adopting a free fossil fuel policy or an active divestment strategy, this would eliminate the major banks rated "AA-" as well as some other "A" rated banks (Citi, Macquarie and ING). Council would be left with a smaller sub-sector of banks to choose to invest with.

What would be risks and implications on Council's portfolio performance?

Some implications include:

- High concentration risk – limiting Council to a selected number of banks;
- Increased credit/counterparty risk;
- May lead to a reduction in performance (e.g. most of the senior FRN issues are with the higher rated ADIs);
- Underperformance compared to other Councils which could result in a significant loss of income generated – could be in excess of hundreds of thousands of dollars per annum.

It may actually be contrary to Council's primary objective to preserve capital as the investment portfolio's risk would increase (all things being equal). Council may not be maximising its returns – this is one of the primary objectives written in the Investment Policy.



Credit Quality

Following the most recent adopted Policy, all aggregate ratings categories are currently within the Policy limits:

Compliant	Credit Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	AAA Category	\$6,963,092	1%	100%	\$484,613,344
✓	AA Range or Major Banks	\$233,264,978	47%	100%	\$258,311,458
✓	A Category	\$136,815,524	28%	80%	\$256,445,625
✓	BBB Category	\$73,730,436	15%	30%	\$73,742,495
✓	Unrated ADI Category	\$11,000,000	2%	10%	\$38,157,644
✓	TCorplM Funds	\$29,802,406	6%	25%	\$93,091,703
		\$491,576,436	100.00%		

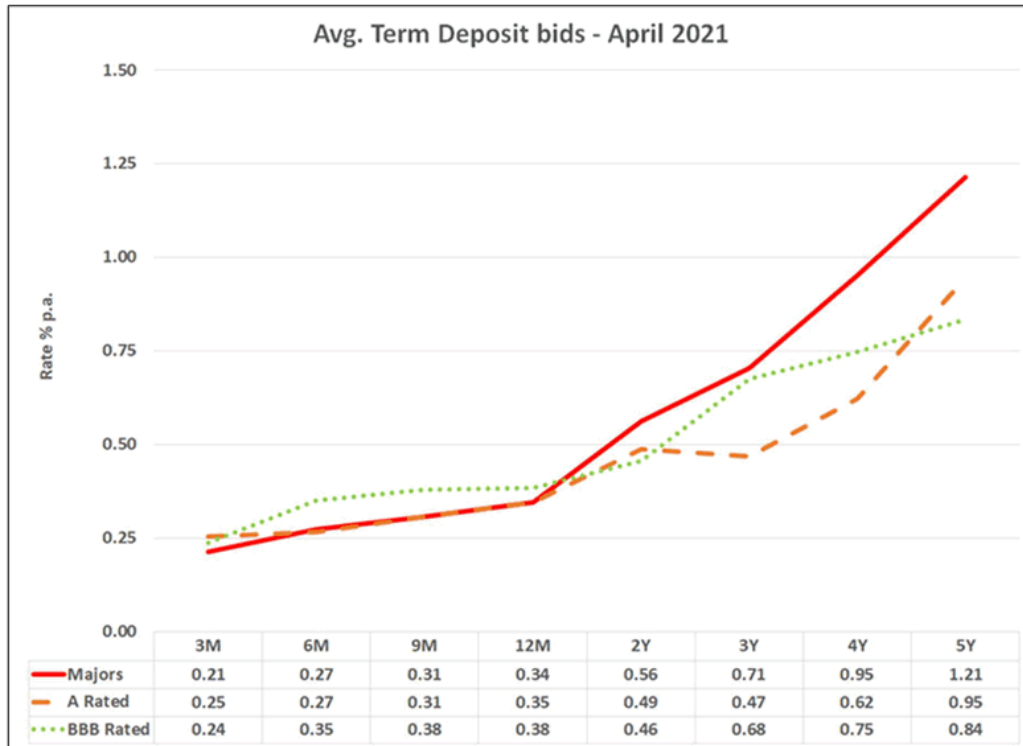
The portfolio remains well diversified across the entire credit spectrum, including some exposure to the unrated ADI sector. There is high capacity to invest in the higher rated ADIs (A or higher), particularly after the downgrades of BoQ and AMP Bank over the past few years, as all have now fallen back into the "BBB" rated category (previously in the "A" rated category).

Pre-pandemic (March 2020), a 'normal' marketplace meant the lower rated ADIs (i.e. BBB category) were offering higher rates on term deposits compared to the higher rated ADIs (i.e. A or AA rated). But due to the cheap funding available provided by the RBA via their Term Funding Facility (TFF) since mid-2020¹, allowing the ADIs to borrow as low as 0.10% p.a. fixed for 3 years, those lower rated ADIs (BBB rated) did not require deposit funding from the wholesale deposit from the likes of Council. Given the higher rated banks had more capacity to lend (as they have a greater pool of mortgage borrowers), they subsequently were offering higher deposit rates. In fact, some of the lower rated banks were not even offering deposit rates at all. As a result, most investors placed a higher proportion of their deposit investments with the higher rated (A or AA) ADIs over the past three years.

¹ The RBA's Term Funding Facility (TFF) allowed the ADI to borrow as low as 0.10% fixed for 3 years: <https://www.rba.gov.au/mkt-operations/term-funding-facility/overview.html>



Term Deposit Rates – During Pandemic (April 2021)



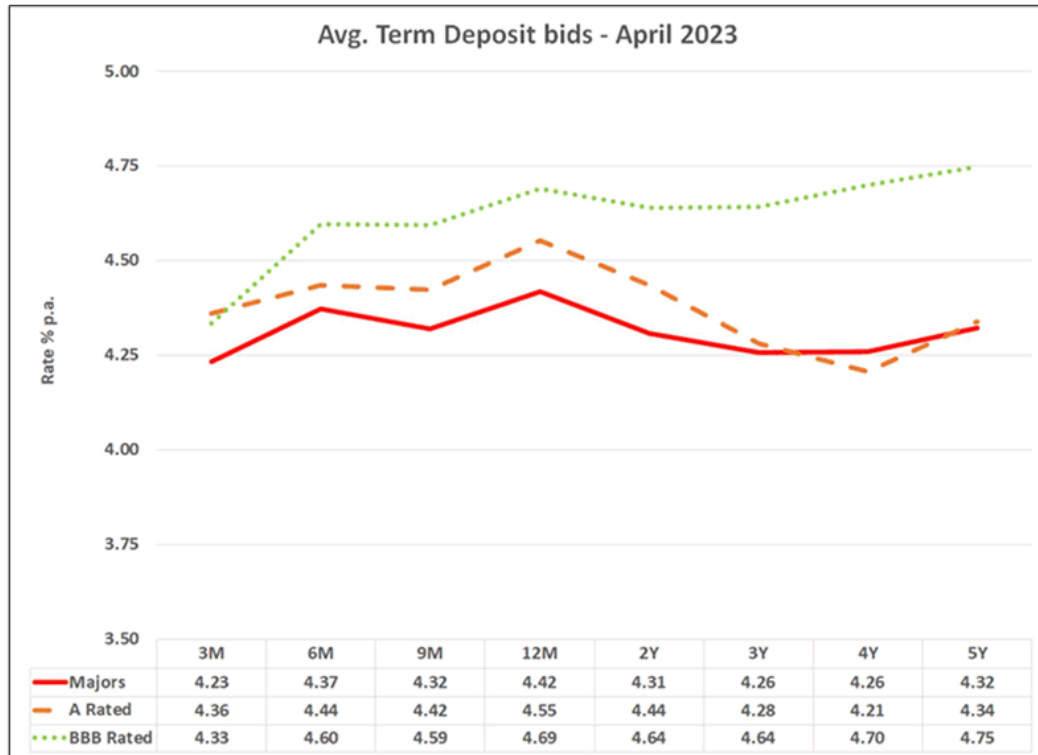
Source: Imperium Markets

The abnormal marketplace experienced during the pandemic is starting to reverse as the competition for deposits increases. We are now starting to see some of the lower rated ADIs (“BBB” rated) offering slightly higher rates compared to the higher rated banks (“A” or “AA” rated) on different parts of the curve (i.e. pre-pandemic environment). Some of this has been attributed to lags in adjusting their deposit rates as some banks (mainly the lower rated ADIs) simply set their rates for the week.

Going forward, Council should have a larger opportunity to invest a higher proportion of its surplus funds with the lower rated institutions (up to Policy limits), from which the majority are not lending to the Fossil Fuel industry. We are slowly seeing this trend emerge, as has been the case over the past month again:



Term Deposit Rates – Currently (April 2023)



Source: Imperium Markets



Performance

Council's performance (actual returns) for the month ending 30 April 2023 is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year	2 years	3 years
Official Cash Rate	0.29%	0.85%	1.61%	2.30%	2.40%	1.24%	0.89%
AusBond Bank Bill Index	0.30%	0.83%	1.60%	2.28%	2.37%	1.19%	0.81%
PCC Internal Benchmark*	0.41%	1.08%	2.28%	3.41%	3.41%	1.84%	1.79%
PCC Cash Portfolio	0.31%	0.91%	1.71%	2.48%	2.61%	1.50%	1.23%
PCC T/D Portfolio	0.21%	0.59%	1.19%	1.92%	2.21%	1.73%	1.71%
PCC FRN Portfolio	0.39%	1.12%	2.17%	3.29%	3.56%	2.55%	2.24%
PCC Bond Portfolio	0.09%	0.27%	0.55%	0.92%	1.10%	1.08%	-
PCC Credit Fund	0.54%	0.71%	3.66%	5.56%	3.25%	0.70%	2.80%
PCC TCorp Growth Fund	1.20%	1.80%	5.25%	9.22%	2.83%	2.17%	7.03%
PCC's Total Portfolio	0.44%	0.89%	1.66%	2.53%	2.40%	1.63%	1.82%
Rel. Perf. (BBI)	0.14%	0.06%	0.05%	0.25%	0.03%	0.45%	1.00%
Rel. Perf. (Int. Bench.)	0.03%	-0.19%	-0.62%	-0.87%	-1.01%	-0.21%	0.03%

*The Internal Benchmark returns are based on Council's individual benchmarks across the various asset classes it invests within its own portfolio. The following individual benchmark's are used for each asset class that Council invests in:

Cash: RBA Cash Rate

Term Deposits: Deposit benchmark based on Council's weighted average duration using multiple ADIs average monthly rate

FRNs: AusBond Credit FRN Index

CFS Global Credit Income Fund: AusBond Credit Index

NSW TCorpIM Long-Term Growth Fund: Fund's return itself

For the month of April, the total investment portfolio (including cash) provided a return of +0.44% (actual) or +5.52% p.a. (annualised), outperforming the AusBond Bank Bill Index return of +0.30% (actual) or +3.77% p.a. (annualised), and Council's internal benchmark return of +0.41% (actual) or +5.09% p.a. (annualised). Term deposits (+0.21% actual) and fixed bonds (+0.09% actual) were the main detractors to performance this month.

The longer-term outperformance continues to be anchored by the handful of longer-dated deposits, as well as the FRNs locked in at attractive margins, boosted by the strategic sales implemented over the past few years. This is now reflected in the longer-term returns with the FRN portfolio now ahead of fixed term deposits over 1-3 year time periods.



The annualised returns as of 30 April 2023 are shown in the following table:

Performance (% p.a.)	1 month	3 months	6 months	FYTD	1 year	2 years	3 years
Official Cash Rate	3.60%	3.52%	3.27%	2.77%	2.40%	1.24%	0.89%
AusBond Bank Bill Index	3.77%	3.45%	3.26%	2.75%	2.37%	1.19%	0.81%
PCC Internal Benchmark*	5.09%	4.50%	4.64%	4.10%	3.41%	1.84%	1.79%
PCC Cash Portfolio	3.85%	3.77%	3.48%	2.99%	2.61%	1.50%	1.23%
PCC T/D Portfolio	2.56%	2.46%	2.42%	2.30%	2.21%	1.73%	1.71%
PCC FRN Portfolio	4.79%	4.67%	4.43%	3.96%	3.56%	2.55%	2.24%
PCC Bond Portfolio	1.11%	1.12%	1.11%	1.11%	1.10%	1.08%	-
PCC Credit Fund	6.82%	2.96%	7.51%	6.72%	3.25%	0.70%	2.80%
PCC TCorp Growth Fund	15.68%	7.57%	10.87%	11.17%	2.83%	2.17%	7.03%
PCC's Total Portfolio	5.52%	3.68%	3.37%	3.05%	2.40%	1.63%	1.82%
Rel. Perf. (BBI)	1.75%	0.23%	0.11%	0.30%	0.03%	0.45%	1.00%
Rel. Perf. (Int. Bench.)	0.43%	-0.81%	-1.27%	-1.06%	-1.01%	-0.21%	0.03%



Council's Term Deposit Portfolio & Recommendation

As at the end of April 2023, Council's deposit portfolio was yielding **2.65% p.a.** (up 26bp from the previous month), with a weighted average duration of around 315 days (~10½ months).

Over a longer-term cycle, investors are rewarded if they can continue to maintain a slightly longer average duration. In a 'normal' marketplace, yields at the long-end are generally offered at a slight premium over shorter tenors.

At the time of writing, we see value in:

ADI	LT Credit Rating	Term	T/D Rate
P&N Bank	BBB	5 years	4.95% p.a.
P&N Bank	BBB	4 years	4.85% p.a.
AMP Bank	BBB	2-3 years	4.85% p.a.^
P&N Bank	BBB	3 years	4.80% p.a.
P&N Bank	BBB	2 years	4.70% p.a.
Hume Bank	BBB+	2 years	4.70% p.a.
BoQ	BBB+	2 years	4.65% p.a.
ING	A	2 years	4.40% p.a.
Suncorp	A+	2 years	4.40% p.a.
Westpac	AA-	2 years	4.39% p.a.
NAB	AA-	2 years	4.35% p.a.

[^]Contact us to get an additional 20bp rebated commission. Aggregate limits temporarily lifted to \$10m (from \$5m).

The above deposits are suitable for investors looking to maintain diversification and lock-in a slight premium compared to purely investing short-term. For terms under 12 months, we believe the strongest value is currently being offered by the following ADIs (dependent on daily funding requirements):



ADI	LT Credit Rating	Term	T/D Rate
AMP Bank	BBB	11-12 months	4.90% p.a. [^]
Hume Bank	BBB+	12 months	4.80% p.a.
P&N Bank	BBB	12 months	4.80% p.a.
BoQ	BBB+	12 months	4.65% p.a.
BoQ	BBB+	6 & 9 months	4.60% p.a.
NAB	AA-	6-12 months	4.55% p.a.
Westpac	AA-	12 months	4.51% p.a.
ING	A	12 months	4.50% p.a.
Suncorp	A+	12 months	4.48% p.a.
Suncorp	A+	3 months	4.46% p.a.

[^]Contact us to get an additional 20bp rebated commission. Aggregate limits temporarily lifted to \$10m (from \$5m).

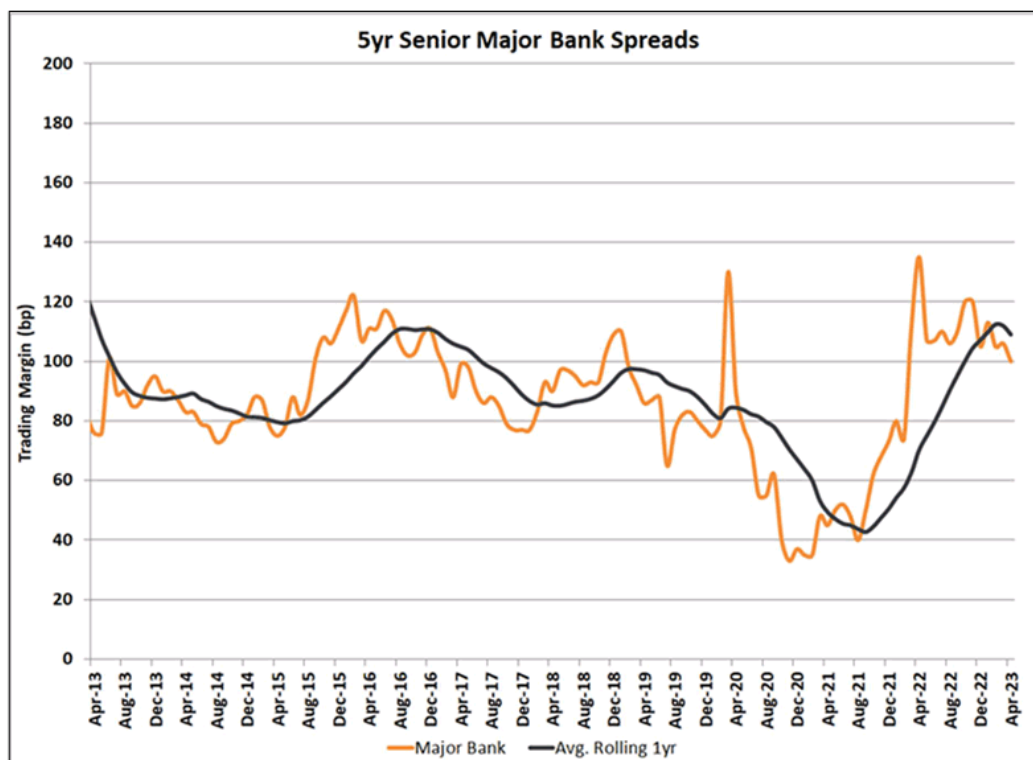
If Council does not require high levels of liquidity and can stagger its investments across the longer term horizons (1-5 years), it will be rewarded over a longer-term cycle if it can roll for an average min. term of 12 months to 3 years (this is where we current value), yielding, on average, up to ¼-½% p.a. higher compared to those investors that entirely invest in short-dated (under 6 months) deposits.

With recessionary fears being priced in coming years, Council should consider allocating some longer-term surplus funds and undertake an insurance policy by investing across 3-5 year fixed deposits and locking in rates close to or above 4½ p.a. This will provide some income protection if central banks decide to cut rates in future years, and assuming inflation has peaked and is under control.



Senior FRNs Review

Over April, amongst the senior major bank FRNs, physical credit securities tightened by around 6-8bp at the long-end of the curve. Major bank senior securities remain fairly attractive again in a rising rate environment (5 year margins above the +100bp level):



Source: IBS Capital

There was a lack of primary issuances again over the month apart from BoQ's (AAA rated) covered FRN at +120bp at month-end. Amongst the "A" rated sector, the securities were marked around 5bp tighter at the 3-5 year part of the curve, whilst the "BBB" rated sector was marked around 15bp tighter (3yrs).

Credit securities are looking much more attractive given the widening of spreads over the past year. FRNs will continue to play a role in investor's portfolios mainly on the basis of their liquidity and the ability to roll down the curve and gross up returns over ensuing years (in a relatively stable credit environment).



Senior FRNs (ADIs)	30/04/2023	31/03/2023
"AA" rated – 5yrs	+100bp	+106bp
"AA" rated – 3yrs	+75bp	+83bp
"A" rated – 5yrs	+115bp	+120bp
"A" rated – 3yrs	+90bp	+95bp
"BBB" rated – 3yrs	+135bp	+150bp

Source: IBS Capital

We now generally recommend switches ('benchmark' issues only) into new primary issues, out of the following senior FRNs that are maturing:

- **On or before mid-2025 for the "AA" rated ADIs (domestic major banks);**
- On or before mid-2024 for the "A" rated ADIs; and
- Within 6-9 months for the "BBB" rated ADIs (consider case by case).

Investors holding onto the above senior FRNs ('benchmark' issues only) in their last few years are now generally holding sub-optimal investments and are not maximising returns by foregoing realised capital gains. In the current challenging economic environment, any boost in overall returns should be locked in when it is advantageous to do so, particularly as switch opportunities become available.

Primary (new) FRNs are now looking more appealing and should be considered on a case by case scenario.



Council FRNs – Recommendations for Sale/Switches

Following the selloff in credit assets over the past year, we now recommend Council retains the majority of its FRN portfolio at this stage. We now recommend switching out of the following FRN at the next best opportunity, most likely into a new attractive primary issuance:

Issuer	Rating	Maturity Date	ISIN	Face Value	Trading Margin	Capital Price (\$)	~Unrealised Gain (\$)
NAB	AA-	21/01/2025	AU3FN0052510	\$2,000,000	+53.5bp	\$100.350	\$7,008

We will inform Council when there is an opportunity to sell out of any future sub-optimal FRNs and switch into a higher yielding complying asset.

This strategy has worked very well as Council has ultimately boosted the overall returns of the investment portfolio. The previous financial year's sales amounted to \$333k – given the turn in the market over the past few years, these sales would not have been undertaken unless Council was actively managing its portfolio prudently.



Council's Senior Fixed Bonds

Since September 2020, Council placed parcels in NTTC (AA-) fixed bonds as follows:

Investment Date	Maturity Date	Principal	Rate % p.a. [^]	Remaining Term (Yrs)	Interest Paid
30/09/2020	15/12/2023	\$2,000,000	1.00%	0.63	Annually
24/11/2020	16/12/2024	\$1,000,000	0.90%	1.63	Annually
16/02/2021	16/06/2025	\$1,000,000	0.90%	2.13	Annually
16/02/2021	15/06/2026	\$5,000,000	1.00%	3.13	Annually
12/05/2021	17/06/2024	\$3,000,000	0.80%	1.13	Annually
12/05/2021	16/06/2025	\$3,000,000	1.10%	2.13	Annually
12/05/2021	15/06/2026	\$3,000,000	1.30%	3.13	Annually
20/05/2021	16/06/2025	\$3,500,000	1.10%	2.13	Annually
09/09/2021	16/12/2024	\$2,500,000	0.90%	1.63	Semi-Annually
09/09/2021	15/12/2026	\$5,000,000	1.40%	3.63	Semi-Annually
Totals / Wgt. Avg.		\$29,000,000	1.09%	2.40 yrs	

We believe these investments were prudent especially after the rate cut delivered in early November 2020 and its subsequent forward guidance on official interest rates (no rate rises "until at least 2024"). The NTTC bonds are a 'retail' offering and not 'wholesale' issuances. Given the lack of liquidity and high penalty costs if they were to be sold/redeemed prior to the maturity date, they are considered to be a hold-to-maturity investment and will be marked at par value (\$100.00) throughout the term of investment.

During August 2021, Council also purchased into the following AAA rated covered fixed bond with ING Bank Australia. With yields rising significantly over the past 12 months, Council may consider purchasing additional units in this security in the secondary market at the current yield to 'average-in' a better overall purchase price.

Issuer	Rating	Maturity Date	ISIN	Face Value	Purchase Yield	Current Yield	Unrealised Gain / Loss (\$)
ING	AAA	19/08/2026	AU3CB0282358	\$600,000	1.16%	4.33%	-\$57,576



Senior Fixed Bonds – ADIs (Secondary Market)

As global inflationary pressures remain, this has seen a significant lift in longer-term bond yields over the past year (valuations fell) as markets have reacted sharply.

This has resulted in some opportunities in the secondary market. We currently see value in the following fixed bond lines, with the majority now being marked at a significant discount to par (please note supply in the secondary market may be limited on any day):

ISIN	Issuer	Rating	Capital Structure	Maturity Date	~Remain. Term (yrs)	Fixed Coupon	Indicative Yield
AU3CB0255776	ING	AAA	Covered	07/09/2023	0.36	3.00%	3.97%
AU3CB0258465	Westpac	AA-	Senior	16/11/2023	0.56	3.25%	4.10%
AU3CB0265403	Suncorp	A+	Senior	30/07/2024	1.27	1.85%	4.32%
AU3CB0263275	Westpac	AA-	Senior	16/08/2024	1.31	2.25%	4.10%
AU3CB0265718	ING	AAA	Covered	20/08/2024	1.32	1.45%	4.20%
AU3CB0266179	ANZ	AA-	Senior	29/08/2024	1.36	1.55%	4.10%
AU3CB0266377	Bendigo	BBB+	Senior	06/09/2024	1.39	1.70%	4.41%
AU3CB0268027	BoQ	BBB+	Senior	30/10/2024	1.52	2.00%	4.49%
AU3CB0269710	ANZ	AA-	Senior	16/01/2025	1.73	1.65%	4.08%
AU3CB0269892	NAB	AA-	Senior	21/01/2025	1.74	1.65%	4.03%
AU3CB0270387	Macquarie	A+	Senior	12/02/2025	1.81	1.70%	4.37%
AU3CB0287415	Westpac	AA-	Senior	17/03/2025	1.90	2.70%	4.08%
AU3CB0291508	Westpac	AA-	Senior	11/08/2025	2.32	3.90%	4.11%
AU3CB0291672	CBA	AA-	Senior	18/08/2025	2.32	4.20%	4.03%
AU3CB0280030	BoQ	BBB+	Senior	06/05/2026	3.03	1.40%	4.62%
AU3CB0282358	ING	AAA	Covered	19/08/2026	3.33	1.10%	4.31%
AU3CB0284149	BoQ	BBB+	Senior	27/10/2026	3.52	2.10%	4.66%
AU3CB0286037	Westpac	AA-	Senior	25/01/2027	3.77	2.40%	4.21%



CFS Global Credit Income Fund

For the month of April, the CFS Global Credit Income Fund returned +0.54% (actual), outperforming the AusBond Bank Bill Index return of +0.30% (actual) and the AusBond Credit Index return of +0.45% (actual).

The Fund's interest rate duration positioning was the key driver of outperformance: bond markets rallied sharply amidst concerns about financial contagion and lower growth (whilst adjusting to the peak of the interest rate cycle), which benefited the duration positions the Fund had been building for several quarters.

Although it has been a relatively volatile environment for credit over the past few years, it has been one of Council's best performing assets over the longer-term. The portfolio continues to accumulate high running-income in excess of the benchmark across all corporate and financial sectors. The Fund holds a diverse range of securities across the global credit market. It remains very well diversified by issuer in order to mitigate default risk. It invests in nearly 600 corporate bonds from issuers in various countries and industry sectors. Any spread contraction going forward allows credit and asset-backed holdings to enjoy significant capital gains.

With a running yield of ~5% p.a., we recommend Council to retain this investment given the alternative investments in complying fixed interest products are largely earning below this rate of return.



NSW T-CorpIM Growth Fund

The Growth Fund returned +1.20% (actual) for the month of April. The gains this month were attributed to international shares (the MSCI World ex-Australia Index rose +1.62%) and domestic shares (S&P ASX 200 Accumulation Index rose +1.85%). Also contributing to the gains was the exposure to fixed bonds (AusBond Composite Bond Index rose +0.19%) as yields fell on expectations about the potential peak of the interest rate cycle.

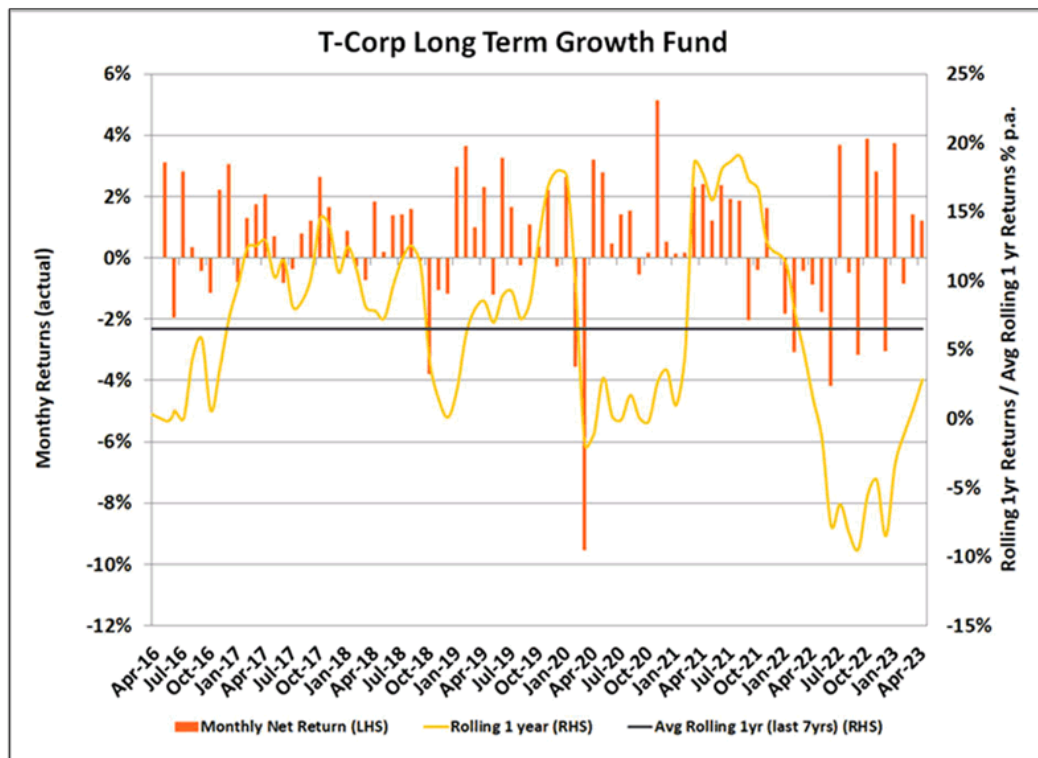
Central banks have been caught between a “*rock and a hard place*” with the recent banking crisis in the US and Europe, and still high inflation not giving them any leeway to pivot towards easier policy. Instead, liquidity tools have been engaged to sort the recent banking crisis while further hikes in rates have been delivered to maintain the pressure on lowering inflation.

Key measures of the supply chain show broadening evidence that the shocks from the pandemic and then Ukraine war are gradually dissipating. Will this be quick enough to temper central banks, who continue to guide that inflation is their greater concern versus growth? Europe is facing a more persistent inflation environment in contrast to the US and Australia. That said, central bank tightening is now in the end phase. Markets are again speculating for near term rate cuts but the hurdle for this is expected to be high unless of course a hard landing manifests. This points to higher volatility persisting in asset markets in the coming quarter(s).

Overall, we remain cautious on the future performance of the T-Corp Growth Fund given the high volatility associated with a diversified growth fund, which generally allocates a range of 60%-80% in domestic and international shares. Investors are bracing for central banks to raise official rates more aggressively than previously anticipated to combat inflation driven by supply-chain bottlenecks, a global energy crunch and ongoing geopolitical risks.

The Fund should be looked at with a long-term view, with a minimum holding period of +7 years. Given the exposure to the volatile asset of shares, Council should expect to see, on average, a negative month once every 3 months over a long-term holding period.

Since Inception	T-Corp Long Term Fund
Negative Months	139 (~1 in 3 months)
Positive Months	267
Total Months	406 (33.83 yrs)
Average Monthly Return	+0.64% (actual)
Median Monthly Return	+1.02% (actual)
Lowest 1 year Rolling Return	-21.12% p.a. (Nov 2008)
Highest 1 year Rolling Return	+29.89% p.a. (Jan 1994)





Economic Commentary

International Market

Financial markets were aided in April following early signs of inflation peaking across several developed economies. Across equity markets, the S&P 500 Index gained +1.46%, whilst the NASDAQ added +0.04%. Europe's main indices also gained, led by UK's FTSE (+3.13%), France's CAC (+2.31%) and Germany's DAX (+1.88%).

US CPI showed welcome, but not overwhelming, progress. Headline CPI rose less than expected, up +0.1% m/m and +5.0% y/y, down from +6.0% previously, the first monthly decline since November 2020. Core inflation, however, was in line with expectations at +0.4% m/m and +5.6% y/y.

The US unemployment rate fell 0.1% to 3.5% (3.6% expected) and average hourly earnings rose by an as expected +0.3% to be +4.2% up on a year ago down from +4.6% and +4.3% expected.

Strong Canada jobs report showed employment up +34.7k against +5k expected and the unemployment rate remained steady at 5.0%, rather than the consensus for a rise to 5.1%. The Bank of Canada held rates for the second consecutive meeting as expected.

UK employment growth was strong at 169k vs. 50k expected, while the unemployment rate ticked up 0.1% higher to 3.8%. BoE pricing now has a 90% chance of a 25bp rate hike in May (up from a 79% previously).

UK April CPI was a shocker, headline CPI only falling from +10.3% to +10.1% against +9.8% expected and the core measure unchanged at +6.2% against expectations for a fall to +6.0%.

The RBNZ raised rates by 50bp to 5.25%, against a strong market consensus for a smaller 25bp hike.

The International Monetary Fund (IMF) downgraded global growth forecasts made three months ago by 0.1% to +2.8% for 2023 and +3.0% for next year, following the +3.4% lift last year. The IMF noted *"the risks are weighted heavily to the downside, in part because of the financial turmoil of the last month and a half"*.

Chinese activity data showed GDP rebounded more quickly than expected. Q1 GDP growth beat expectations by +0.2% at +2.2% q/q vs. +2.0% expected. Strength was seen by the consumer with retail sales +10.6% y/y vs. +7.5% expected.

The MSCI World ex-Aus Index rose +1.62% for the month of April:

Index	1m	3m	1yr	3yr	5yr	10yr
S&P 500 Index	+1.46%	+2.28%	+0.91%	+12.70%	+9.50%	+10.07%
MSCI World ex-AUS	+1.62%	+2.07%	+1.66%	+11.39%	+6.45%	+6.99%
S&P ASX 200 Accum. Index	+1.85%	-0.80%	+2.83%	+13.99%	+8.26%	+7.90%

Source: S&P, MSCI



Domestic Market

The RBA decided to leave interest rates unchanged at 3.60% in April, while it assesses the outlook for the economy and the impact of previous substantial interest rate increases.

In addition, the bias to tighten further was softened with prior phrasing of further tightening will be required replaced with further tightening may well be needed. This suggests that the RBA has downgraded its forecasts for growth and/or inflation from the February Statement on Monetary Policy when a cash rate of 3.75% was seen as being required to achieve the return of inflation to 3% by mid-2025.

RBA Governor Lowe commented that *"the decision to hold rates steady this month does not imply that interest rate increases are over"* and that *"at our next meeting, we will again review the setting of monetary policy with the benefit of an updated set of forecasts and scenarios"*.

Core trimmed mean Q1 CPI came in 0.2% less than market expectations at +1.2% q/q and +6.6% y/y (consensus +1.4%/+6.7%). Headline inflation was a fraction above consensus at +1.4% q/q and +7.0% y/y, (consensus +1.3%/+6.9%). Overall, the inflation figures confirmed the widely held expectation that Australian inflation peaked late last year (Q4 2022), something now becoming clearly evident in goods price pressures, a trend in place in other parts of the world as supply chain disruptions heal and freight rates fall.

Employment grew +53.0k m/m in March, more than double the consensus of +20k. The unemployment rate held steady at 3.5%, where it has been since July 2022 and it remains around its lowest levels since the 1970s. The participation rate lifted by around 0.1% to 66.74% from 66.65%.

Australian dwelling prices rose +0.6% m/m in March. That is the first nationwide increase since April 2022 and comes after declines moderated to just +0.1% in February. Meanwhile dwelling approvals rose +4.0% m/m in February (consensus +10.0%), following the sharp -27.1% fall seen in February.

The February trade surplus was \$13.8bn (consensus \$11.2bn) from \$11.3bn, largely driven by a big fall in imports (-9.1% m/m or -\$4.3bn).

The Australian dollar lost -1.52%, finishing the month at US66.10 cents (from US67.12 cents the previous month).

Credit Market

The global credit indices remained relatively flat over April. They are now back to their levels in early 2022 (prior to the rate hike cycle from most central banks):

Index	April 2023	March 2023
CDX North American 5yr CDS	79bp	78bp
iTraxx Europe 5yr CDS	86bp	88bp
iTraxx Australia 5yr CDS	91bp	92bp

Source: Markit



Fixed Interest Review

Benchmark Index Returns

Index	April 2023	March 2023
Bloomberg AusBond Bank Bill Index (0+YR)	+0.30%	+0.28%
Bloomberg AusBond Composite Bond Index (0+YR)	+0.19%	+3.16%
Bloomberg AusBond Credit FRN Index (0+YR)	+0.46%	+0.26%
Bloomberg AusBond Credit Index (0+YR)	+0.45%	+1.85%
Bloomberg AusBond Treasury Index (0+YR)	+0.01%	+3.53%
Bloomberg AusBond Inflation Gov't Index (0+YR)	+0.32%	+4.16%

Source: Bloomberg

Other Key Rates

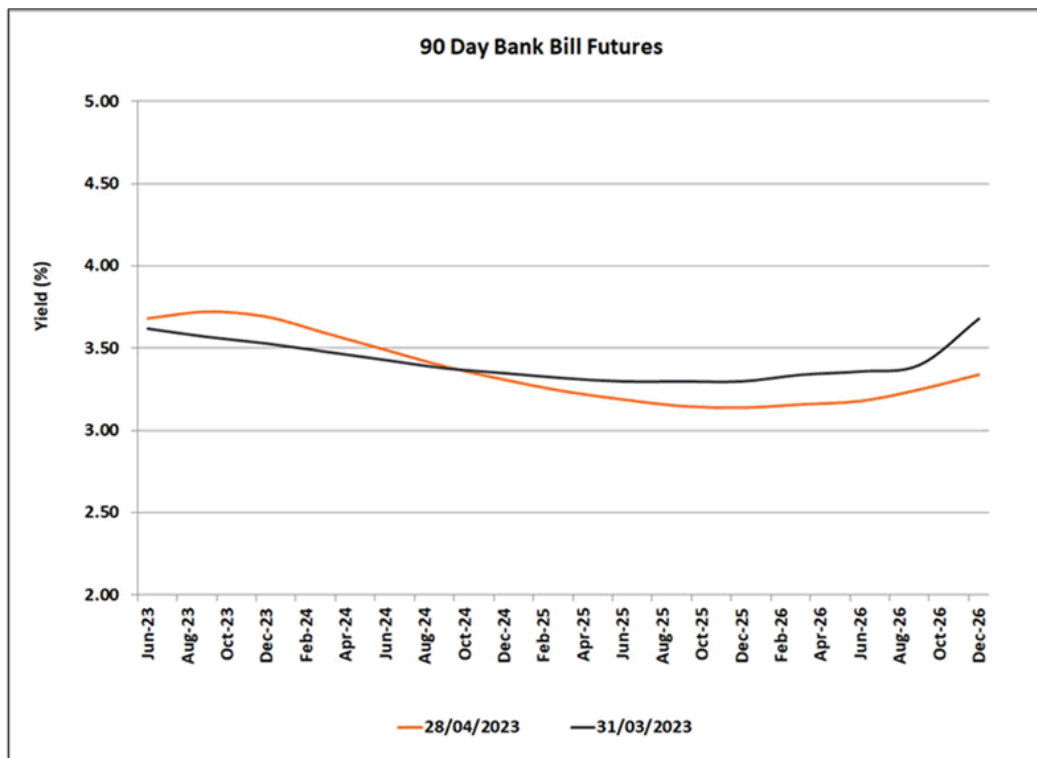
Index	April 2023	March 2023
RBA Official Cash Rate	3.60%	3.60%
90 Day (3 month) BBSW Rate	3.68%	3.72%
3yr Australian Government Bonds	3.00%	2.94%
10yr Australian Government Bonds	3.34%	3.30%
US Fed Funds Rate	4.75%-5.00%	4.75%-5.00%
2yr US Treasury Bonds	4.04%	4.06%
10yr US Treasury Bonds	3.44%	3.48%

Source: RBA, AFMA, US Department of Treasury



90 Day Bill Futures

Bill futures fell at the long-end of the curve in April, following the lower than expected inflation figures released at month-end. The markets continue to factor in the possibility of a global recession over the next few years, highlighted by the drop in the futures pricing in early 2024:



Source: ASX



Fixed Interest Outlook

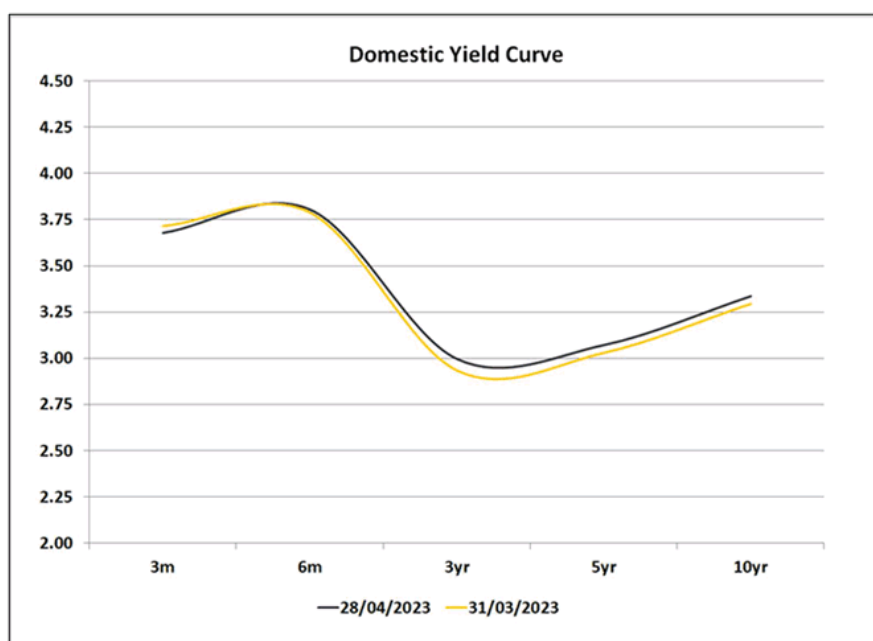
US money market rates ascribe more than an 80% probability to the Fed lifting the Funds rate by 0.25% to 5.00-5.25% on May 3 following the stronger than expected employment numbers.

Domestically, after announcing official interest rates would remain unchanged in April, the RBA's bias to tighten further was softened with prior phrasing of further tightening will be required replaced with further tightening may well be needed. With this pause, 3.60% may potentially mark the peak of interest rates for Australia this cycle as we envisage considerably slower growth in the second half of 2023, moderating inflation and an increase in the unemployment rate. But the RBA continues to suggest they will be agile and act depending on the economic data that is presented to them.

With the RBA having paused in April, the latest CPI data suggests the RBA remains on balance and is likely to pause again in May, waiting on further information on wages (WPI on 17th May and the Minimum Wage Decision) to assess whether the aim of returning inflation to 3% by mid-2025 remains plausible.

What would cause the Board to raise interest rates further? This would likely require in the near term, a significant inflation or wages shock, something that cannot be ruled out as the RBA has been quite reactive to surprises in this sense in recent months, though it also seems to have been comfortable with the prospect of a minimum wage increase as large as 7% being announced in the next few months. Medium term, further rate rises would likely require an accumulation of evidence that inflation was not tracking back towards the 2-3% target. The risk continues to be to the upside in the near term with the RBA to remain reactive to the data flow, especially around inflation and wages.

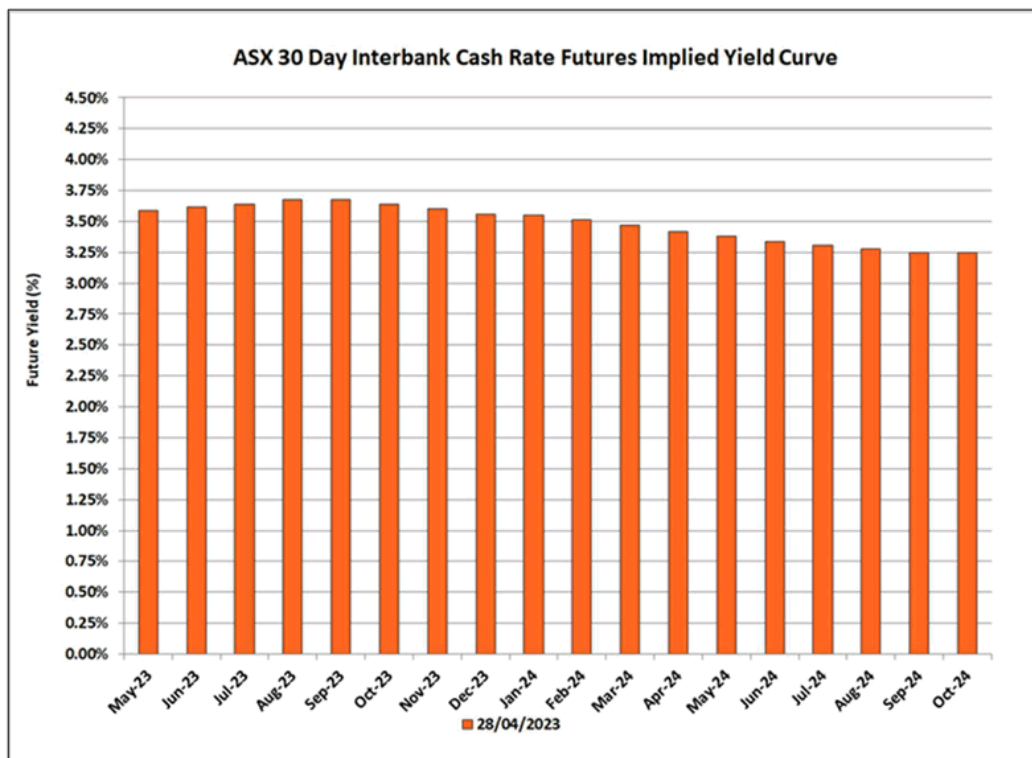
Over the month, yields remained relatively flat at the long-end of the curve:



Source: AFMA, ASX, RBA



With the RBA keeping rates on hold in April and a slightly softer inflation reading than anticipated, the market has changed its view to the next move bring a rate cut, against the RBA's rhetoric that rates may still need to move higher should inflation remain persistently high over the medium term.



Source: ASX

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City of Parramatta
Investment Holdings
30th April 2023



CITY OF PARRAMATTA

Type	Issuer	Rating	Allocation	Principal (\$)	Purchase Date	Maturity Date	Next Coupon Date	Coupon (%)
TD	BOQ	BBB+	GENERAL	3,500,000.00	03-May-19	03-May-23	03-May-23	2.7
TD	Commonwealth Bank	AA-	GENERAL	1,000,000.00	03-May-22	04-May-23	04-May-23	2.74
TD	ING Direct	A	GENERAL	4,000,000.00	12-May-22	11-May-23	11-May-23	3.08
TD	Suncorp	A+	GENERAL	3,000,000.00	10-Nov-22	11-May-23	11-May-23	4.24
TD	BOQ	BBB+	GENERAL	2,000,000.00	24-May-22	25-May-23	25-May-23	3.2
TD	BOQ	BBB+	GENERAL	2,000,000.00	20-May-22	26-May-23	26-May-23	3.19
FRTD	Westpac	AA-	GENERAL	2,000,000.00	30-May-18	30-May-23	30-May-23	4.5628
TD	ICBC Sydney Branch	A	GENERAL	5,000,000.00	01-Jun-20	01-Jun-23	01-Jun-23	1.45
TD	ICBC Sydney Branch	A	GENERAL	4,000,000.00	02-Jun-20	01-Jun-23	01-Jun-23	1.46
TD	Warwick Credit Union	Unrated	GENERAL	3,000,000.00	15-Mar-23	15-Jun-23	15-Jun-23	4.52
TD	The Mutual Bank	BBB-	GENERAL	3,000,000.00	20-Mar-23	29-Jun-23	29-Jun-23	4.6
TD	Westpac	AA-	MAAS	11,400,000.00	25-Jun-20	29-Jun-23	26-Jun-23	1.04
TD	NAB	AA-	GENERAL	7,000,000.00	29-Jun-20	29-Jun-23	26-Jun-23	1.15
TD	ING Direct	A	MAAS	5,000,000.00	25-Jun-20	29-Jun-23	26-Jun-23	1.1
TD	NAB	AA-	MAAS	18,600,000.00	25-Jun-20	29-Jun-23	26-Jun-23	1.15
TD	JUDO BANK	BBB-	GENERAL	5,000,000.00	18-Apr-23	06-Jul-23	06-Jul-23	4.35
TD	AMP Bank	BBB	GENERAL	5,000,000.00	18-Apr-23	13-Jul-23	13-Jul-23	4.4
TD	Bank of Sydney	Unrated	GENERAL	5,000,000.00	18-Apr-23	20-Jul-23	20-Jul-23	4.5
TD	NAB	AA-	GENERAL	5,000,000.00	28-Apr-23	27-Jul-23	27-Jul-23	4.45
TD	Suncorp	A+	GENERAL	5,000,000.00	28-Apr-23	03-Aug-23	03-Aug-23	4.46
TD	BOQ	BBB+	GENERAL	3,000,000.00	03-Sep-20	07-Sep-23	04-Sep-23	1.05
TD	BOQ	BBB+	GENERAL	3,000,000.00	08-Sep-22	14-Sep-23	14-Sep-23	4.15
TD	P&N Bank	BBB	GENERAL	1,500,000.00	05-Oct-18	05-Oct-23	05-Oct-23	3.45
TD	Australian Military Bank	BBB+	GENERAL	3,000,000.00	11-Oct-19	10-Oct-23	10-Oct-23	1.82
TD	P&N Bank	BBB	GENERAL	1,000,000.00	19-Oct-18	18-Oct-23	18-Oct-23	3.48
TD	AMP Bank	BBB	GENERAL	1,000,000.00	20-Oct-22	20-Oct-23	20-Oct-23	4.75
TD	ICBC Sydney Branch	A	GENERAL	3,000,000.00	09-Nov-21	09-Nov-23	09-Nov-23	1.22
TD	Australian Unity Bank	BBB+	GENERAL	3,000,000.00	14-Nov-22	16-Nov-23	16-Nov-23	4.45
TD	ICBC Sydney Branch	A	GENERAL	4,500,000.00	19-Nov-21	23-Nov-23	20-Nov-23	1.32
TD	NAB	AA-	GENERAL	4,000,000.00	26-Nov-20	30-Nov-23	27-Nov-23	0.7
TD	NAB	AA-	GENERAL	12,000,000.00	30-Nov-20	30-Nov-23	30-Nov-23	0.68
TD	ICBC Sydney Branch	A	GENERAL	4,000,000.00	10-Dec-21	14-Dec-23	11-Dec-23	1.39
Bond	Northern Territory Treasury	AA-	GENERAL	2,000,000.00	30-Sep-20	15-Dec-23	15-Dec-23	1
TD	NAB	AA-	GENERAL	1,400,000.00	17-Dec-20	18-Dec-23	18-Dec-23	0.7
TD	NAB	AA-	GENERAL	5,000,000.00	17-Dec-20	21-Dec-23	18-Dec-23	0.7
TD	NAB	AA-	GENERAL	4,000,000.00	21-Dec-20	21-Dec-23	21-Dec-23	0.7
TD	Australian Unity Bank	BBB+	GENERAL	6,000,000.00	12-Jul-22	18-Jan-24	12-Jul-23	4.39
TD	NAB	AA-	GENERAL	15,000,000.00	20-Jan-21	25-Jan-24	22-Jan-24	0.7
TD	Summerland Credit Union	Unrated	GENERAL	3,000,000.00	20-Mar-23	21-Mar-24	21-Mar-24	5.06
FRTD	Westpac	AA-	GENERAL	12,000,000.00	05-Apr-19	05-Apr-24	05-Jul-23	4.6431
FRTD	Westpac	AA-	GENERAL	3,000,000.00	08-Apr-19	08-Apr-24	10-Jul-23	4.6527
TD	Australian Military Bank	BBB+	GENERAL	5,000,000.00	13-Apr-21	17-Apr-24	15-Apr-24	0.76
TD	NAB	AA-	GENERAL	5,000,000.00	13-Apr-21	18-Apr-24	15-Apr-24	0.77
TD	AMP Bank	BBB	GENERAL	2,000,000.00	20-Apr-23	22-Apr-24	22-Apr-24	5
TD	Hume Bank	BBB+	GENERAL	4,500,000.00	28-Apr-23	29-Apr-24	29-Apr-24	4.8
TD	Commonwealth Bank	AA-	GENERAL	21,000,000.00	22-Apr-22	02-May-24	03-Jul-23	3.26
TD	ICBC Sydney Branch	A	GENERAL	25,000,000.00	22-Apr-22	02-May-24	22-Apr-24	3.34
TD	BOQ	BBB+	GENERAL	3,500,000.00	03-May-19	03-May-24	03-May-23	2.8
TD	NAB	AA-	GENERAL	3,000,000.00	12-May-21	16-May-24	16-May-24	0.76
TD	ICBC Sydney Branch	A	GENERAL	6,000,000.00	20-May-22	20-May-24	22-May-23	3.7
FRTD	Westpac	AA-	GENERAL	6,000,000.00	30-May-19	30-May-24	30-May-23	4.5228

FRTD	Westpac	AA-	GENERAL	3,500,000.00	06-Jun-19	06-Jun-24	06-Jun-23	4.6225
Bond	Northern Territory Treasury	AA-	GENERAL	3,000,000.00	12-May-21	17-Jun-24	15-Jun-23	0.8
FRN	Suncorp	A+	GENERAL	2,500,905.78	15-Aug-19	30-Jul-24	31-Jul-23	4.4581
FRN	Bendigo and Adelaide	BBB+	GENERAL	1,752,761.82	06-Sep-19	06-Sep-24	06-Jun-23	4.6025
TD	ICBC Sydney Branch	A	GENERAL	2,300,000.00	13-Sep-22	12-Sep-24	12-Sep-24	4.4
TD	AMP Bank	BBB	GENERAL	2,000,000.00	13-Oct-22	17-Oct-24	13-Oct-23	4.75
TD	ICBC Sydney Branch	A	GENERAL	4,000,000.00	21-Oct-21	21-Oct-24	23-Oct-23	1.3
FRN	Great Southern Bank	BBB	GENERAL	1,751,272.41	24-Oct-19	24-Oct-24	24-Jul-23	4.8032
TD	ICBC Sydney Branch	A	GENERAL	1,000,000.00	29-Oct-21	29-Oct-24	30-Oct-23	1.65
FRN	BOQ	BBB+	GENERAL	1,002,671.23	30-Oct-19	30-Oct-24	31-Jul-23	4.7781
FRN	Citibank, N.A.	A+	GENERAL	999,827.39	15-Nov-19	14-Nov-24	15-May-23	4.369
TD	ICBC Sydney Branch	A	GENERAL	3,000,000.00	15-Nov-21	14-Nov-24	15-Nov-23	1.79
TD	ICBC Sydney Branch	A	GENERAL	3,000,000.00	09-Nov-21	14-Nov-24	09-Nov-23	1.68
TD	ICBC Sydney Branch	A	GENERAL	4,750,000.00	19-Nov-21	21-Nov-24	20-Nov-23	1.75
TD	ICBC Sydney Branch	A	GENERAL	4,000,000.00	10-Dec-21	12-Dec-24	11-Dec-23	1.82
TD	ICBC Sydney Branch	A	GENERAL	3,000,000.00	13-Dec-21	12-Dec-24	13-Dec-23	1.86
Bond	Northern Territory Treasury	AA-	GENERAL	1,000,000.00	24-Nov-20	16-Dec-24	15-Dec-23	0.9
Bond	Northern Territory Treasury	AA-	GENERAL	3,000,000.00	01-Oct-21	16-Dec-24	15-Dec-23	1
Bond	Northern Territory Treasury	AA-	GENERAL	2,500,000.00	09-Sep-21	16-Dec-24	15-Jun-23	0.9
FRN	NAB	AA-	GENERAL	2,007,007.75	21-Jan-20	21-Jan-25	21-Jul-23	4.4521
TD	ICBC Sydney Branch	A	GENERAL	15,000,000.00	22-Apr-22	24-Apr-25	22-Apr-24	3.68
FRN	Suncorp	AAA	GENERAL	705,287.17	27-Apr-20	24-Apr-25	24-Jul-23	4.8032
FRN	BOQ	AAA	GENERAL	904,288.56	14-May-20	14-May-25	15-May-23	4.559
TD	NAB	AA-	GENERAL	3,000,000.00	12-May-21	15-May-25	12-May-23	1.05
FRN	RACQ Bank	BBB+	GENERAL	995,834.92	23-May-22	23-May-25	23-May-23	4.755
FRN	NAB	AA-	GENERAL	1,709,993.68	30-May-22	30-May-25	30-May-23	4.4628
Bond	Northern Territory Treasury	AA-	GENERAL	3,000,000.00	12-May-21	16-Jun-25	15-Jun-23	1.1
Bond	Northern Territory Treasury	AA-	GENERAL	3,500,000.00	20-May-21	16-Jun-25	15-Jun-23	1.1
Bond	Northern Territory Treasury	AA-	GENERAL	1,000,000.00	16-Feb-21	16-Jun-25	15-Jun-23	0.9
FRN	UBS AG	A+	MAAS	3,235,176.63	30-Jul-20	30-Jul-25	31-Jul-23	4.5481
TD	ICBC Sydney Branch	A	GENERAL	2,000,000.00	24-Aug-22	25-Aug-25	24-Aug-23	4.75
TD	ICBC Sydney Branch	A	GENERAL	3,500,000.00	09-Sep-22	11-Sep-25	11-Sep-23	4.52
FRN	Suncorp	AAA	GENERAL	802,703.16	17-Oct-22	17-Oct-25	17-Jul-23	4.5408
FRN	Bendigo and Adelaide	AAA	GENERAL	4,010,134.92	11-Nov-22	11-Nov-25	11-May-23	4.4502
FRN	Bank Australia	BBB	GENERAL	1,304,309.56	22-Dec-22	24-Nov-25	24-May-23	5.1134
FRN	ICBC Sydney Branch	A	GENERAL	1,497,848.57	19-Jan-23	19-Jan-26	19-Jul-23	4.709
TD	NAB	AA-	GENERAL	3,000,000.00	04-Mar-21	05-Mar-26	05-Mar-26	1.34
TD	P&N Bank	BBB	GENERAL	4,500,000.00	28-Apr-23	28-Apr-26	29-Apr-24	4.8
TD	NAB	AA-	GENERAL	3,000,000.00	12-May-21	14-May-26	12-May-23	1.3
TD	NAB	AA-	GENERAL	3,500,000.00	20-May-21	21-May-26	22-May-23	1.3
Bond	Northern Territory Treasury	AA-	GENERAL	3,000,000.00	12-May-21	15-Jun-26	15-Jun-23	1.3
Bond	Northern Territory Treasury	AA-	GENERAL	5,000,000.00	16-Feb-21	15-Jun-26	15-Jun-23	1
Bond	ING Direct	AAA	GENERAL	540,678.29	19-Aug-21	19-Aug-26	21-Aug-23	1.1
Bond	Northern Territory Treasury	AA-	GENERAL	5,000,000.00	09-Sep-21	15-Dec-26	15-Jun-23	1.4
FRN	Commonwealth Bank	AA-	GENERAL	1,294,169.56	14-Jan-22	14-Jan-27	14-Jul-23	4.3543
FRN	Bendigo and Adelaide	BBB+	GENERAL	1,102,748.67	27-Jan-23	27-Jan-27	27-Jul-23	5.0086
FRN	Great Southern Bank	BBB	GENERAL	753,783.65	09-Feb-23	09-Feb-27	09-May-23	5.1056
FRN	Bank Australia	BBB	GENERAL	1,402,780.30	22-Feb-23	22-Feb-27	22-May-23	5.0724
FRN	ANZ Bank	AA-	GENERAL	4,053,482.40	04-Nov-22	04-Nov-27	04-May-23	4.5649
FRN	NAB	AA-	GENERAL	1,721,379.97	25-Nov-22	25-Nov-27	25-May-23	4.75
FRN	ANZ Bank	AA-	GENERAL	1,509,599.26	31-Mar-23	31-Mar-28	30-Jun-23	4.775
Cash	NAB	AA-	GENERAL	36,475,588.23	26-Feb-20	-	30-Apr-23	3.85
Cash	Macquarie Bank	A+	GENERAL	28,961.11	01-Oct-21	-	30-Apr-23	3.6
MGFUND	NSWTC IM LTGF	Unrated	GENERAL	29,802,405.96	31-Oct-17	-	-	-
MGFUND	CPS WGCIF	A	GENERAL	14,502,804.87	30-Jun-16	-	-	-
Cash	AMP Bank	BBB	GENERAL	164,273.26	30-Apr-17	-	30-Apr-23	4.05
Cash	Commonwealth Bank	AA-	GENERAL	93,757.25	30-Apr-17	-	30-Apr-23	3.6
FRN	Capitalisation	AA-	GENERAL	426906.15	-	-	-	-
				492,003,342.48				

REPORTS TO COUNCIL - FOR COUNCIL DECISION

22 MAY 2023

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REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.1
SUBJECT	Proposal to Name the Unnamed Laneway in Northmead
REFERENCE	F2022/03176 - D08916998
REPORT OF	Senior Project Officer Place Services

CSP THEME: THRIVING

WORKSHOP/BRIEFING DATE: Parramatta Ward Briefing 6 March 2023

PURPOSE:

The purpose of this report is to seek Council's approval for the preferred name of 'Lizzie Lane' for the unnamed laneway that runs behind the Kleins Road neighbourhood centre (shops) in Northmead.

RECOMMENDATION

- (a) **That** Council approve the preferred name of 'Lizzie Lane', for the unnamed laneway that is located between Balmoral Road and Briens Road, running parallel to Kleins Road, Northmead NSW 2152 (**Attachment 1**).
- (b) **Further, that** this name be referred to the Geographical Names Board (GNB) of NSW for formal assignment and Gazettal under the Geographical Names Act 1996.

BACKGROUND

1. This naming project has emerged because of a request received by Council in late July 2022 from a resident requesting that the unnamed service laneway be named to improve deliveries to the local shops as well as wayfinding.
2. The unnamed laneway is situated behind the Kleins Road neighbourhood centre shops and is primarily used for deliveries to businesses operating within the retail strip and storage and collection of their waste (see **Attachment 1**).
3. To generate potential names, Council's Research Team researched the history and identity of the area and proposed several names for consideration. These names were then submitted to the GNB for 'pre-approval' to check the eligibility of the proposed names.
4. This evaluation ensures that only names that meet the uniqueness requirements of the NSW Address and User Manual (2021) are publicly exhibited and then presented to Council for consideration. Uniqueness is considered the most essential quality to be sought in proposing a new road name. Within the GNB's evaluation, a road name will be regarded as a duplicate (and therefore rejected for use) if it is the same or similar in spelling or sound to an existing name, regardless of the road type.
5. City of Parramatta Council's Road Naming Policy (Policy 283) and the NSW Address Policy and User Manual (May 2021) developed by NSW Geographical Names Board (GNB) identify Council as the responsible authority for the

provision of address numbering to all properties and road names to all local and private roads situated within the Parramatta Local Government Area (LGA). Council is also responsible for endorsing the authoritative road name and ensuring the authoritative road name is endorsed by the GNB.

6. The naming of road infrastructure is necessary to provide accurate addressing for deliveries within the development, not only to identify an owners' individual business, but also for navigation, emergency response, service delivery (utilities, post) and for statistical analysis.
7. To ensure that all road naming is comprehensible, clear, accepted, unambiguous and readily communicated, property addresses and road names must comply with Chapter 6 "Addressing Principles" of the NSW Address Policy and User Manual (2021). In the preparation of this project, Council utilised preferred sources in line with this policy and section 3.2 in Council's Road Naming Policy (Policy 283), which identifies desirable sources as:
 - a. Aboriginal names,
 - b. Local history, including early explorers, settlers, and other eminent persons,
 - c. Thematic names such as flora and fauna,
 - d. Landmarks, and
 - e. Names appropriate to the physical, historical or cultural character of the area.
8. The use of the road as a service laneway for deliveries and waste collection has rendered it an inappropriate site for the consideration of indigenous names.

ISSUES/OPTIONS/CONSEQUENCES

9. The exhibited names, pre-approved for use by the GNB, are listed with their description in the table below.

Proposed Name	Context
<i>Lizzie Lane</i>	First post office receiving room set up by Mrs Lizzie Cleburne in 1914. While Mrs Cleburne's store was a 10 min walk from the unnamed laneway, she represents an industrious local female personality.
<i>Cleburne Lane</i>	First post office receiving room set up by Mrs Lizzie Cleburne in 1914. While Mrs Cleburne's store was a 10 min walk from the unnamed laneway, she represents an industrious local female personality.
<i>Orphan Lane</i>	Acknowledging the former Orphan School Lane that was replaced by James Ruse Drive.

10. The names proposed by Council follow the theme *People and Places from the Past*.
11. The Research & Engagement team developed and arranged public consultation on the proposed names via Council's engagement portal, Participate Parramatta. Public consultation ran for three weeks (18 business days) from Tuesday 14 March to Thursday 6 April 2023. A letter was sent via Australia Post to 175 nearby residents, and postcards were also left with the businesses within the Kleins Road neighbourhood centre (shops). Targeted social media

was also utilised to alert residents and nearby businesses of the opportunity to provide feedback.

12. Overall, the opportunity to provide feedback for this project was presented on 68,446 occasions, culminating in 1464 views on the project page and 255 formal contributions. Of those that made formal contributions, the community sentiment was positive, with 'Lizzie Lane' the preferred of the three exhibited names, with 30.56% of survey respondents expressing support for this name for the unnamed laneway.
13. A mixture of positive and negative comments were received from the community regarding the proposed naming options (see **Attachment 2** for further details). However, none of the concerns raised reached the threshold level (that being that a name is considered grossly offensive and/or significantly likely to cause offence to a large group of the community or particular ethnic, religious or other specifically identifiable groups) needed to remove and/or replace any of the proposed names with an alternative.
14. All names satisfy the addressing requirements of the Geographic Names Board (GNB), which has given prior concurrence for the use of either of the proposed names at this location.

CONSULTATION & TIMING

Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
14.03.23 – 06.04.23	The community, via Council's Participate Parramatta Engagement Portal	Feedback was captured through a survey hosted on the project page. Verbatim responses provided by community members is provided in Attachment 2 .	The project page saw 1145 unique visitors and 1464 views. This resulted in a conversion of 255 completed surveys. Responses received from the community were reviewed against the Geographical Names Board of NSW 'NSW Address Policy and User Manual' (May 2021) guidelines for naming roads. No feedback identified the proposed	Senior Project Officer, Place Services Community Engagement Officer, Research & Engagement

			names to be offensive, racist, derogatory or demeaning.	
10.03.23	175 impacted residents via direct mail out	Verbatim responses that may have been generated by accessing the survey from the poster's QR code are provided in Attachment 2.	Letters detailing the exhibition and how to submit formal feedback were sent to residents; shop owners and businesses near the unnamed laneway.	Senior Project Officer, Place Services Printing Officer, Corporate Services
10.03.23	The community, via 6 corflute signs, and postcards which were left with business'	Verbatim responses that may have been generated by accessing the survey from the poster's QR code are provided in Attachment 2.	The poster and postcard was designed to support and promote the exhibition. The poster and postcard also included a QR code which received a total of 94 scans.	Senior Project Officer, Place Services Community Engagement Officer, Research & Engagement Signshop
09.03.23 – 21.03.23	The community, via Social Media	Feedback was captured through a survey hosted on the project page. Verbatim responses provided by community members is provided in Attachment 2.	A paid campaign across Facebook. Overall, the social media combined campaign garnered a reach of 4,794 resulting in 557 clicks to the project page.	Community Engagement Officer, Research & Engagement
14.03.23 & 04.03.23	The community, via Participate Parramatta Newsletter and City News	Verbatim responses provided by community members and a summary of engagement findings is provided in Attachment 2.	Electronic direct notification was issued via the Participate Parramatta Newsletter and City News, which together was distributed to more than 43,300 subscribers, seeing a 40% open rate from the Participate EDM	Community Engagement Officer, Research & Engagement

			and a ~50% open rate from the City News EDM.	
--	--	--	--	--

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
06.03.23	A briefing was provided to the Parramatta Ward Councillors	No comments provided	NA	Place Manager
08.03.23	All - via a Councillor Briefing Note distributed through the Councillor Portal and the Councillor Weekly Newsletter.	No comments provided	NA	Senior Project Officer, Place Services

LEGAL IMPLICATIONS FOR COUNCIL

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

FINANCIAL IMPLICATIONS FOR COUNCIL

18. If Council resolves to approve this report in accordance with the proposed resolution, the financial impact on the budget is set out in the table below. Council should note:
- External operating costs associated with this project are \$200 for paid advertisements to support engagement as part of the community consultation component of this project and are budgeted within Service Code 420097 - Road Naming and funded from General Revenue.
 - Once the naming proposal is approved, including gazettal by the GNB, Council is the responsible authority for the fabrication and installation of street signs (including the subject street poles and sign blades).

- c. The notification to relevant government authorities and publishing in the Government Gazette is currently provided without charge by the GNB.

19. The table below summarises the financial impacts on the budget arising from approval of this report.

	FY 22/23	FY 23/24	FY 24/25
Revenue			
Internal Revenue			
External Revenue			
Total Revenue	Nil		
Funding Source			
Operating Result			
External Costs			
Internal Costs			
Depreciation			
Other			
Total Operating Result	Nil		
Funding Source			
CAPEX			
CAPEX			
External			
Internal			
Other			
Total CAPEX	Nil		

Kim Marsh
Senior Project Officer Place Services

Beth Andean
Place Manager - Coordinator

Bruce Mills
Group Manager Place Services



Bryan Hynes
Executive Director Property & Place

Ian Woodward
Group Manager Legal Services

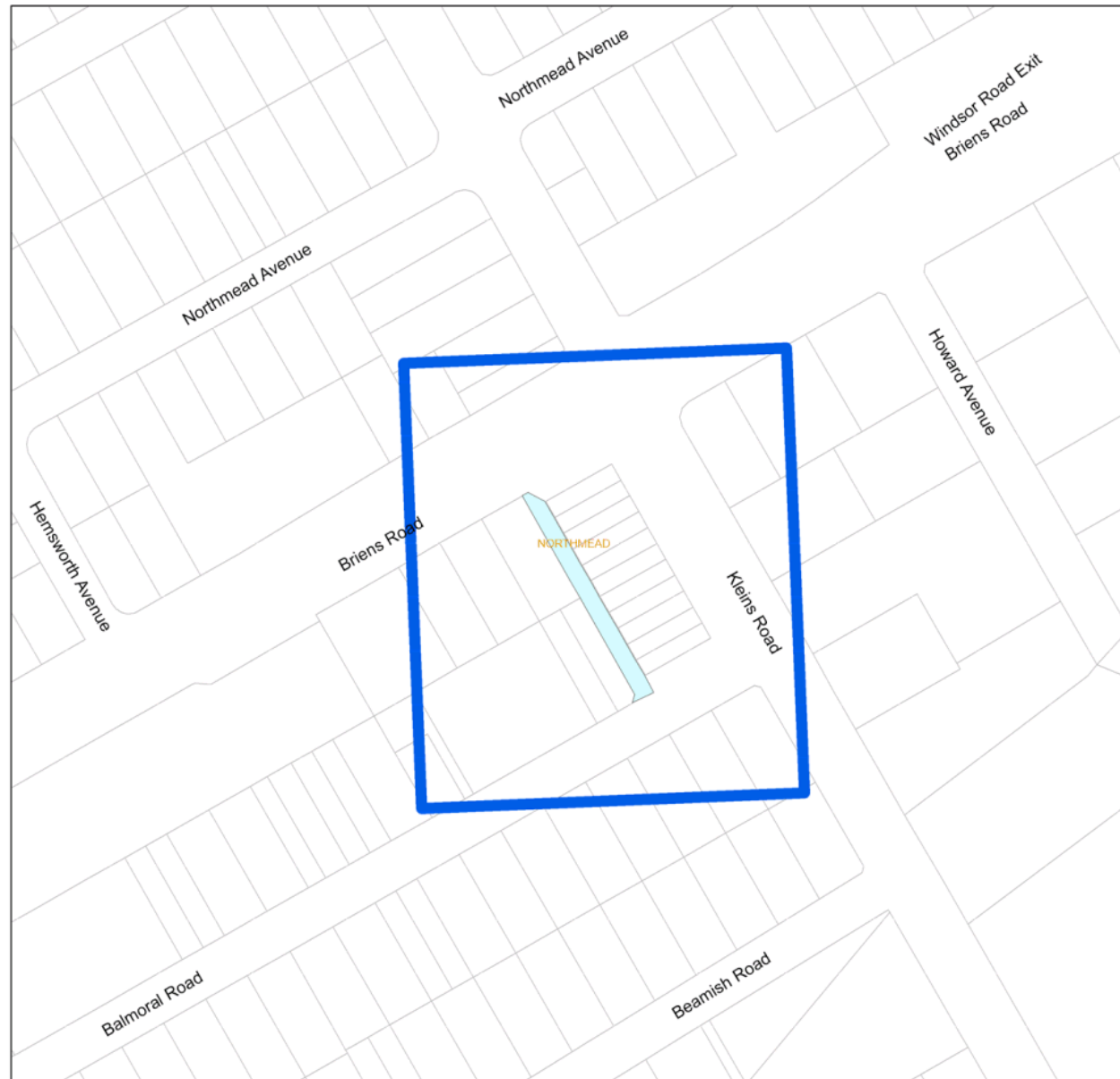
John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer




ATTACHMENTS:

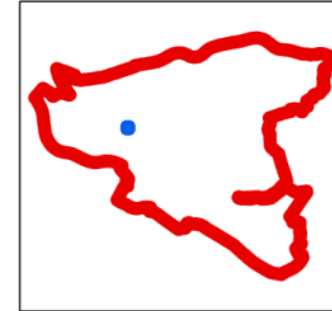
1		Attachment 1 - Site Plan	1 Page
2		Attachment 2 - Northmead Unnamed Laneway Engagement Report	19 Pages

REFERENCE MATERIAL



Legend

-  1 x Unnamed Laneway
-  Site Location
-  Parcels



Road Naming - Unnamed Laneway x1 Northmead - Behind Kleins Rd Shops

1:1,339

Maps Updated and Published by Information Systems Unit, City of Northmead
Copyright © City of Northmead 2019
Base data supplied from NSW Department of Land and Planning
Projection - Map Grid of Australia (MGA94)
Data - Government of Australia (GDA94)

While every effort has been made to ensure the accuracy of this information, the City of Northmead does not warrant the information or plans do not contain errors and the Council shall be in no way liable for any loss, damage or injury as a result of any such errors.



1/12/2022



Unnamed laneway in Northmead

Engagement Report
13 April 2023

cityofparramatta.nsw.gov.au



**CITY OF
PARRAMATTA**

Unnamed laneway in Northmead

Engagement Report
13 April 2023

cityofparramatta.nsw.gov.au

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1. INTRODUCTION

In March 2023, City of Parramatta invited residents to help name the unnamed service laneway that runs behind the Kleins Road Neighbourhood Centre Shops in Northmead.

The laneway is located between Balmoral Road and Briens Road, and is parallel to Kleins Road, Northmead. It is primarily used for deliveries to the businesses operating within the retail strip and storage of their waste collection.

Naming the laneway will be of help to businesses and deliveries servicing the shopping centre.

The pre-approved names proposed by Council were:

- Orphan Lane, acknowledging this former street name, which later become known as James Ruse Drive
- Lizzie Lane or Cleburne Lane, recognising the first post office receiving room set up in the district by Mrs Lizzie Cleburne in 1914.



2. EXECUTIVE SUMMARY

The public exhibition was held from Tuesday 14 March 2023 to Thursday 6 April 2023. There was a high-level of participation from the community and 255 contributions.

Sixty-nine percent of people chose from Council's pre-approved suggestions, the most popular being Lizzie Lane (30.56% of votes).

Thirty-one percent chose 'none of the above' with suggestions ranging from "Sunny Lane" to "a name starting with B". Survey results and comments are provided in the Appendix.

A mixture of positive and negative comments were received from the community regarding the proposed naming options. However, none of the concerns raised reached the threshold requiring removal and replacing of the proposed names with alternatives (that being where a name is considered grossly offensive and/or significantly likely to cause offence to a large group of the community or particular ethnic, religious or other specifically identifiable groups).

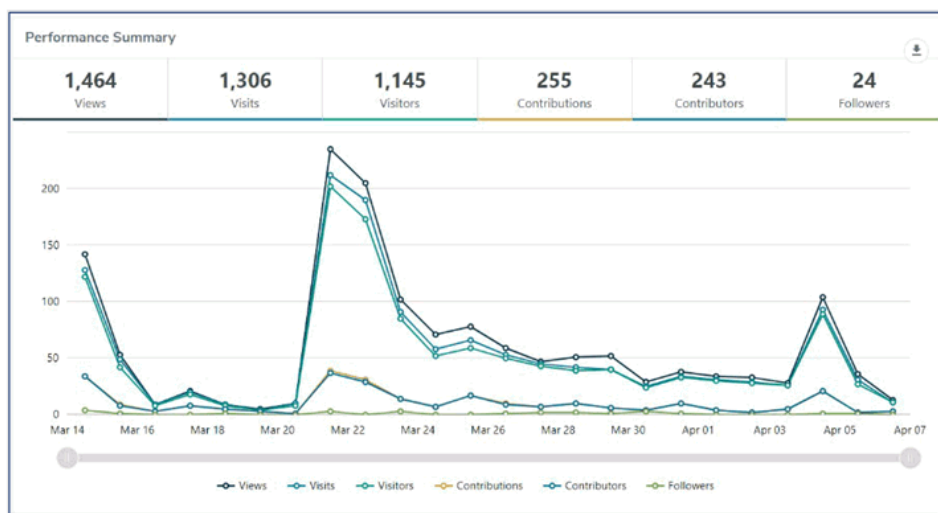


Figure 1 - Visitor activity on Participate Parramatta

3. ENGAGEMENT EVALUATION

Below is a description of the methods used to invite residents, workers and visitors to participate in naming the unnamed laneway.

Overall, the opportunity to share feedback was presented on 68,446 occasions culminating in 1464 views of the project page and 255 contributions.

3.1. Resources

- 175 letters were sent
- 6 corflutes were placed at the shops and laneway
- Postcards with a QR code were left with shop keepers.
- Participate Parramatta project page
- Council landing page
- EDMs (Participate Parramatta and City News)
- Paid social media campaign

3.2. QR code

The QR code on advertising and letters was scanned 94 times.

3.3. Social Media Campaign

A targeted social media campaign ran for two weeks in the Northmead area with a total reach of 4,794 and 557 clicks to the project page. Below is a summary of results:

Metric	Campaign Result	Benchmark
Spend	\$200	n/a
Reach	4,794	n/a
Impressions	20,088	n/a
Frequency (no. times ad seen p/p)	4.35	2-3
Link clicks	557	n/a
CPC (cost per click)	\$0.36	\$0.50-\$1
CTR (click through rate)	2.77%	More than 1%
Post engagements	664	n/a
Engagement rate (ER)	3.31%	More than 2%

Insights & Recommendations

Overall, the paid campaign performed well with good CPC, CTR and ER. The ER surpassed CoP benchmarks (>2%) at 3.31%, this can be attributed to the engagements from the top performing ad, at

657 engagements making up for 99% of total engagements. This also indicates that the campaign was relevant to the target audience.

Comments

There was enthusiastic discussion on social media (81 entries) floating ideas, mentioning local history and discussing traffic. Feedback in the social media comments has been provided to Place Services for referral to Council teams.



Figure 2 - Top performing post

3.4. Electronic Direct Notification

The project was included in the April edition of the Participate newsletter and City News which together are distributed to more than 43,300 subscribers.

Channel	List	Open rate
Participate EDM March	13,306	40%
City News EDM	30K	~50%

3.5. COP Website and Banner

Channel	Unique Page Views
COP Homepage and banner	20,346

3.6. PARTICIPATE Parramatta


The Participate Parramatta project page provided a project summary, frequently asked questions, maps and images, an online submission form and information about other avenues for giving feedback.

Project Page Events	
Views	1464
Visitors	1145
Total contributions	255 (252 surveys, 3 quick poll)
Followers	+24

3.6.1. Acquisition

Referrals to Participate Parramatta came via the following:

Referrer	
Direct (PP email and QR code)	338
Social media	673
City News April	75
Search Engines	56
Other websites	2



Unnamed laneway in Northmead

Thank you to everyone who participated. This consultation is closed.

[+ Follow](#)

[Home](#) / [Unnamed laneway in Northmead](#)


Council invited residents to help name the unnamed service laneway that runs behind the Kleins Road Neighbourhood Centre Shops in Northmead!

- The laneway is located between **Balmoral Road** and **Briens Road**, and is parallel to **Kleins Road**, Northmead
- The laneway is primarily used for deliveries to the businesses operating within the retail strip and storage of their waste collection.

Naming the laneway will be of help to businesses and deliveries servicing the shopping centre.


The survey closed at **5pm on Thursday 4 April 2023**. To learn more about the policies behind road naming, please read our frequently asked questions. To receive updates, please follow this page.

Proposed names




Orphan Lane

Acknowledging this former street name, which later became known as James Ruse Drive.



Lizzie Lane

Recognising the first post office receiving room set up in the district by Mrs Lizzie Cleburne in 1914.



Cleburne Lane

Recognising the first post office receiving room set up in the district by Mrs Lizzie Cleburne in 1914.

[+ Learn about the proposed name Orphan Lane](#)

[+ Learn about the proposed names Lizzie Lane and Cleburne Lane](#)

City of Parramatta Council acknowledges the Dharug people who are the traditional custodians of the land of Parramatta. Council pays respect to the Elders past and present of the Dharug nation and extends that respect to other First Nations people visiting this site.

Timeline

- March 2023**
Consultation opens Tuesday 14 March 2023
- April 2023**
Consultation closes 5pm on Thursday 6 April 2023
- April 2023**
Review submissions and

Figure 3 - Participate Parramatta project page

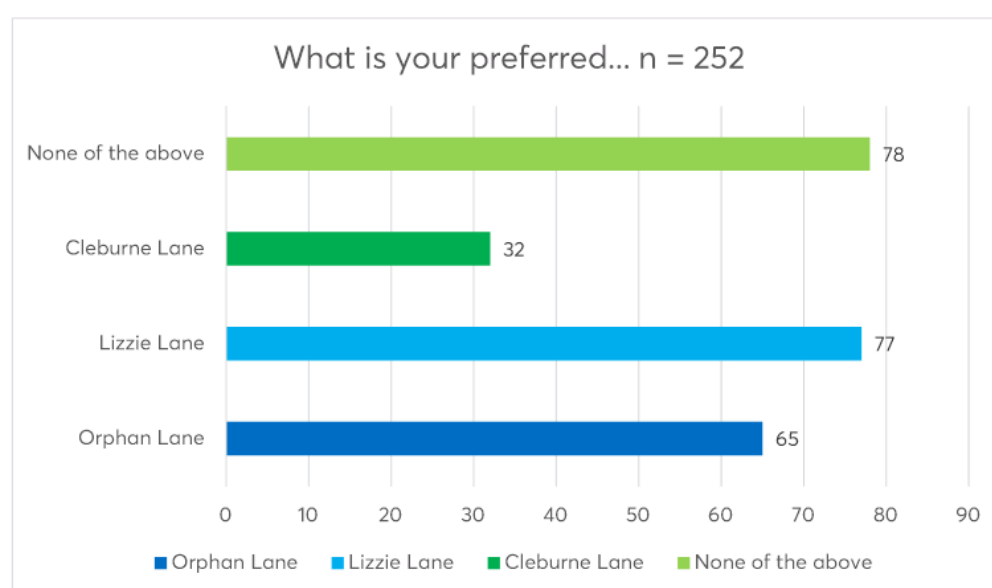
Page link: <https://participate.cityofparramatta.nsw.gov.au/unnamed-laneway-northmead>

4. SURVEY FINDINGS

Below are the answers to the **online survey**. Full comments can be found in the **Appendix**.

4.1. Participate Parramatta Survey

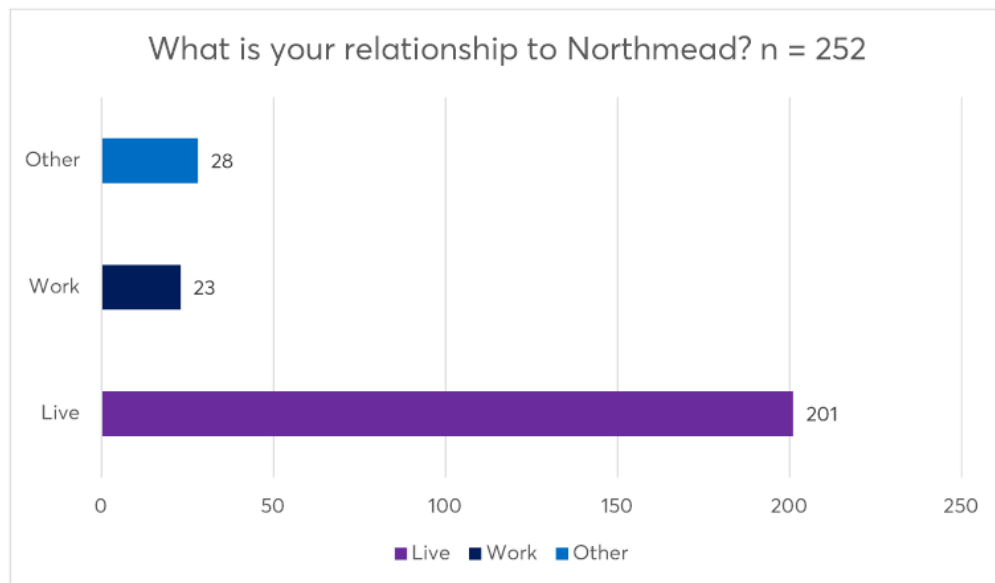
Question 1 asked, "What is your preferred name for the unnamed laneway?"



Question 2 was conditional and asked, "Why did you choose none of the above?". There were 78 responses covering suggestions such as:

- Didn't like pre-approved choices 21/78
- Sunny Lane 11/78
- Starting with 'B' 9/78
- Indigenous 5/78

Question 3 asked "What is your relationship to Northmead?"



Q 4 asked "Do you have any comments about this proposal?" 120 answers were received. **>>Please refer to the Appendix for full comments**

Qs 5 and 6 asked for name.

Q 7 asked for suburb.

Suburb	No
Baulkham Hills	1
Beecroft	1
Canley heights	1
Carlingford	1
Castle Hill	1
Dundas	1
Epping	1
Glenwood (work at CHW)	1
Granville	1
Guildford	1
Harris Park	1
Marsfield	1
Mays Hill	1
Oatlands	1
QUAKERS HILL	1
Rosehill	1
Seven Hills	1
Sydney Olympic Park	1
Enmore	2

Wentworthville	2
Constitution Hill	3
Toongabbie	3
North Rocks	4
Old toongabbie	4
Westmead	5
North Parramatta	6
Parramatta	6
Winston Hills	12
Northmead	187

Q 8 asked for email.

Q9 was a consent question.

End of survey

4.2. Email

There was one (1) email submission received by the Place Services Team.

Sent: Sunday, 2 April 2023 2:52 PM

To: Place Services <placeservices@cityofparramatta.nsw.gov.au>

Subject: Naming of Laneway

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

Hello. I think a simple name such as 'Delivery Laneway' is appropriate. Easy for any delivery driver to remember.

Hope you consider my suggestion.

[Name supplied]

5. RECOMMENDATION

This report presents and analyses the key findings and sentiment from the recent consultation on naming a Unnamed laneway in Northmead.

Careful consideration should be given to all the feedback and views presented in this report before a decision is made.

Council should respond to all concerns and suggestions raised.

A summary of findings should also be reported back to the community (when appropriate but in a timely manner), highlighting how community feedback has influenced the project. The final decision and reasons why should be made public and reported back to those who provided feedback.

These recommendations are in line with Council's engagement principles and commitments outlined in the Community Engagement Strategy and Community and Stakeholder Engagement Policy.

"We make our decisions in an open and transparent way and provide feedback to our stakeholders in order to explain our decisions and let them know how their input has been considered".

6. APPENDIX

6.1. Full comments from Question 2 and Question 4 (open ended).

Q2 Why did you choose none of the above?
Backend Lane is a better name.
Sunny Lane
It needs to keep with the B streets in the area
Benaud Lane - Richie Benaud was a resident of Northmead
Their TOTALLY-BORING and HIGHLY-UN-IMAGINATIVE or ORIGINAL In both their overall CONCEPT plus NATURE.
I believe it should be named after an Aboriginal elder
Confusing names
I like Jenny Lane my cousin who just past away and I played there over 50 years ago
It's not that accurate
Does not reflect the area
No meaningful connection to the area
Doesn't fit in with the surrounding street names that all start with the letter B
A lane next to Kleins Rd makes sense
Care flight lane
I want it to be called Sunny Lane.
How about a dharug name? Isn't it about time we acknowledged the rich indigenous culture of our area whenever we can? Bet Uncle Chris Tobin would help with a suitable name.
Waste of council money and time
Unimaginative choices, no current link to the neighbourhood. Post offices are redundant and orphans are sad.
Ramu Lane
none of them represent the youth of Northmead
could be more interesting
'Sunny Lane' has a nice ring to it
Rather choose a name from our indigenous past rather than Anglo past
Breezeway lane
Because they all suck
Don't sound good or roll off the tongue
All ugly
I want to submit a new name for consideration
I think it should be named Sunny Lane
Don't like it
Usually lane ways are named after the road or street next to it so I suggest Kleins lane
Sunny Lane is a better name
Sunny Lane
All streets in the area start with B. Should keep it consistent with the area.

Sunny Lane
Sunny lane
Sunny Lane
Sunny
Sunny
Should start with B like all the other streets
I like that it's un named, it really speaks to Northmead old heritage that sometimes things don't need names, it's just a place locals know. If it was named I think should descriptive rather than named after someone.
Because it should be called 'Fuse Lane', fusing the main streets to shops and business
I prefer a name starting with the letter B., like all the streets in the area
All the names of the streets around Northmead all begin with a B
Lived here for 60+ years a nd never heard of any of them,
None of the suggestions start with the letter B (as do all the surrounding streets in the area of the lane
My mum was born ON the site of the old Sutherland Brick Pit back in 1927. They have named the 'play ground' of a female that HAD NOTHING to do with the site. They should have named that site 'Aunty Betty's Reserve' that all the builders knew her ashes
A better name is possible
Lucky
The history of the shops there is varied.
Bee Lane
Because they are boring.
Pothole parade
The area of Northmead is colloquially know as the B Streets so it would be great to keep it in that theme.
The family built and lived in the house at the end of the lane way, and I hope Giles lane would be considered.
None relate directly to the location
Why does the name need to be referenced against something from the past?
I'd like to see more Dharug names
They dont sound right. Name it - Shop Lane
Because two of the options honour the same person. What's the matter, didn't Lizzie Cleburne have a middle name? Then you could have named all three options after her.
I feel that with multicultural demographics, names of road and lane should also be diverse. Not having names based on other races undermines their involvement in community
Don't like them
No option starts with "B", to fit the pattern of other street names in the neighbourhood
Name the lane after the family that run the MFC
Thamel Lane
Not a fan, would prefer an indigenous name
I don't think they fit the community. Needs to be something to celebrate the shopping district in the area. "Young Lane" "Prosperity Lane"
I propose to call it Bidjigal lane in line with the B street naming and to honour the traditional land owners.
It needs too much of an explanation for all three.
Testing survey
Testing survey

None appeal
Orphan Lane sounds too depressing. Lizzie Lane sounds too bogan (maybe because of the alliteration). And Cleburne Lane isn't immediately clear in how I ought to pronounce it. Sorry to be a downer, I was hoping to be more positive.
Mary MacKillop
I think, it should be Harmony lane. This is harmonious suburb.
How about Mystery Lane? or Humble Lane?
Suggest "Tunks Lane"
I feel there are much more suitable names. Clayton Lane named after Joseph Richard Clayton was the Sydney City Treasurer in 1880 (parramatta wasn't a city yet, so fell under this jurisdiction). OR Flack Lane, named after the flack family (Parramatta fruit

Q4 Do you have any comments about this proposal?
All streets in this block west of Kliens Rd start with the letter "B". This lane must follow suit.
None
I think you need to go back to the drawing board and come up with a more suitable name
Like to keep the history of the area in the road name
Go way back to the drawing-board and RE-THINK the NAMING-OF-THAT-DIRTY-NON-DESCRIPT-LANEWAY.
It should be named after an Aboriginal elder or
Just call it Kleins Lane
I think Laney McLaneface Lane would've been better
Love the person behind the Lizzie Lane name
It needs a name but one that is joyful
Most of the pakistani live here so you should name it Pakistan lane
Proposed name: Balmy Lane to honour connection to Balmoral Rd. Easy to remember, pronounce and sounds fun.
The name of a lane should always reflect the physical environment, or the historical significance, or the current mixture of communities that live close by. I propose "Vice Regal Lane".
What about Burramattagal lane or Bermuda Lane?
Kliens lane
Care flight lane, they have saved so many lives, northmead is the approach for them to land
Sunny Lane sounds better than the other three options.
I like Orphan Lane too but applaud recognizing our female "pioneers"
Just the one above.
How about fixing the traffic problems on Windsor Ed instead this waste of time
Name after John and Cathy who have run the corner store for decades and are much loved by previous and current members of the actual Northmead community.
why worry about naming the lane change the traffic lights to make traffic flow better
Ramu lane
ramu lane is a unique name that also represents the multicultural within northmead. it is rare that street names are of asian descent so it would be fantastic to see an ethnic lane name particularly within western sydney.
I think it would be lovely to honour the original name of James Ruse Drive.
let the public suggest names
My kids like "Lolly Lane"
You should call it 'Sunny Lane'

Have an indigenous name starting with B to fit with the area street names eg Bidiigal lane
No
Breezeway lane as you breeze past it, also located near lots of trees which produce a "breeze"
Put more creativity into it.
Sportivo Lane sound good in my opinion and rolls off the tongue
Name it Alexander Lane
Beyond the name, it would be of great benefit to the community if the laneway was made one-way going from Briens Road into Balmoral Road. The residents that live in the apartments on Briens Road frequently utilise this laneway to turn onto Balmoral Road.
Can we call it: "Hakuna Matata"
Sunny lane
It's just for consistency purposes that's how lanes are named.
safety mirrors please
Please name it Sunny Lane
Great proposal reflecting history of the place
No. All good. My instinct was to name it after the many women of early Parramatta.
All streets in the area start with B. Should keep it consistent with the area.
I think the name orphan lane will pique people's curiosity and lead them learn the history of the place.
No
None
I feel it is a better suited name, given its proximity to, and history with, James Ruse Drive. Also, the fact that it is one of the few lanes in the immediate area and is more or less "tucked away" it is a bit of an orphan.
This lane is a traffic hazard. Please don't put your conditioners in life threatening situations.
Lizzie Lane fits best to this lane recognising the first post office
Cool idea, like the history behind it
Call it Sunny Lane Please
Just read the history behind this name. "Orphan" name would be more appropriate.
Please pick a name starting with B.
No
Anon lane short for anonymous lane... it's been neglected and forgotten for 60 years. I don't like peoples names. We already have enough of those around our northern meadow.
Please call it 'Fuse Lane', fusing the main streets to shops and businesses
Maybe be an aboriginal name
I think it's great to look into the past history of Northmead. It would be great to see a plaque explaining the story of the lane.
Good idea What about Rieby Lane after Mary Rieby...
What about Burramattagal lane (as we're on Burramattagal land)
It is important to keep the history of our suburb alive so naming the lane after the first postmistress is highly suitable. Orphan lane is meaningless in terms of history.
An aboriginal name would also be good!
Just call it 'Business Lane'. NOT after some "person"
Make is Olga lane after Olga Salmon principal of NHS
Something cute and positive 😊
Another alternative is Bobs Lane. Named after the butcher shop owner who had a shop there for many years.

The streets all start with B. I think keeping the tradition with the area to name it something starting with B
Call it Laney Lane
No
A bit of beautification for this forgotten little lane!
Good to see local women being suggested for place names, however a tiny lane is a bit diminutive for a memorial.. I live and work in Northmead. The "accessibility" menu icon covers up part of the text input box when looking at this on a mobile p
Please pick Lizzie
If Giles Lane is not considered then Lizzie lane would be a great option
Make it 1 way from Balmoral road to Briens road
Along with naming the lane, it also need to become one-way from Briens Rd toward Balmoral, which will stop drivers attempting to avoid the traffic lights
Why don't we just name it Kleins Lane or Balmoral Lane? KISS principle
I think Orphan is most relevant as it used to be the name of the nearby rd and school. I think Cleburne would be better suited to a Rd closer to Parramatta and one with a bit more significance than a lane that stores garbage.
Orphan Lane is a little depressing, and this is made worse by the look of this particular street! A Dharug name would be my first choice, otherwise Lizzie Lane is very cute.
Would be good for a general refresh/improvement of public space around shops
Name it - Shop Lane
There should have been three, unique, separate and unrelated options. Two options that honour the same person seems unfair. Very disappointed in you, Parramatta Council.
diverse names would be great. Eg Aboriginal, Asian, indian, African, Lebanese, etc.
Should name it Randy lane because my dog Randy loves walking down the laneway.
If the present use of the laneway makes it inappropriate for selecting a First Nations name, then it definitely should not be recognising individuals either
It is practical for the lane to be named.
Street name needs some diversity in australia. I am from Nepal and Thamel is a very popular tourist place right in the middle of Kathmandu.
Orphan Lane sounds depressing, whilst Lizzie Lane promotes an interesting part of local history whilst playing with alliteration.
Excellent idea
I think it's a wonderful idea and a great way to acknowledge Northmead's past.
Great idea to remember a link with the progress of Northmead
An indigenous name would be better
Young Lane, Prosperity Lane, Duck Lane. Maybe an indigenous name after someone notable in the community.
No
I propose Kherson Lane in tribute of the liberated city of the same name that was formerly occupied by Russian forces.
It's a cool idea
The lane should be made car free (only for pedestrians)
It should be a one way from Briens rd to Balmoral. As car is coming in from Balmoral to skip the traffic light. Where as this lane way is useful for Howard Ave residence to use to avoid Uturn traffic incidents on Klein's rd
none
Have we recognised Howard whose factory was in the area (one block to the east). He invented the stump jump plough and developed it in Gilgandra before making in Northmead.

Both names are significant because of the history of the area. More people would be recognized using the fact that the orphan school was there, and it gives some honouring of children who would have faced a very difficult life.ere
I think the name is also appropriate given it seems orphaned.
No
Use an indigenous name
There's few streets or lanes named after females. So Lizzie Lane would be great.
Surely there'd be another significant figure you could name it after, rather than relating to a post office. First principal at NPS up the road? Something with a more functional name
Other names such as a person whose had given so much to humanity.
I like "Lizzie"
Harmony lane
Female first, easy to say and remember
I think it's a great idea but I really dislike the name "Orphan Lane". It really does not sound right.
NA
It's great to have these opportunities to vote and shape our community. I also appreciate having the history of Northmead considered for these sorts of things.
Why can't it be "Lizzie Cleburne Lane"?
Like the sound of Orphan Lane plus the historical reference.
Great idea- good fun.
I think it's very respectful and it would be the best name for this lane to have
In recognition of Bob Tunks who operated a butchery in Kleins Road for many years.
The names require more thought, I feel there are better suited with a more historical significance

[End]

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.2
SUBJECT	Adoption of Parramatta River Plan
REFERENCE	F2022/03176 - D08403499
REPORT OF	Strategy Manager

CSP THEME: GREEN

WORKSHOP/BRIEFING DATES:

- River Plan Projects pre-Council Meeting session, 11 April 2023
- Councillor Workshop, 6 February 2023
- Councillor Workshop, 7 November 2022
- River Tour, 24 September 2022

PURPOSE:

The purpose of this report is to seek Council adoption of the draft Parramatta River Plan as an advocacy document and a guide for future planning and engagement work connected to the Parramatta River

RECOMMENDATION

- (a) **That** Council adopt the 2023 Parramatta River Plan (**Attachment 1**).
- (b) **Further, that** a targeted advocacy, communications and engagement plan be implemented following adoption by Council.

BACKGROUND

1. The City of Parramatta Council has been a key facilitator of a growing movement supporting the improvement and recognition of the Parramatta River. Some key examples of this movement include.
 - a. 2008 - the formation of the Parramatta River Catchment Group an alliance of councils, government agencies and local community groups with a plan to make the Parramatta River a world-class river and swimmable by 2025.
 - b. 2015 - endorsement of the Parramatta City River Strategy, a comprehensive plan to transform the city river foreshore into a vibrant public space that connects to the city, celebrating the history and culture of the Parramatta River.
 - c. 2018 - NSW Government recognition of the importance of both Parramatta and the Parramatta River as part of its metropolitan plan which identified Parramatta as the heart of the Central River City.
 - d. The planning and delivery of major foreshore projects shaping the City's relationship with the Parramatta River such as.
 - Escarpment Boardwalk
 - Subiaco Creek boardwalk
 - Alfred Street Bridge
 - the Museum of Applied Arts and Sciences
 - Charles Street Square.

2. Council's work and advocacy has begun to demonstrate the potential of our river and there is a valuable opportunity to continue to build on this momentum.

STRATEGIC CONTEXT

3. In 2016, the City of Parramatta's local government boundaries were extended, expanding the total extent of the Parramatta River waterway within the local government area (LGA).
4. In 2016, Parramatta was also identified as a key central growth area within Sydney and the Greater Parramatta to Olympic Park (GPOP) growth precinct was established with the Parramatta River as a central feature.
5. In 2020, Council endorsed its Local Strategic Planning Statement which identified the Parramatta River as a key opportunity for expanding its open space and recreation network. Council also endorsed the Local Housing Strategy identifying priority growth precincts within the LGA and locating around 75% of future growth within a 10min walk or cycle of the Parramatta River.
6. Further strategic planning work is now being undertaken by key government and institution stakeholders which will have implications on the future use, access, interface, and quality of the Parramatta River foreshore. Key project examples include:
 - Metropolitan district planning
 - Future transport planning
 - PLR Stage 2 planning
 - Westmead Place and Public Domain strategies
 - Camellia Place Strategy
 - Sydney Metro-West
 - Powerhouse Parramatta
7. Alongside strategic planning, between Council and various NSW government agencies, there has also been significant recent funding committed to delivery of public projects along the river to a combined value of over \$300m.
8. To support strategic planning, project delivery and future directions, it is of value for the City of Parramatta to define a stronger vision and narrative for the whole extents of the Parramatta River, and its supporting tributaries, within the local government area.

THE PARRAMATTA RIVER PLAN

9. In 2020, Council received a grant from the Department of Planning Industry and Environment's (DPIE) Metro Greenspace Program for the development of a spatial framework for the Parramatta River.
10. Council staff have aligned work on the spatial framework with Council's priorities to develop the Parramatta River Plan.
11. The Parramatta River Plan defines future potential for the Parramatta River and its tributaries within the Greater Parramatta to Sydney Olympic Park (GPOP) priority growth area including:

- a. a 20-year vision to establish the Parramatta River as a continuous regional parkland at the center of metropolitan Sydney and Parramatta the Central River City.
- b. a clear context and justification for the vision.
- c. opportunities for the creation of a continuous open space network and the delivery of 165 hectares of new public space to support planned growth in the Greater Parramatta and Sydney Olympic Park area (GPOP).
- d. key principles for future planning and design work along the river.
- e. big ideas for achieving the vision of the river as a continuous river parkland.
- f. short-term opportunities for project delivery.
- g. Next steps that Council will undertake to facilitate delivery on the vision

CURRENT STATUS

12. The Parramatta River Plan has been prepared and is now ready for adoption by Council as an advocacy document. A copy of the plan has been provided at Attachment 1.
13. Collaboration and buy-in from key stakeholders is a critical step for any future success and influence of the Parramatta River Plan. To support the promotion of the River Plan vision, an advocacy, communications and engagement plan will be implemented following endorsement.

CONSULTATION & TIMING

Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
N/A	N/A	N/A	N/A	N/A

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
11.04.2023	River Plan Projects pre-Council Meeting Session		Nicole Carnegie Luke Wolstencroft Hugh Johnston	City Strategy
6.02.2023	Councillor Workshop	Request for detailed project session	Nicole Carnegie Luke Wolstencroft	City Strategy
7.11.2022	Councillor Workshop		Nicole Carnegie Luke Wolstencroft	City Strategy

24.09.2022	Councillor River Tour		Nicole Carnegie Luke Wolstencroft Karen Jones	City Strategy
17.11.2021	Councillor Workshop	Request for river tour	Nicole Carnegie Luke Wolstencroft	City Strategy

LEGAL IMPLICATIONS FOR COUNCIL

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

FINANCIAL IMPLICATIONS FOR COUNCIL

17. If Council resolves to approve this report in accordance with the proposed resolution, there are no unbudgeted financial implications for Council's budget.

Luke Wolstencroft
Strategy Manager

Nicole Carnegie
Director City Strategy

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

1   Parramatta River Plan 28 Pages

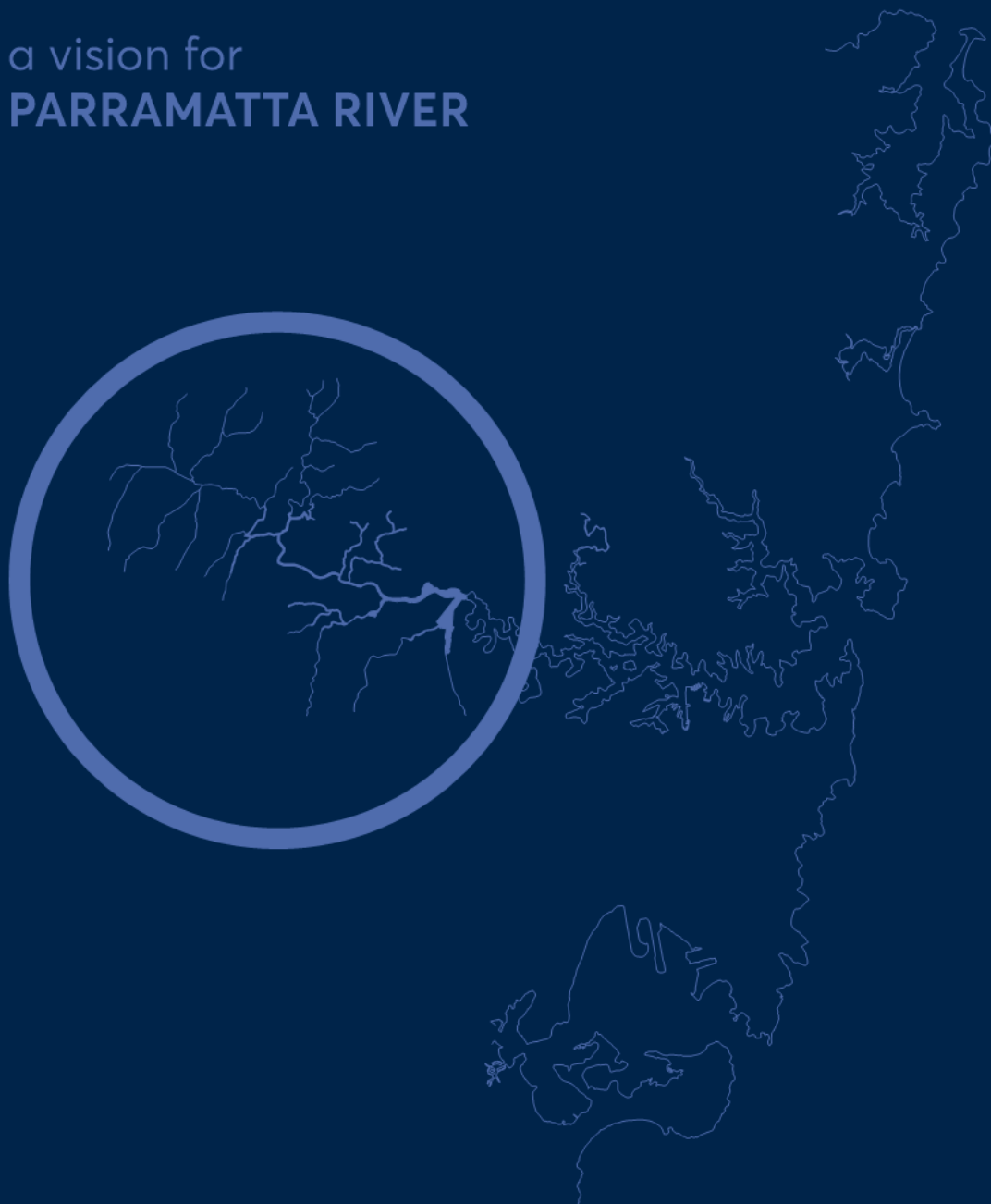
REFERENCE MATERIAL

Sydney's new

CENTRAL RIVER PARKLANDS

a vision for

PARRAMATTA RIVER





Pembury, c1801.
by Samuel John Neale, National Library of Australia

Aboriginal people know that if we care for Country, it will care for us. For tens of thousands of years they have managed, cultivated and cared for the landscape where our towns and cities were established and continue to grow.

- Designing with Country Discussion Paper, Government Architect NSW 2020

FIRST NATIONS - The Parramatta River is regarded as a living entity by Aboriginal people both in spirit and body. It has been witnessed in many forms over thousands of years from a small creek following the valley floor to its current form filling the valley. The river and land surrounding it remain to this day important cultural heritage for Aboriginal people maintaining dreaming storylines, culture and traditions.

FOREWORD

The Parramatta River has been a place of cultural significance for First Nations peoples for thousands of years. The natural meeting point between the Parramatta River, its tributaries and Sydney Harbour was a fertile environment, a central gathering point, and home. Parramatta is thought to have been positioned at a key transition point for trade and language between coastal and inland Dharug people, a central geographic advantage that still exists within Greater Sydney today.

The river also played a critical role in the survival of the early colony, with the rich alluvial soils and abundant freshwater providing the basis for the establishment of the agricultural and farming industries that fed early European settlers. The river continued to establish itself as the heart of the growing colony well into the 19th century. The riverbank became the backdrop to the growing economic activities of agriculture, commerce, and industry.

Despite the significant role the Parramatta River had and continues to play in our City, it is only recently that the river has been given prominence. Parramatta Park Trust took steps to recognise the importance of the river to the park, the broader landscape and the community in its Your Parramatta Park 2030 strategy. City of Parramatta and the Parramatta River Catchment Group's work Our Living River has also begun to prioritise the health of the river and its catchment.

Perhaps part of the issue with broader recognition for the Parramatta River is, like other locations such as Sydney Harbour, the impacts of industry have been detrimental to our riverfront. For a large part of the 19th and 20th century, Parramatta River and Duck River were used as dumping grounds for soil, rubbish and pollution. This led to the river assuming the unfavourable identity of 'an open sewer'.

Since the 1970s, efforts from all levels of government have been made to improve the environmental quality of the river corridor. There have been some significant improvements with better regulation and internationally renowned remediation projects like Sydney Olympic Park but further work is needed.

It is important that we recognise that the rapid change and transformation that is underway across Sydney has major implications for the Parramatta River. A new chapter in the story of the river has begun, and it is vital that City of Parramatta in partnership with NSW Government and the community take this opportunity to re-imagine our river and ensure its future is positive.

The City of Parramatta has made great steps in its plans to revitalise the river. The Escarpment Boardwalk represents delivery of a critical link in the original 10-year vision set-out by the Parramatta Valley Cycle Masterplan. Upcoming work on Parramatta Quay, the Museum of Applied Arts and Sciences, Riverside Theatres, and Civic Link in the CBD also represent years of Council's dedicated work and advocacy for the river coming to fruition. Parramatta River is becoming the front yard for locals and attracting more visitors than ever.

These projects are the critical beginnings of a significant legacy for Parramatta and a network of places that will support our community and city for years to come.

We need to build a stronger and more inclusive narrative that recognises the importance of the river as a shared public resource and sets out a bold vision for its future.

Proudly funded by the NSW Government in association with City of Parramatta Council



**CITY OF
PARRAMATTA**

City of Parramatta respectfully recognises the Traditional Owners and custodians of the land and waters of Parramatta, the Dharug peoples.

We acknowledge that Aboriginal people continue to play a vital role in the ecological, economic, social and cultural life of Parramatta, while maintaining a distinct culture built on the principles of Caring for Country, the primacy of family, and the dignity and governance of Elders.

Rev	Date	Description	Written	Checked	Approved
A	28/09/21	Draft Issue	HJ/LW	LW/HP	NC
B	7/11/22	Draft Issue - Councillor Workshop	HJ/LW	LW	NC
C	6/02/23	Draft Issue - Councillor Workshop	HJ/LW	LW	NC
D	4/05/23	Issue for Council Report	HJ/LW	LW	NC

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INTRODUCTION

WHY DO WE NEED A VISION?

At the heart of Parramatta is the river, an ancient waterway that has attracted and sustained communities for thousands of years. A revitalised river, with improved water quality as well as space for nature and our community is integral to the appeal of a Central River City and its success.

During the last century the Parramatta River faced many challenges. Degraded, its value as a natural asset and its potential to benefit communities was overlooked. Recently, public and government views of the river have begun to change. The Parramatta River is being re-imagined as a green transport corridor connecting growing communities. The possibility of a clean river and foreshore areas transformed into beloved public spaces has begun to grow.

This document seeks to unite all levels of government and private industry to deliver a bold vision for all of the Parramatta River. It identifies areas within the City of Parramatta Local Government Area that with careful planning will restore the river and support growth, investment, and our community both now and into the future.

The River has many supporters.

In 2006 Council supported the establishment of the Parramatta River Catchment Group, an alliance of councils, government agencies and local community groups with a plan to make the Parramatta River a world-class river and swimmable by 2025.

In 2015 Council endorsed the 2015 Parramatta City River Strategy, a comprehensive plan to transform the City River Foreshore into a vibrant public space that connects to the city, celebrates the history and culture of the Parramatta River, and is resilient to flooding.

In 2016 NSW Government recognised the importance of both Parramatta and the River as part of its metropolitan plan which identified Parramatta as the heart of the Central River City.

The focus and recognition these plans placed on the river has been the driver for a series of projects now coming to realisation. From 2016, several flagship projects including the Museum of Applied Arts and Sciences, Escarpment Boardwalk, Subiaco Creek boardwalk, Alfred Street Bridge, Charles Street Square and Western Sydney Stadium redevelopment began to re-shape the City's relationship with the Parramatta River.

This work has begun to demonstrate the potential of our river. The next step for Council is to build on this momentum, to expand its vision beyond the CBD and create a plan to revitalise all of our river foreshore areas.

As we define this vision, we must consider the life of the river, how it provides a sense of place, how it draws our community and how a river that is healthier, nurtured and celebrated can play a more central role in Parramatta's identity as an emerging global city.

This proposal for a new Central River Parkland defines the potential for the Parramatta River and its tributaries within the Greater Parramatta to Sydney Olympic Park (GPOP) priority growth area.

The document outlines a long-term vision to establish the Parramatta River as a continuous regional parkland at the centre of metropolitan Sydney and the Central River City. To illustrate the strength of this vision, this document identifies opportunities for the creation of a continuous open space network and the delivery of 161 hectares of new public space to support planned growth in the Greater Parramatta and Sydney Olympic Park area (GPOP).



SETTING A VISION



Parramatta River Sydney's new Central River Parklands

Key values that should underpin
a vision for the river

Ancient River

The Parramatta River is the primary tributary of Sydney Harbour and has been a central point in the Sydney region for thousands of years. The river has a longevity which stretches well beyond a single person's life span and experience. Our appreciation, vision, and plans for the river should be considered as part of a legacy that delivers benefits for the environment and our community.

Living River

The river is a living system. The natural flow of the river and its ability to support life and activity has been significantly modified since European settlement. As our city's population grows, space for our river to do more will become critical. Planning needs to recognise the value of safeguarding the river as living green infrastructure.

Shared River

The Parramatta River is the defining feature of Parramatta and a shared resource that has established this place as a destination and a home for many thousands of generations. In planning for the future the importance of retaining and promoting public ownership, management, and engagement with the river must be prioritised.

WORLD-CLASS RIVER PARKLANDS

Parramatta River should be recognised and developed as an internationally renowned continuous regional parkland. The corridor is comprised of more than 500ha of parkland, including two regional parks of international significance, and has the potential to be transformed into 870ha of continuous public open space.



Parramatta's project opportunity

Central River Parkland, Parramatta
870Ha



Similar planned river parkland precedents

1
Emerald Necklace, Boston
1890s
400Ha



2
River Torrens, Adelaide
1960s
500Ha



3
The Hudson River Park, New York City
2015
220Ha



The Emerald Necklace

Legacy project for Boston, a river parkland at the heart of the city.
Integration of open space delivery and water management.

The River Torrens Linear Park

The earliest linear park in Australia, a 35km parkland following the river from the Adelaide Hills to the coast.

A partnership project established spanning over 6 different local government boundaries.

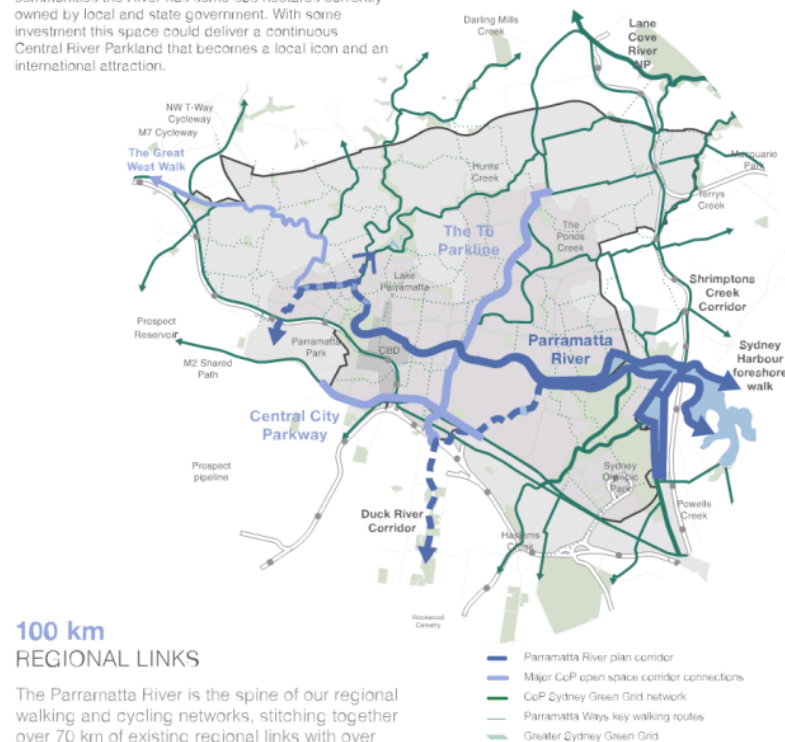
The Hudson River Park

The reclamation of former industrial waterfront along the Hudson River for new open space.

A recent conversion that has established the second largest park in New York.

KEY DRIVERS

The importance of open space to the health and happiness of communities is well documented. In an area planned to house some of our growing residential communities the River has some 665 hectares currently owned by local and state government. With some investment this space could deliver a continuous Central River Parkland that becomes a local icon and an international attraction.



100 km
REGIONAL LINKS

The Parramatta River is the spine of our regional walking and cycling networks, stitching together over 70 km of existing regional links with over 30km of future connections.

13

ACCESS

More than 75% of future growth in Parramatta is planned to occur within a 10 min walk or cycle of the Parramatta River.

PUBLIC DOMAIN

More than 685 hectares of land adjacent to the Parramatta River and around 70% of the foreshore is owned by government.

OPEN SPACE

Parramatta River has two regional parks and more than 500 hectares of parkland. There is potential to deliver more than 181 hectares of open space.

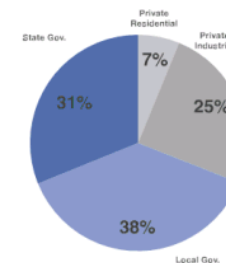
300,000 people

Residents along the river foreshore, 2038



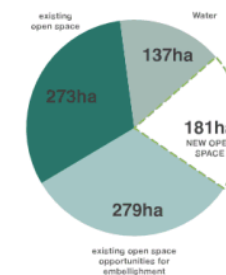
40 km

Ownership - linear foreshore



870 Ha

chart - open space potential



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WHERE ARE WE AT?

Improving public access to the Parramatta River has had significant focus over the last 20 years. Various projects have delivered more than 20km of walking and cycling paths alongside the river with planned bridges allowing more communities to connect with the river.

Completed in 2021, the Escarpment Boardwalk at Parramatta Quay represents the last piece in a continuous off-road connection between Sydney Olympic Park and Parramatta Park. This piece of high quality infrastructure has contributed to more than 2 million people a year enjoying walking and cycling by the Parramatta River.

It is now timely for Council to consider the projects and priorities which will protect and enhance the river corridor over the next 20 years and beyond.

Currently there are a number of projects planned, proposed or in delivery at different points along the Parramatta River. These projects can have a significant influence on how future communities value, access, and interact with the river and its ecosystems. It is important that the way these projects engage with the river supports an overarching vision for the Parramatta River including ensuring environmental protection and providing public access.



diagram -
Current continuous off-road walking
and cycling connection: Parramatta
Park to Sydney Olympic Park



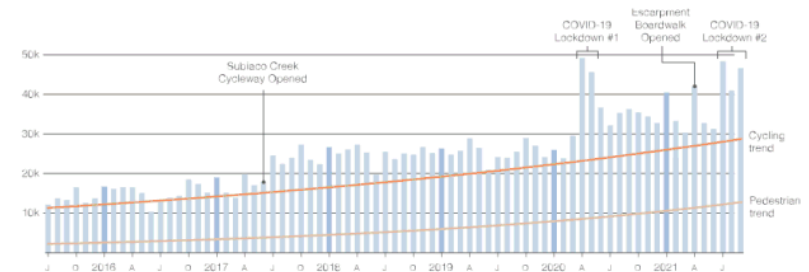
Baludam Boardwalk



Subiaco Creek Boardwalk



Escarpment Boardwalk



graph -
Pedestrian and Cycle Counts, Rydalmere

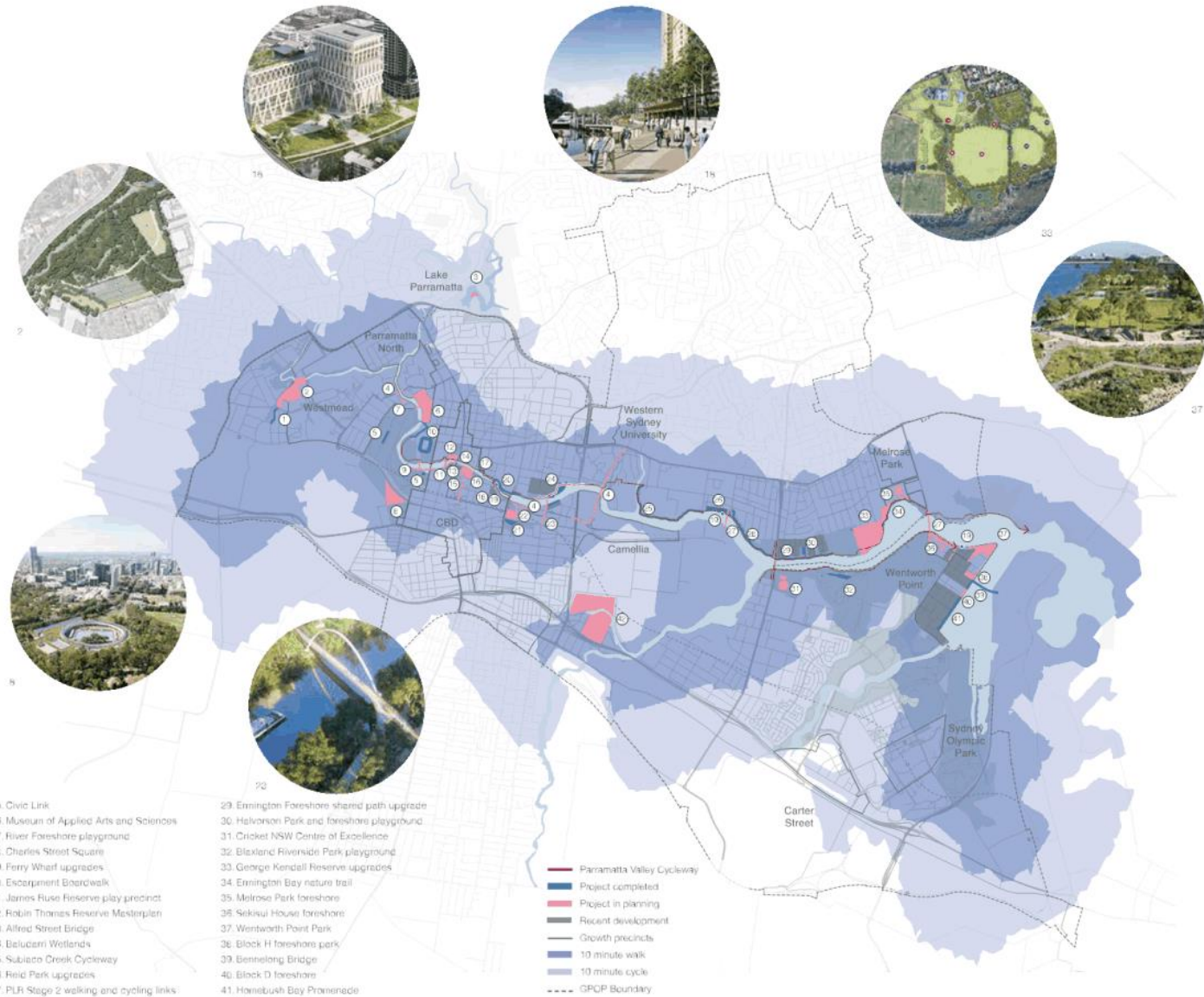
There is a significant amount of momentum building along the river. In addition to the many completed projects there are some major public projects being delivered close to the river by Council and NSW Government.

plan -

Key projects completed and in planning along the Parramatta River corridor

- | | | |
|--|---|---|
| 1. Shannone Peddock shared path upgrade | 15. Civic Link | 29. Ennington Foreshore shared path upgrade |
| 2. Milton Park upgrade | 16. Museum of Applied Arts and Sciences | 30. Helverson Park and foreshore playground |
| 3. Lake Parramatta swimming site | 17. River Foreshore playground | 31. Cricket NSW Centre of Excellence |
| 4. PLR Stage 1 walking and cycling links | 18. Charles Street Square | 32. Blackland Riverside Park playground |
| 5. Parramatta Park playgrounds | 19. Ferry Wharf upgrades | 33. George Kendall Reserve upgrades |
| 6. Parramatta North Heritage Core | 20. Excerptment Boardwalk | 34. Ennington Bay nature trail |
| 7. Glenariff House (Wistaria Gardens) | 21. James Ruse Reserve play precinct | 35. Melrose Park foreshore |
| 8. Parramatta Pool | 22. Robin Thomas Reserve Masterplan | 36. Sekiui House foreshore |
| 9. Western Foreshore connections | 23. Alfred Street Bridge | 37. Wentworth Point Park |
| 10. CommBank Stadium and forecourt | 24. Belubera Wetlands | 38. Block H foreshore park |
| 11. Marsden Street Bridge | 25. Subiaco Creek Cycleway | 39. Bennelong Bridge |
| 12. Riverside Theatres upgrades | 26. Reid Park upgrades | 40. Block D foreshore |
| 13. 112 Philip Street | 27. PLR Stage 2 walking and cycling links | 41. Homebush Bay Promenade |
| 14. Lennox Bridge Portals | 28. Eric Pinrose Reserve upgrades | 42. Metro Stabling Yards |

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FORWARD STRATEGY

PUBLIC RIVER SPACE DESIGN

The Parramatta River offers significant amounts of open space, but there is a need to protect and expand it, improve its quality, and enable a greater range of uses.

In recent years, river cities across the world have rediscovered the value of their rivers. Revitalised rivers and sensitive re-design of riverfronts to create welcoming, lively public spaces have transformed precincts and contributed to the amenity and prosperity of many cities.

The City of Parramatta has also been part of this journey with plans like the City River Strategy for Parramatta's CBD and the Parramatta Valley Cycle Masterplan's new river connections. These plans have led to some of the significant design projects both delivered and in the pipeline.

Since these plans were created the boundaries of our city have expanded. The length of river now within the City of Parramatta has increased as has the number of people living near our river.

Looking forward our City will continue to grow. In order to create a sustainable, resilient, and liveable city, our design focus will need to expand with consideration given to the various projects alongside the length of the river.

Future population growth, river health, and environmental issues are increasingly highlighting the importance of focusing on the multi-functional role of the river as vital green infrastructure. Protecting and improving public space and guiding projects to uphold key principles which affirm the importance of the Parramatta River and achieve positive outcomes for the communities who depend on it will be essential.

Future projects along the Parramatta River should enable functions such as:

- parks and recreation,
- water quality improvement,
- flood management,
- sporting use,
- biodiversity,
- urban heat mitigation, and
- walking and cycling.

Yanweizhou Park
Jinhua City



Buffalo Bayou,
Houston



East River Park,
Brooklyn



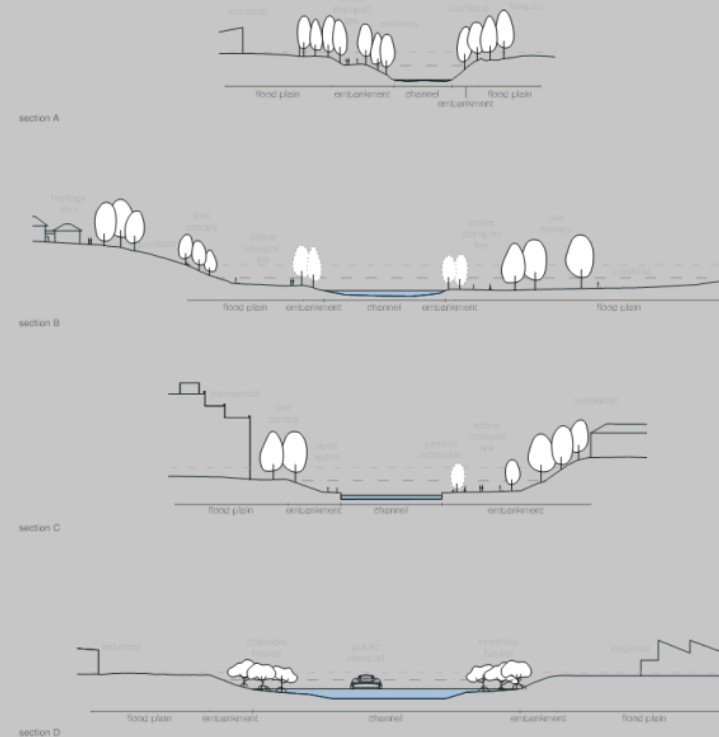
Bishan Park,
Singapore



Sanya Mangrove Park,
Sanya City



Spree Bathing Ship,
Berlin



Existing Parramatta River spaces

The character of the river corridor and its spaces vary dramatically along the river. The river's edge provides opportunity for many uses. Greater attention to the future quality, design, and management of this zone is needed.

RIVER PARKLAND OUTCOMES

The transformation and revitalisation of the Parramatta Central River Parklands provides a range of additional uses which will deliver many beneficial outcomes for the community and river system including;

- reconstructed ecologies,
- increased biodiversity,
- improved flood resilience,
- local water quality improvements,
- more pedestrian and cycle bridges,
- accelerated uptake in walking and cycling,
- more high-quality open space available for the community, and
- greater opportunity for local connections to nature



PRINCIPLES

These principles reflect a need to continue to improve environmental performance of the river and its foreshore, to provide access to the river, and ensure connectivity along the foreshore, and to create publicly owned open space that supports a range of recreation.



1 recognise the shared value of the river

Recognise the opportunity of the river to contribute more to the identity of Parramatta including celebrating culture, heritage and connection to country.



2 make the river central and accessible

Develop new transport options which connect and make the river a public, and integral part of everyday life and activity across the city.



3 provide space for water, nature, and play

Recognise and regenerate the hydrological functions of the river as a core component of all project planning along the river.
Expand local biodiversity and canopy cover to support a healthy and resilient city.
Expand the network of open space and recreational facilities along the river in response to future growth and development.

BIG IDEAS

As we undertake longer term planning for future river projects, we need to consider the most effective approach for delivering against the broader project vision and principles. Outlined below is a series of big ideas aligned with the vision. At the heart of these ideas is maximising the potential of the river to perform a more central role in the identity, function, and life of the city.

- enhance the cultural threat of The River City - develop a plan to re-establish the river as central to the identity of Parramatta.
- uncover and restore the heart of the Parramatta River for public access.
- re-energise a public future for Parramatta: collection of health institutions and cultural heritage sites linked to the river corridor.

- create great river connections - expand the river walking and cycling network to include the Hornsby Bay Run, the Duck River Link, the TA Link, and the Westmead Health Link.
- create memorable river crossings - develop a world class Greater Parramatta walking and cycling river bridges network.
- provide more on-water river experiences - advocate for a light ferry shuttle and a free-grain and public multipurpose wharf network for GPCCP.

- create resilient parklands - expand capacity of both open space and flood storage in key parks upstream of the river.
- establish green zones - alongside new development along the river align suitable uses such as open space, active transport, and environmental functions with areas of flood risk or flood management.

- promote the shared waterfront - increase active recreation space through partnership with State government and the private sector development shared space with education and health partners, upgrading the capacity of existing state and local government recreation assets.
- bring back swimming to the Parramatta River - improve water quality and monitoring, open new swimming sites, and increase access to water.

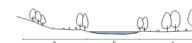
- rethink the river's edge - establish living and resilient edges through a modern and integrated re-design of deteriorating seawalls and existing embankments.
- create a 'sponge park network' - increase stormwater retention through an integrated river foreshore wetland network, supporting water quality and habitat.
- cool response - reduce urban heat by maximising our foreshore reserve biodiversity and canopy cover.

*Further exploration on these of these ideas is provided opposite. All ideas will be further investigated as part of future Council planning and project development work.

The following diagrams seek to conceptualise three examples of how some larger, co-ordinated river infrastructure planning can begin unlocking the potential of the Parramatta River corridor as a continuous river parklands.

bringing together the river corridor

To deliver a successful river parklands we need to ensure we maximise the opportunities for bringing the different environments of the river together as a continuous public corridor. The 2 examples presented opposite seek to achieve this by maximising the opportunities for interaction between the land and the water. Through this approach we will create spaces for people, plants, and animals to see, reach, cross, and be on the river as a central public space linking our communities.



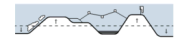
The Parramatta River waterway open space

1 re-thinking the river's edge

The river's edge is a critical zone in shaping the experience of the river as a whole corridor, connecting both the land and the water.

The river's edge has been heavily modified through development of the last 100 years, over 45% is no longer natural. There are a significant number of seawalls, riparian areas, and embankments (both man-made and natural) that have deteriorated and will need investment in the near future.

This challenge presents the opportunity to re-imagine how much more the 21st century river's edge could be. A modern river's edge could open new opportunities for boardwalks, foreshore seating and picnic zones, separated walking and cycling options, floating wetlands, intertidal habitat, views of the river and city.

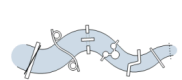


2 create memorable river crossings

River crossings are critical to the experience of the river and its connectivity to the city. Crossings can become integral to the identity of cities.

The cost and challenges of providing bridges are heavily influenced by the span of river they need to cross. The relatively narrow scale of the Parramatta River account and above the CBD is a great opportunity for a cost-effective walking and cycling bridge network that could become central to the identity and experience of our city.

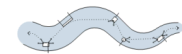
A walking and cycling bridge network could provide a uniquely Parramatta river experience, increase the vibrancy along the river, increase open space access and reveal some of our forgotten heritage.



3 provide more on-water river experiences

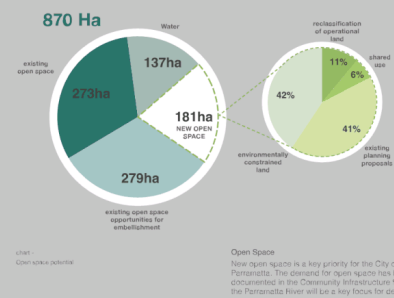
The river channel is public space and should be planned as part of our broader open space and transportation network. Opportunities to be on the water are an essential part of the experience of waterside living. Sydney Harbour has a distinctive network of public wharves, ferries, harbourside docks, beaches, hills, ramps, and jetties.

Parramatta River once had a much greater network of local wharves, jetties, and boat transportation. There is opportunity to establish a better public infrastructure network that maximises the opportunities for people to experience Parramatta from the water and use the water as open space.

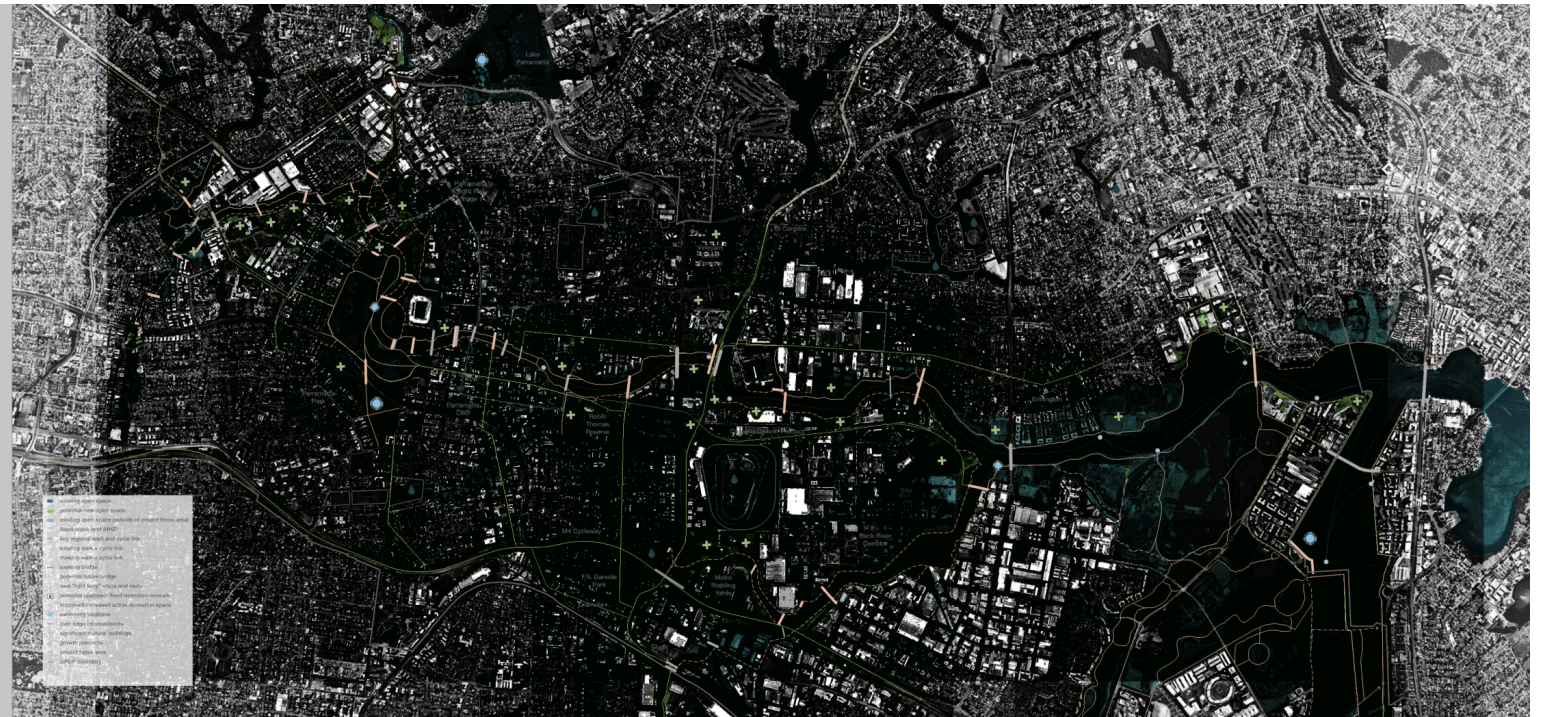


THE PLAN

The following plan represents desirable outcomes for the Parramatta River corridor based on the vision, principles, and selected big ideas. The plan provides a guide, setting the context and agenda of individual projects and planning along the corridor. The proposed outcomes represent a mix of both known projects in planning alongside some aspirational outcomes that will require further investigation.



Open Space
New open space is a key priority for the City of Perrinmetta. The demand for open space has been documented in the Community Infrastructure Strategy and the Perrinmetta River will be a key focus for delivery.



WATERFRONT OWNERSHIP

With almost 70% of river foreshore owned by government, there is a unique opportunity to influence the future of the Parramatta River. A shared vision, government and private sector collaboration can deliver a desirable and highly valued public asset - 40km of continuous riverfront public open space - that will delight and support future generations.

Land ownership proportions along the river present two key opportunities for the development of new river parklands; the amount and extent of government land ownership and the limited amount of private residential land that may restrict the development of future foreshore access.

Government-owned Land

Parramatta River has a legacy of significant amounts of government-owned land along its foreshore. This includes large parklands like Parramatta Park, the more recent Sydney Olympic Park, and many health and education facilities.

Many of the government health and education institutions placed along the river were originally designed to take advantage of the scenic location and were planned with large grounds facing the water.

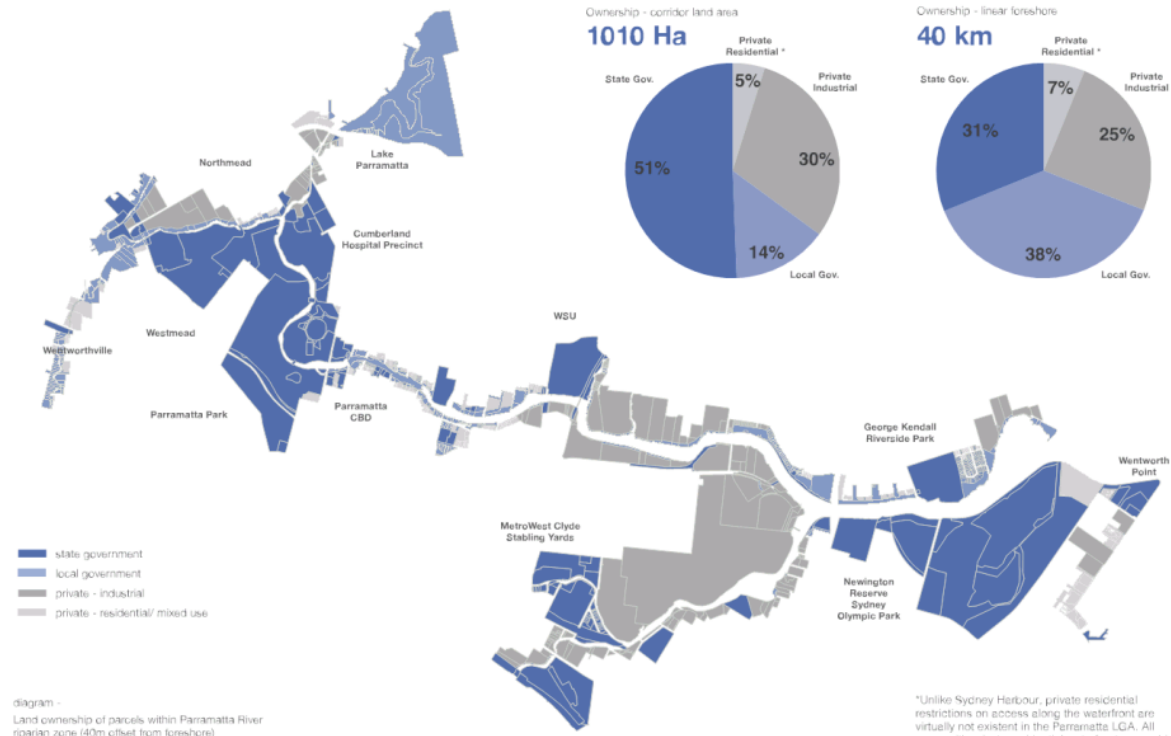
This legacy of government land provides a critical foundation for the development of a larger parklands concept that will support the changing context and future growth of Parramatta.

Non-private residential land

Of the 32% of the river foreshore that is in private ownership more than 60% of this is old industrial lands. In several locations this has been or is being converted into new residential development. Alongside this development, new open space and public foreshore is being delivered.

While not all industrial land may be suitable for residential use there is still opportunity to improve access and waterfront interface. New commercial developments within Rydalmere and along Subiaco Creek provide some recent examples of this.

The flexibility of industrial land-use for future development is a significant opportunity for the delivery of continuous foreshore access and parkland along the river.



DELIVERY AND GOVERNANCE

APPROACH

The Parramatta river is larger than any single project or development precinct. A shared vision for the river will increase the value that it can deliver back to stakeholders beyond that of any single contribution. With significant amounts of government and private investment already occurring it is important that we ensure there is alignment on what we are seeking to achieve, to capture this value.

Delivery will need support from local government, state government, and private development. To date, river project delivery and planning has tended to occur on project by project or site by site basis. This plan outlines a vision that seeks to align stakeholder thinking on the objectives and outcome that will continue to transform the City of Parramatta, delivering environmental, economic, and social benefits. Better governance and partnerships based on a new vision for the Parramatta River, could align infrastructure delivery, create mutually beneficial opportunities, and deliver a celebrated public space project that signifies a new era for the Central River City.

Council's role

The City of Parramatta has a key role to play driving and shaping the vision and coordinating project delivery. Council has:

- significant influence over outcomes on the river foreshore associated with Council land and sites of future development,
- extensive local experience in the delivery and management of open space, and
- many existing partnerships and relationships with key stakeholders.

While Council is a key stakeholder it will not be able to achieve the vision without support. Partnering with other stakeholders will be a critical next phase for the project.

Governance

The key opportunity for delivery of the vision for the Parramatta River is the significant amount of land owned by government. The challenge is the number of agencies and stakeholders that utilise that land with different priorities and areas of focus.

The Parramatta Central River Parklands will be better served by a governance arrangement that allows multiple stakeholders to better collaborate, pool resources, and align planning to deliver the broader vision.

Council will be seeking opportunities to work with NSW Government and put these type of arrangements in place.

Consultation

Ensuring alignment on the vision of the River plan and future governance will require consultation. Council will actively seek opportunities to consult with all key stakeholders, landowners, and the community. In the short-term there are already several groups and projects effective for building alignment on the vision, refining principles, and advocating for collaboration and joint funding:

- Dharug and Aboriginal and Torres Strait Islander advisory groups,
- Sydney Water,
- EducAT Partner Alliance,
- the Parramatta River Catchment Group (PRCG),
- Local Government partners,
- Department of Planning Industry and Environment,
- the Greater Cities Commission,
- the Greater Sydney Parklands,
- Sydney Olympic Park Authority,
- Transport for NSW,
- Parramatta Light Rail Stage 2,
- Camellie Place Strategy, and
- Westmead Place Strategy.

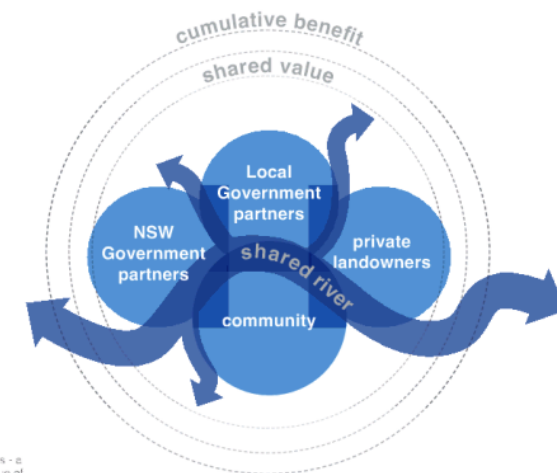


diagram -
Greater than the sum of the parts - a shared vision increasing the value of the river for all stakeholders

Parklands value

The contribution of open space and parklands to not only the environment, health and well-being but also land value and the local economy has been well-documented across the world. To access this value along the Parramatta River we need to recognise the extent of the opportunity we have and build greater alignment from stakeholders.

SHORT-TERM DELIVERY OPPORTUNITIES

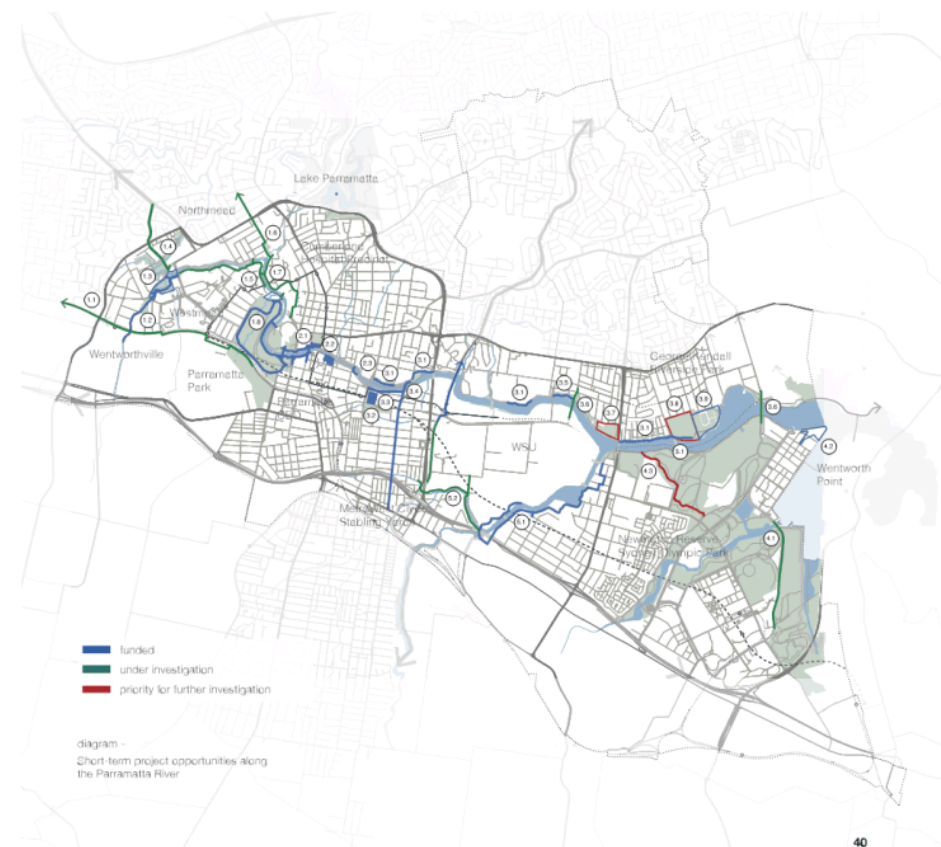
There are already many short-term project priorities that we can begin progressing now, maximising opportunities for progressing the River plan.

With a number of projects underway, in many areas it is clear that the transformation of the Parramatta River into the Central City's new River Parklands is achievable. These projects (grey) are in planning and their delivery will make valuable contributions to the parklands.

There are also a number of identified projects (red) that Council see as important to unlocking future connectivity or open space. These projects will require collaboration with landowners and stakeholders and may need further funding for project scoping and development.

Precinct Ref	Projects	Status	Key Stakeholder
1	1.1 Toongabbie to Westmead Corridor Study	in planning	TINSW
	1.2 Finlaysons Creek Regional Cycleway	funded - in planning	Cumberland
	1.3 Milsen Park upgrade	funded - in delivery	Sydney Water
	1.4 TWay Cycleway	funded - in delivery	TINSW
	1.5 NSW Health Westmead shared paths	in planning	Health NSW, DPE
	1.6 Kilsns Road Corridor study	in planning	TINSW
	1.7 Cumberland Heritage Precinct foreshore connections	in planning	DPE
	1.8 Parramatta Park Improvements	funded - in planning	DPE
2	2.1 Western Parramatta River and CBD Precinct Connections	funded - in planning	Greater Sydney Parklands
	2.2 Riverside and MAAS Foreshore planning	funded - in planning	INSW
	2.3 Charles Street Square	funded - in delivery	TINSW
3	3.1 Eastern Parramatta River and CBD Precinct Connections	funded - in planning	TINSW
	3.2 Robin Thomas Reserve Upgrade	funded - in planning	TINSW
	3.3 Queens Wharf Reserve walking and cycling paths	funded - in planning	TINSW
	3.4 Alfred Street Bridge and off street cycleway	funded - in delivery	TINSW
	3.5 Eric Primrose separated walking and cycling paths	funded - in planning	TINSW
	3.6 PLR Stage 2	in planning	TINSW
	3.7 Eric Primrose Reserve Upgrade	further investigation required	-
	3.8 George Kendall Reserve Stage 2	further investigation required	-
	3.9 George Kendall Reserve Stage 1	funded - in planning	DPE
4	4.1 Homebush Bay Circuit missing link + Haslams Creek bridge	in planning	SCOPA
	4.2 Wentworth Point Foreshore Park	funded - in planning	TINSW
	4.3 SCOPA armoury Link	further investigation required	SCOPA
5	5.1 Duck River Shared Path east	funded - in planning	-
	5.2 A/Beckett, Duck Creek Connection	in planning	TINSW, Metrowest

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FUTURE PLANNING

Through the Parramatta River Plan, we are seeking to unite all levels of government and private industry on accelerated planning for the river and coordinated project delivery.

Local Funding

Council is planning for the future of the river.

Over \$3.6 billion worth of funding for infrastructure through development contributions has been recently identified for the City of Parramatta over the next 20 years. A significant portion of the infrastructure identified aligns with the Parramatta River corridor and will support delivery of the Parramatta River Plan.

State Funding

Council has also demonstrated its capacity to deliver against NSW Government priorities with \$66m in grant funding delivered along the Parramatta River over the last 10 years.

Many of the projects recently delivered or in planning by Council have been supported through significant contributions from NSW Government agencies. Some key funding programs have included:

- Transport for NSW - active transport funding,
- Sydney Water - Waterway Health Improvement Program, and
- Department of Planning Industry and Environment - Metropolitan Greenspace Funding and Parks for People.

Better partnerships and proactive planning along the river will enable us to better capture opportunities as they arise.

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State Projects

NSW Government is also investing billions of dollars in new infrastructure in Parramatta over the next 10 years. Many of the projects being delivered will interface with Parramatta River including projects such as:

- Parramatta Light Rail stage 1 and 2,
- Metrowest Clyde Stabling Yards,
- Museum of Applied Arts and Sciences,
- Riverside Theatres redevelopment, and
- government land redevelopment in Westmead, Wentworth Point, and Parramatta North.

These projects present major opportunities to support the delivery of the Central River Parklands through alignment of infrastructure priorities and supporting use.

Private Development

Redevelopment of private land along the river also presents significant opportunities for delivery of Parramatta River and the Central River Parklands. Priority growth precincts identified under Council's local housing strategy are located in key locations along the river at the CBD, Camellia, Melrose Park, and Wentworth Point.

Planning for these precincts is at various stages with many opportunities for new open space, access, and river parkland frontages being discussed and identified.

Key Council Actions

To continue to build on the existing work and establish a strong organisational focus there are a number of key directions proposed.

\$66.8m of NSW government funding over the last 10 years has helped deliver new Parramatta River links.

1 Strategic Partnerships and River Governance, vision alignment

Consult with key delivery partners and seek to target specific outcomes for critical precincts and define pathways for delivery. Many of Parramatta River's critical connections are heavily influenced by other government agencies or stakeholders. There are opportunities for building on existing partnerships as well as developing new relationships to realise the vision for the Parramatta Central River Parklands.

2 Review and prepare River Corridor planning requirements

Prepare planning documents and undertake design work to support key outcomes identified through the River plan. To enable the vision for the Parramatta River more detailed planning work is needed particularly on statutory documentation along with a clear focus on the delivery opportunities and objectives around growth precinct.

3 Advocacy and alignment on major projects and infrastructure planning

Proactively identify local priorities for delivering a Central River Parklands to improve the strategic outcomes of current NSW Government major projects and infrastructure planning.

With multiple projects underway in Council and NSW Government, there is opportunity to do some focused planning to better align different infrastructure needs.

4 Undertake forward detailed project and precinct planning

Continue to get on with delivery and prepare detailed plans for short-term projects ready for funding. There are numerous short-term opportunities which will support the delivery of a new Parramatta Central River Parklands. Proactively planning and preparing detailed designs will ensure that when funding opportunities arise these projects will be ready for delivery.

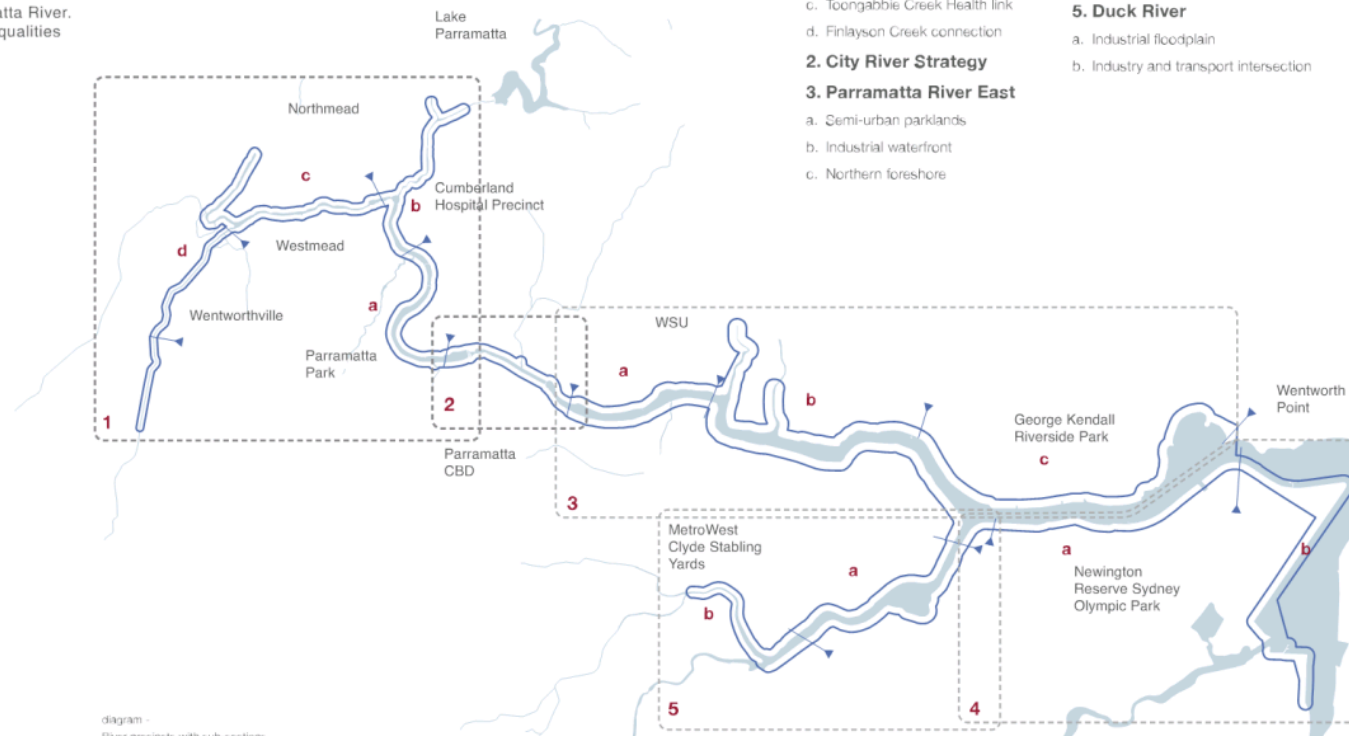
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PRECINCT IMAGES

PRECINCTS

The Parramatta River can be broken into several precincts which are defined by similar existing foreshore characteristics.

The following section includes a collection of images along the length of the Parramatta River. Each section shows the character and qualities of the river within each precinct.



1. Parramatta River West

- a. Parramatta Park
- b. Cumberland Hospital link and Parramatta River confluence
- c. Toongabbie Creek Health link
- d. Finlayson Creek connection

2. City River Strategy

3. Parramatta River East

- a. Semi-urban parklands
- b. Industrial waterfront
- c. Northern foreshore

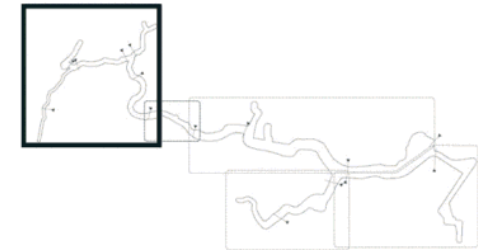
4. Olympic Parklands and Homebush Bay

- a. Regional Parklands
- b. Urban Waterfront and bay run

5. Duck River

- a. Industrial floodplain
- b. Industry and transport intersection

1 PARRAMATTA RIVER WEST



The Parramatta River West section is characterised by three freshwater creeks. The Toongabbie, Finlaysons and Darling Mills creeks and the locations where they join the Parramatta River. These are areas of great cultural significance and the start of the Parramatta River. The corridor features a narrow and shallow water channel with exposed rock shelves and steep embankments with dense vegetation on both sides. The creeks are surrounded by light industry, the Westmead and Cumberland Health Precincts and low to medium density residential.

Due to the dense vegetation and lack of visual connection to the river, the surrounding buildings do not address the river and create a 'back of house feel'. The Redbank Trail meanders along the northern side of Toongabbie Creek providing a connection between the east and west. Parramatta Park is a world heritage listed regional open space that features large open spaces for active recreation, playgrounds, an active transport loop along with passive recreation facilities and amenities. There are a handful of small parks and reserves further upstream that provide amenity for local residents.



1: Toongabbie Creek channel

2: Toongabbie Creek Boardwalk

3: Redbank Trail at Ronald McDonald House

4: Weir near Wistaria Gardens

5: Exposed rock shelves

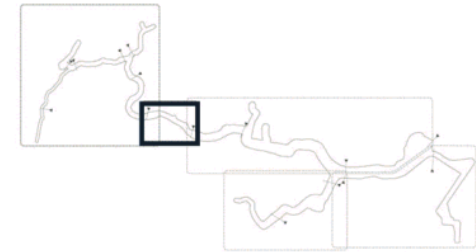
6: Parramatta Park River channel

7: Parramatta Park

8: Weir crossing to Western Sydney Stadium

9: Noller bridge crossing Parramatta Park

2 CITY RIVER



The City River section runs through the Parramatta CBD and marks the river's transition from freshwater to saltwater at the Charles Street Weir. The flow of the river is impeded by this weir and others upstream, creating a picturesque lake-like setting. The river foreshore parkland provides continuous access along the river for the majority of the section. There are a number of bridges that connect the north to the south and provide access for pedestrians, cyclists, vehicles and public transport.

There is also a range of sporting, community and cultural facilities along the river foreshore that are dispersed between the commercial office towers and residential apartment buildings. In recent years, Council has sought to refocus attention on the river to improve the public domain and built form and establish it as the focal point of the city. The recently completed Escarpment Boardwalk is an exemplar of this approach.

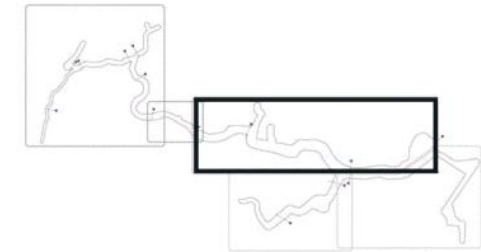


1: Parramatta River Foreshore Parklands
2: Parramatta River Foreshore Parklands
3: Elizabeth Street Pedestrian Bridge

4: Parramatta River Foreshore Parklands
5: Charles Street Weir
6: Escarpment Boardwalk

7-8: Staircase leading to Escarpment Boardwalk
9-11: Escarpment Boardwalk

3 PARRAMATTA RIVER EAST



This segment marks the beginning of the estuarine character of the Parramatta River and is characterised by the continual expansion of the river channel, shallow embankments dominated by mangroves and an expansive flood plain to the south. The surrounding land uses are a mixture of light and heavy industry, open space and low to medium density housing. Like Westmead, there is a prevalent 'back of house' character along this section of the river. New residential developments have delivered new

open space that seeks to address the river whilst improving amenity for residents and providing habitat for saltmarsh communities.

The Parramatta Valley Cycleway runs along the northern side of the river, weaves through the various parks and reserves, and connects the Parramatta CBD to Sydney Olympic Park. George Kendall Reserve is a regional open space that provides multiple sports fields and courts for active recreation. This is accompanied by Eric Primrose Reserve, which provides some active recreation, playgrounds and passive recreation facilities.

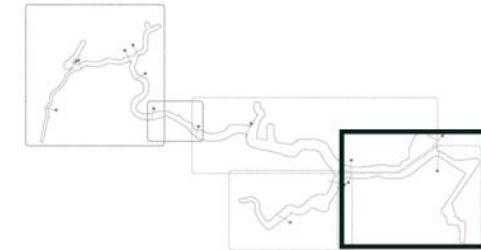


1: Baludeni Wetlands
2: Western Sydney University frontage
3: Dubbo Creek Cycleway
4: Parramatta River

5: Baludeni Boardwalk
6: Ermington Foreshore Park
7: Shared path, Eric Primrose Reserve
8: Shared path, George Kendall Reserve

9: Saltmarsh habitat, Ermington Foreshore Park
10: Sea wall, Parramatta River
11: Jetty access, Milson Park

4 OLYMPIC PARK PARKLANDS AND HOMEBUSH BAY



The Sydney Olympic Park section starts at the confluence of Duck River and Parramatta River and continues along the southern side of the foreshore until Homebush Bay. The segment is characterised by two main features; the residential growth precinct at Wentworth Point and large open spaces for recreation and habitat on the site of the former Newington Armory.

Remnants of these former uses are scattered along the foreshore and through the parks lending a distinct industrial character to the segment. Blaxland Riverside Park has a regional playground and is a major attraction for children and families. A shared path follows the foreshore from the Wentworth Point ferry terminal to Silverwater Bridge. A new headland park is proposed as part of the redevelopment of the larger Wentworth Point growth precinct.



1: Saltmarsh habitat

2: Boardwalk, Ermington Bay Trail

3: Shared path

4: Weir, Newington Wetlands

5: Shared path

6: Armory Wharf

7: Shipwreck, Homebush Bay

8: Shared path, George Kendall Reserve

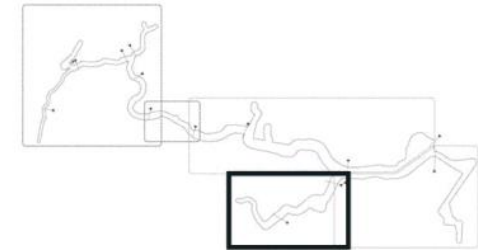
9: Ferry Terminal, Wentworth Point

10: Parramatta River

11: Homebush Bay

12: Wentworth Point Foreshore

5 DUCK RIVER



The Duck River segment is characterised by a wide channel, shallow embankments and low-lying land that culminates at the confluence of the Parramatta River. These conditions have suited the heavy industries that line both sides of the river. Mangroves dominate the foreshore and cut off any visual connection between the river and surrounding areas.

The industrial infrastructure breaches the low-lying mangroves, creating a distinct character that contrasts the natural and man-made. The Duck River Corridor continues into Cumberland Council where open spaces, sports fields and a shared path line the river foreshore. A shared path bridges over Duck River and provides access between the east and west along the M4 Cycleway.



1: Caltex silos, Camella
2: Light industry
3: Shared path, M4 Cycleway

4: Duck River
5: M4 Westconnex Overpass
6: Mangroves, Duck River
7: Sharedpath, M4 Cycleway

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.3
SUBJECT	Approval of Parramatta City Centre Local Infrastructure Contributions Plan 2022 (Amendment No 1)
REFERENCE	F2023/00371 - D08946265
REPORT OF	Project Officer

CSP THEME: INNOVATIVE

WORKSHOP/BRIEFING DATE: NIL

PURPOSE:

The purpose of this report is:

- To enable Council to consider the outcomes of the public exhibition of the Draft Parramatta CBD Local Infrastructure Contributions Plan 2022 (Amendment No. 1) ("Contributions Plan"); and
- To seek Council approval of the Draft Contributions Plan following public exhibition; and to submit the Plan, together with other supporting justification, to the Department of Planning and Environment and Minister for Planning to request the Minister amend the Environmental Planning and Assessment Regulation 2021 to apply the same contribution percentage rates to the land within the 'Phillip Street Block' that apply to the Parramatta City Centre.

RECOMMENDATION

- (a) **That** Council receives and notes the submissions made during the public exhibition of the "Draft Parramatta CBD Local Infrastructure Contributions Plan 2022 (Amendment No 1)" and the Council officer response (as provided in the submissions summary table at **Attachment 1**)
- (b) **That** Council approves the Draft Parramatta City Centre Contributions Plan 2022 (Amendment No 1) at **Attachment 2** to allow the same contributions rates for land within the Parramatta CBD to be applied to the land within the 'Phillip Street Block'.
- (c) **That** Council authorises submission of the approved contributions plan at **Attachment 2** and the supporting Justification Report Supplement at **Attachment 3** to the Department of Planning and Environment with a request for the Minister of Planning to amend Section 209 of the Environmental Planning and Assessment Regulation 2021 to refer to the updated Figure 2 of the approved plan.
- (d) **That** Council authorises the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during finalisation of the Draft Parramatta City Centre Contributions Plan 2022 (Amendment No 1) Plan.
- (e) **Further, that** Council notes that Amendment No 1 to the Parramatta City Centre Contributions Plan 2022 will come into effect upon amendment of Section 209 of the Environmental Planning and Assessment Regulation 2021

by the Minister for Planning; and this will be notified separately on Council's website to the notification of the plan's approval by Council.

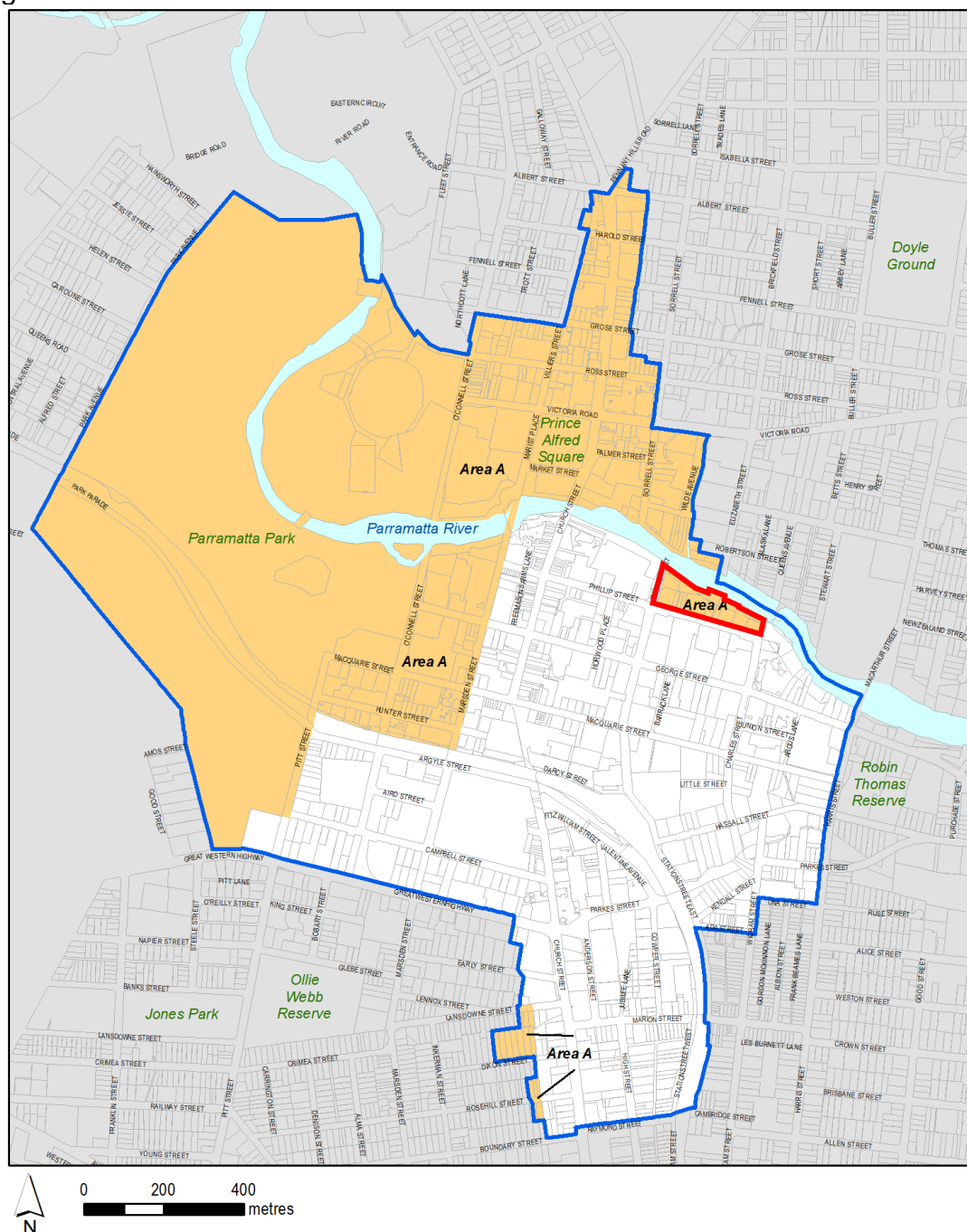
BACKGROUND

1. The Parramatta City Centre Local Infrastructure Contributions Plan 2022 (the "Contributions Plan") is a key funding mechanism to enable delivery of local infrastructure within the Parramatta City Centre. This Plan was approved by Council on 14 June 2022, and subsequently approved by the Minister of Planning on 21 September 2022. The Contributions Plan came into effect on 14 October 2022, at the same time as the commencement of Amendment 56 to Parramatta Local Environmental Plan 2011.
2. The Contributions Plan allows Council to collect money via a development application condition of consent, with the collected money put towards funding the items specified in the Works Schedule of the Contribution Plan.
3. Currently, the Contributions Plan applies different percentage rates to parts of the City Centre, as set out in the Table below, and shown on Figure A. These percentage rates reflect Council's original intention to apply higher rates to those areas that received some form of increase in development yield under the Parramatta CBD Planning Proposal ("CBD Planning Proposal").

	Maximum Percentage Rate* for development exceeding \$250,000
If the land is in "Area A" (Refer to Figure A below)	3% of the development cost for all development
If the land is not in "Area A" (Refer to Figure A below)	5% of the development cost for residential accommodation 5% of the development cost for mixed-use development (being development including residential accommodation and other uses) 4% of the development cost for other development (excluding residential accommodation)

* Percentage rate enabled by Section 209 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation).

Figure A – Location of “Area A” in Parramatta CBD – Phillip Street block is edged in red



4. Draft Amendment 1 to the Contributions Plan proposes to apply the higher percentage rates to the Phillip Street Block – being land bounded by Phillip Street, Smith Street, the Parramatta River, and Charles Street (outlined in red in **Figure A** above). This amendment has been prepared because of changes to planning controls implemented by the Department of Planning and Environment (the Department) through the State Environmental Planning Policy Amendment (SEPP) (Parramatta CBD) (No 2) 2022, which was notified on 16 December 2022 (available at: <https://legislation.nsw.gov.au/view/pdf/asmade/epi-2022-834>). Controls pertaining to increases in heights and floor space ratios for the Phillip Street block come into effect on 30 June 2023.

5. Council endorsed Draft Amendment 1 to the Contributions Plan for the purposes of public exhibition at its meeting on 13 March 2023 (available at: https://businesspapers.parracity.nsw.gov.au/Open/2023/03/OC_13032023_AG_N_843_AT.PDF for the report – refer to Item 13.3; and https://businesspapers.parracity.nsw.gov.au/Open/2023/03/OC_13032023_MIN_843.PDF for the resolution (refer Minute 4214).

PUBLIC EXHIBITION

Public Exhibition and Notification

6. Draft Amendment 1 to the Contributions Plan was publicly exhibited between 27 March and 28 April 2023 – a total of 33 days. The additional five days accounted for the public holidays occurring in April, including Easter and Anzac Day; and is consistent with Council's Engagement Strategy.
7. Public exhibition for the draft amendment included the following:
- Mail-out to individual landowners within the Phillip Street block (61 letters sent),
 - Electronic exhibition via the Participate Parramatta portal,
 - Hard copy documents provided at the Parramatta Central Library, and
 - Social media campaign.

Submissions Received and Matters Raised

8. A total of 6 submissions were received during the exhibition period.

Format	Number
E-mail	1
Written	
On-line form	5
Petition	
Total	6

Origin	Number
Individual	5
Organisation	
Government	
Consultant/Developer	1
Other	
Total	6

9. These submissions covered the following general matters in summary:
- Support the amendment with no further comments;
 - Support the amendment in part, while requesting a change to the percentage rates;
 - Objecting to the amendment on the grounds that they did not want to see further high-rise development; or
 - Objecting to the amendment on the grounds that they believe a nexus (relationship) should be established between a development outcome and the application of the higher percentage rates.
10. In relation to the matter at (b) in the paragraph above, the submitter suggested a consistent percentage rate of 4.5% should be applied to all development in

the City Centre, rather than the current method of 5% for residential and mixed-use development; and 4% for other development. In response to that matter, the percentage rates were informed by separate development feasibility analysis; and found that the existing rates would maintain development viability. Increasing the non-residential rate to 4.5% exceeds the recommended viability result – meaning non-residential development would be unviable if the 4.5% percentage rate was imposed. Additionally, it would require an amendment to the Regulation and separate justification to the Department for the further change to the percentage rates.

11. In relation to the matter at (d) in the paragraph above, the submitter suggested that a nexus (relationship) needs to be established between a particular development outcome and applying the higher percentage rates. The submitter contended that small or isolated sites within the Phillip Street block will not be able to take advantage of the controls brought about by SEPP 2 and should retain the 3% levy. In response to that matter, Section 7.12 levies, unlike Section 7.11 contributions, do not have to establish a direct nexus test between a particular development outcome and the need to pay a contribution for that development. The changes brought about by SEPP 2 to the Phillip Street block represent an increase to development potential on that land compared to the previous controls under Parramatta Local Environmental Plan 2011; and, consistent with other land in the City Centre that had an increase in development potential, warrant application of the higher percentage rates.
12. Full details and a response to the matters raised in the submissions is provided at **Attachment 1**. None of the matters raised within the submissions resulted in changes to Draft Amendment No 1.

AMENDMENTS TO THE DRAFT PLAN

13. Aside for the principal change to Figure 2 which was the main purpose for this amendment, a minor change to Section 2.3 of the Draft Contributions Plan to update the correct location (page 8) for payment from Council's Customer Service Centre from 126 Church Street to 5 Parramatta Square (Phive). This is a technical correction that was picked up after the exhibition concluded has no policy implications to the Plan's operation other than to maintain currency.

CONSISTENCY WITH LOCAL STRATEGIC PLANNING STATEMENT

14. The amendment to the Draft Contribution Plan is considered to be consistent with Council's Local Strategic Planning Statement (LSPS), in particular Planning Priority 6 (provide for community infrastructure and recreation opportunities).

NEXT STEPS AND TIMING

15. Upon approval of the final contributions plan by Council, Draft Amendment 1 to the Contributions Plan will be submitted to the Department of Planning and Environment to seek Ministerial approval to amend Section 209 of the Environmental Planning and Assessment Regulation 2021 (the Regulation).
16. Amendment of the Regulation is required to enable the higher percentage rate levies to be applied to the Phillip Street block. The Regulation currently refers to

the contributions plan approved by Council on 14 June 2022, which specifically applied the 3% levy to the Phillip Street block as it was in “Area A” at that time.

17. The Department has already been supplied with a draft version of the contributions plan for early reference. It is anticipated that the amendment to the Regulation should be straightforward and, subject to Ministerial approval, come into effect around 30 June 2023 when the planning controls for the Phillip Street block adopted under SEPP 2 come into effect.
18. During the public exhibition of the contributions plan, Council officers contacted the Department to discuss the method to expedite an amendment to the Regulation given the changes to planning controls for the Phillip Street block come into effect on 30 June 2023. In those discussions, it was agreed that a Supplement to the original Justification Report endorsed by Council on 14 October 2021 (included at **Attachment 4** for reference) be provided to specifically address the matters pertaining to this amendment. The original Justification Report was prepared to support Council’s request for increased s7.12 rates for the City Centre; and addressed the matters in the Section 7.12 Fixed Development Consent Levies Practice Note published by the Department. This Supplement is included at **Attachment 3**.
19. The Supplement to the Justification Report at **Attachment 3** identifies that:
 - a. The land at the Phillip Street block was originally included within the Draft Parramatta City Centre Local Infrastructure Contributions Plan, as approved by Council on 14 October 2021, to be subject to the higher s7.12 percentage rates.
 - b. As a result of post-exhibition changes to the Parramatta CBD Planning Proposal made by the Department, and a request by the Minister in May 2022 to review the contributions plan commensurate with these changes, the approved Contributions Plan was amended to re-apply the existing 3% levies to land at the Phillip Street block due to the existing controls under Parramatta Local Environmental Plan 2011 being retained on the land.
 - c. As a result of further changes to the planning controls by the Department with the commencement of SEPP 2 in December 2022, the development potential on the Phillip Street block warrants an amendment to the contributions plan (and Regulation) to apply the higher percentage rates.
 - d. That, despite, applying the increased percentage rates already in place under the contributions plan to the Phillip Street block, a significant gap between estimated income and full funding of the works program is anticipated over the planning period of the contributions plan.
20. If this amendment to the Contributions Plan is not finalised prior to the new planning controls for the Phillip Street block coming into effect on 30 June 2023, the existing contributions plan and its current rate of 3% would continue to apply until the Council, and then the Minister, approves the higher rates sought; and then the Minister amends the Regulation, which would then enable the new contributions plan to come into effect. The savings and transitional arrangements for the contributions plan operate from the time a development application is lodged with Council. Consequently, any delay between approval and implementation of the new rates applying to the Phillip Street block beyond 30 June 2023 risk Council not being able to apply the higher rates to

development applications in that area and foregoing the additional income anticipated from applying the higher rates.

CONSULTATION & TIMING

Stakeholder Consultation

21. The following stakeholder consultation had been undertaken in relation to this matter:

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
27 March to 28 April 2023 (public exhibition)	Landowners within the Phillip Street block	See Attachment 1	See Attachment 1	Group Manager Strategic Land Use Planning

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
17 May 2023	Councillor Briefing – Outcome of Public Exhibition	Unknown at the time of drafting this report.	Council officers prepared a presentation which addressed the outcomes of the public exhibition and the recommendations of this report.	Group Manager Strategic Land Use Planning

LEGAL IMPLICATIONS FOR COUNCIL

23. If Council resolves to adopt Amendment No 1 to the Contributions Plan, it will amend the existing contributions plan applying to the Parramatta CBD. The increased percentage rates proposed to apply to the Phillip Street block under this amendment cannot come into effect until the Department has considered and approved the increased rates sought in the Plan in accordance with the 'Section 7.12 Fixed Development Consent Levies Practice Note'. The Department has advised that the Minister does not need to approve the amended contributions plan itself.
24. To enable the increased rates to apply, a change to Section 209 of the *Environmental Planning and Assessment Regulation 2021* (the Regulation) will need to be made by the Minister for Planning. This change would be made upon the recommendation by the Department following their review and approval of Council's request to increase the s7.12 levies applicable to the Phillip Street block.

25. Under the Regulation, Council must publish notice of its decision on its website within 28 days after the decision is made. If approved, the revised Draft Plan is anticipated to come into effect on 30 June 2023. A separate notice will be published to specify the date the plan comes into effect following amendment to the Regulation by the Minister.

FINANCIAL IMPLICATIONS FOR COUNCIL

26. If Council resolves to approve this report in accordance with the recommendation, there are no unbudgeted financial implications for Council's budget.
27. It should be noted that if the amendment to the Draft Contributions Plan comes into effect along with the changes to the Regulation, an estimated increase in contributions income of \$1.14M is theoretically possible, as discussed in the report from 13 March 2023 (website link provided above).
28. The table below summarises the financial impacts on the budget arising from approval of this report.

	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Revenue				
Internal Revenue				
External Revenue				
Total Revenue	NIL	NIL	NIL	NIL
Funding Source	NIL	NIL	NIL	NIL
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	NIL	NIL	NIL	NIL
Funding Source				
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	NIL	NIL	NIL	NIL

David Hewetson
Project Officer

Janelle Scully
Land Use Planning Team Leader

Robert Cologna
Group Manager, Strategic Land Use Planning

Jennifer Concato
Executive Director City Planning and Design









John Angilley

Executive Director Finance & Information

Gail Connolly

Chief Executive Officer

ATTACHMENTS:

1 	Attachment 1 - Summary of Submissions	9
		Pages
2 	Attachment 2 - Parramatta City Centre Local Infrastructure	55
	Contributions Plan 2022 (Amendment 1) - for finalisation)	Pages
3 	Attachment 3 - Justification Report Supplement (May 2023)	12
		Pages
4 	Attachment 4 - Justification Report (October 2021)	18
		Pages

REFERENCE MATERIAL



Parramatta City Centre Local Infrastructure Contributions Plan (Amendment No 1)

Summary of Submissions
May 2023

cityofparramatta.nsw.gov.au



Parramatta City Centre Local Infrastructure Contributions Plan (Amendment No 1)

Summary of Submissions
May 2023

cityofparramatta.nsw.gov.au

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3. E-mail submissions**Error! Bookmark not defined.**

Document Control

Version	Date	Comments
1	24/04/2023	Document as reported to Council on 22 May 2023

1. Executive Summary

This document sets out matters raised in submissions to the exhibition of the draft Parramatta City Centre Local Infrastructure Contributions Plan 2022 (Amendment No 1) (the "Contributions Plan") between 27 March and 28 April 2023; and the Council officer's response to the matters raised in the submission.

Submissions in this document are set out based on method of receipt, being:

- on-line form submissions lodged through the Participate Parramatta portal, with 5 submissions received (Section 2);
- submissions received by e-mail, with 1 submission received after the closing date (Section 3); or
- other method such as mail, with no submissions received (Section 4).

In summary, the sentiment of submissions received are set in the following table:

Sentiment	# Submissions
Support	3
Support in Part	1
Do not support	2

Table 1 - Sentiment of submissions received

Of the submissions received, none of the matters raised have resulted in recommendations to amend the contributions plan as exhibited.

2. On-line form submissions

This section sets out on-line form submissions received through the **Participate Parramatta** portal.

A total of **5 submissions** were lodged through this service.

Submission No	Summary of submission	Council officer response
01	Support in part – Submitter questions why there is a reduced rate for some parts of the City Centre? Considers that all development in the Parramatta CBD should have same percentage rate. The submitter does not support 4%, rather the contribution rate it should be 5% for all development or 4.5% for all, no variation within CBD area.	<p>Different rates were informed by the following:</p> <ul style="list-style-type: none"> • Development feasibility, or • Whether or not the land had an increase in development potential <p>The independent development feasibility assessment commissioned by Council and carried out in June and August 2021 advised that a rate of 5% for residential or mixed-use development that included residential development; and a rate of 4% for other development would be viable. Applying a rate of 4.5% for non-residential development would not have been viable based on that analysis. Consequently, the differential percentage rates were applied. These rates were not subject to change through this amendment.</p> <p>No amendment to the draft contributions plan is recommended from this submission.</p>
02	Support – Submitter makes a comment that the amendment to the contribution plan provides consistency with appropriate proportions for areas of high development and considers that the ultimate result is fair and provides for future services that will be increasing in demand as the number of residents and workers in the area balloon.	<p>Support noted.</p> <p>No amendment to the draft contributions plan is recommended from this submission.</p>

Submission No	Summary of submission	Council officer response
03	Support - Submitter considers the exhibition documentation should have included an explanation as to why the Phillip Street Block was part of AREA A previously.	<p>Support noted.</p> <p>The land was originally included within "Area A" due to changes made by the Department of Planning and Environment in finalising the Parramatta CBD Planning Proposal that, as an interim solution, re-applied the existing planning controls under Parramatta Local Environmental Plan 2011. The further changes coming into effect on 30 June 2023 increase the development potential in the area and therefore warrant reinstatement of the increased percentage rates originally mooted in the contributions plan back in October 2021.</p> <p>This above explanation for the land within the Phillip Street block being part of Area A was included in the exhibition documentation.</p> <p>No amendment to the draft contributions plan is recommended from this submission.</p>
04	Do not support – Submitter makes a comment that there should be no more high-rise development in Parramatta, as it does not retain the heritage atmosphere.	<p>The contributions plan cannot change or apply planning controls such as height or density. It intends to assist in funding local infrastructure necessary to support the growth within the City Centre – such as improvements to the public domain, streets, pedestrian amenity, open space, amongst other matters. The matters raised in this submission are beyond the scope for the contributions plan to consider.</p> <p>No amendment to the draft contributions plan is recommended from this submission.</p>
05	Support [no explanatory text provided]	<p>Support noted.</p> <p>No amendment to the draft contributions plan is recommended from this submission.</p>

3. E-mail submissions

This section sets out submissions received by e-mail.

A total of **1 submission** was lodged by e-mail.

Submission No	Summary of submission	Council officer response
06	<p>Do not support – Submitter stated that there should be a nexus between the increased development potential from the CBD planning controls and the increased contribution. It refers to the intention of Council to apply Area A to land that did not receive some form of increase in development yield under the CBD Planning Proposal.</p> <p>Submitter contends that not all land within the Phillip Street block will benefit from the proposed change to planning controls [under SEPP 2] and that isolated or small sites will receive no uplift.</p> <p>Submitter recommended that the contributions plan is improved to create equity by establishing a nexus between increased contribution rates and increased development outcome.</p>	<p>Objection noted. Application of Section 7.12 contributions under the Act are not required to demonstrate a nexus (or direct connection) between the development outcome itself and the need to fund local infrastructure by imposing a condition of consent on that development (per Section 7.12(4)).</p> <p>The <i>relationship</i> between an increase in development potential for the Phillip Street block, which warrants application of the increased s7.12 levies <i>has</i> been established by the new controls of SEPP 2. Whether or not an individual site can take advantage of the revised controls is an irrelevant consideration for s7.12 contributions.</p> <p>It should be noted that the Phillip Street block was originally identified for inclusion of the increased contributions rates along with the entire City Centre. It is only because of changes made by the Department in finalising the Parramatta CBD Planning Proposal that the Phillip Street block retained their existing controls as an interim position, pending the further work that resulted in the new controls under SEPP 2. Those changes were published on the Legislation website on 16 December 2022 and come into effect on 30 June 2023.</p> <p>As the controls enabled under SEPP 2 represent an increase in development potential for land within the Phillip Street block, compared to the former controls applying to the land under the predecessor Parramatta Local Environmental Plan 2011, the</p>

Submission No	Summary of submission	Council officer response
		<p>Principle cited by the submitter where the increased s7.12 levies should only apply where there is an increase in development potential – in this case by the controls enabled under SEPP 2 – has been demonstrated; and application of the increased levies is therefore warranted.</p> <p>No amendment to the draft contributions plan is recommended from this submission.</p>

4. Other submissions

This section sets out submissions received by other methods, such as mailed to Council.

A total of 0 submissions were lodged by other methods.

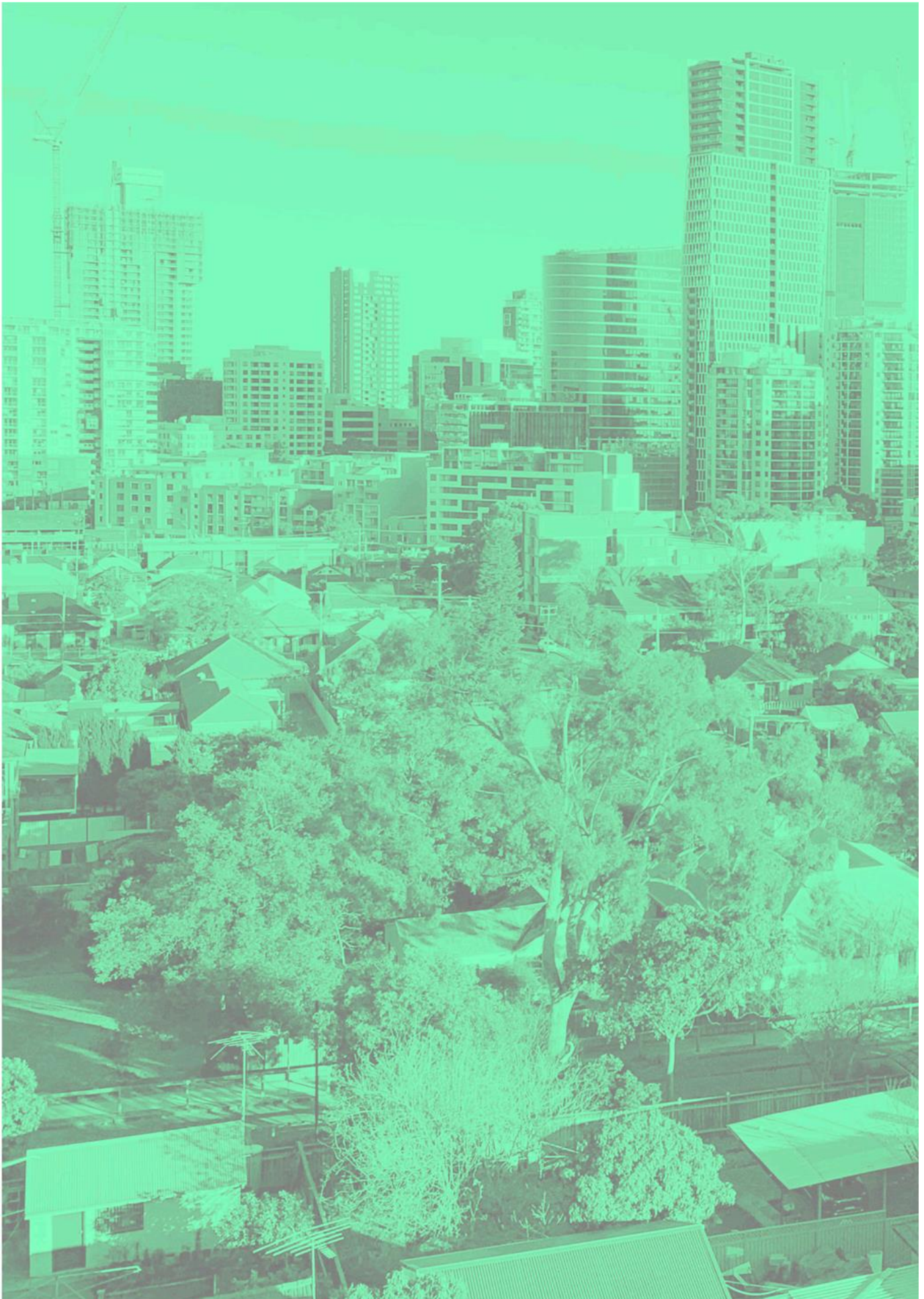


Parramatta City Centre Local Infrastructure Contributions Plan 2022

Amendment No 1

June 2023





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Version	Document Control
1	Draft Reported to Council 15 March 2023
2	Endorsed by Council on 15 March 2023 for public exhibition
3	Reported to Council on 22 May 2023 for approval following public exhibition

Executive summary

This plan authorises the City of Parramatta Council ('Council') to collect contributions of money, land, or both from development to provide for local infrastructure needed by the relevant development. The plan describes where a contribution is required, what development it applies to, how to calculate the contribution and how to pay the contribution. The key steps applicants need to follow in using this plan are summarised below and at Figure 1.

Demand for local infrastructure

This plan forms part of Council's consolidated Parramatta City Centre Planning Framework to facilitate and strengthen Parramatta City Centre's position as one of the three metropolitan and strategic centres in Greater Sydney. This plan is a key part of Council's strategy to facilitate the funding for infrastructure that will service the demand created by an estimated additional 43,300 jobs and 11,900 dwellings within the Parramatta City Centre over the next 40 years.

Where this plan applies

This plan applies to land within the Parramatta City Centre as shown in **Figure 2**.

Development this plan applies to

This plan applies to development that needs consent, including complying development with a development cost of \$250,000 or more. Certain development specified in [Section 1.4](#) is excluded from the need to pay a contribution under this plan. This includes development listed in this plan's works schedule, undertaken by or on behalf of Council, such as the new City Centre aquatic centre and works at Parramatta Square.

Calculating the contribution

Consent authorities, including Council and accredited certifiers, are responsible for determining the contribution payable for a development in accordance with this plan.

The contribution is calculated as follows:

Development	Percentage Rate for land in "Area A" on Figure 2	Percentage Rate for all other land
Residential Accommodation where the total development cost is over \$250,000	3%	5%
Mixed-Use development (development including residential accommodation and other land uses) where the total development cost is over \$250,000	3%	5%
Other development (excluding residential accommodation) where the total development cost is over \$250,000	3%	4%
Any development where the development cost is \$250,000 or less	Nil	Nil

If the development cost (calculated in accordance with Section 2.1) is over \$200,000, applicants must provide a completed Cost Summary Report with their development application or complying development certificate. This can be downloaded from the development contributions section of the City's website. The consent authority will use this to determine the development cost and associated contribution required, if any.

The \$200,000 threshold at which the form needs to be completed is slightly less than the \$250,000 threshold at which a contribution is required. This is so the consent authority can verify if the development cost is more or less than \$250,000.

Requiring the contribution

If a contribution is payable, the consent authority will include a condition in the consent or, in the case of complying development, the complying development certificate specifying the contribution payable.

Council will index the contribution payable for inflation at the time payment using quarterly updates to the Consumer Price Index (All Groups Index) for Sydney.

Paying the contribution

In the case of a development application, the condition of consent requiring the contribution will require the contribution to be paid prior to the issue of an occupation certificate. Payments cannot be deferred beyond this.

Applicants can pay the contribution online or in person at Council's Customer Service centre at Phive (5 Parramatta Square, Parramatta) by bank cheque, card, or cash.

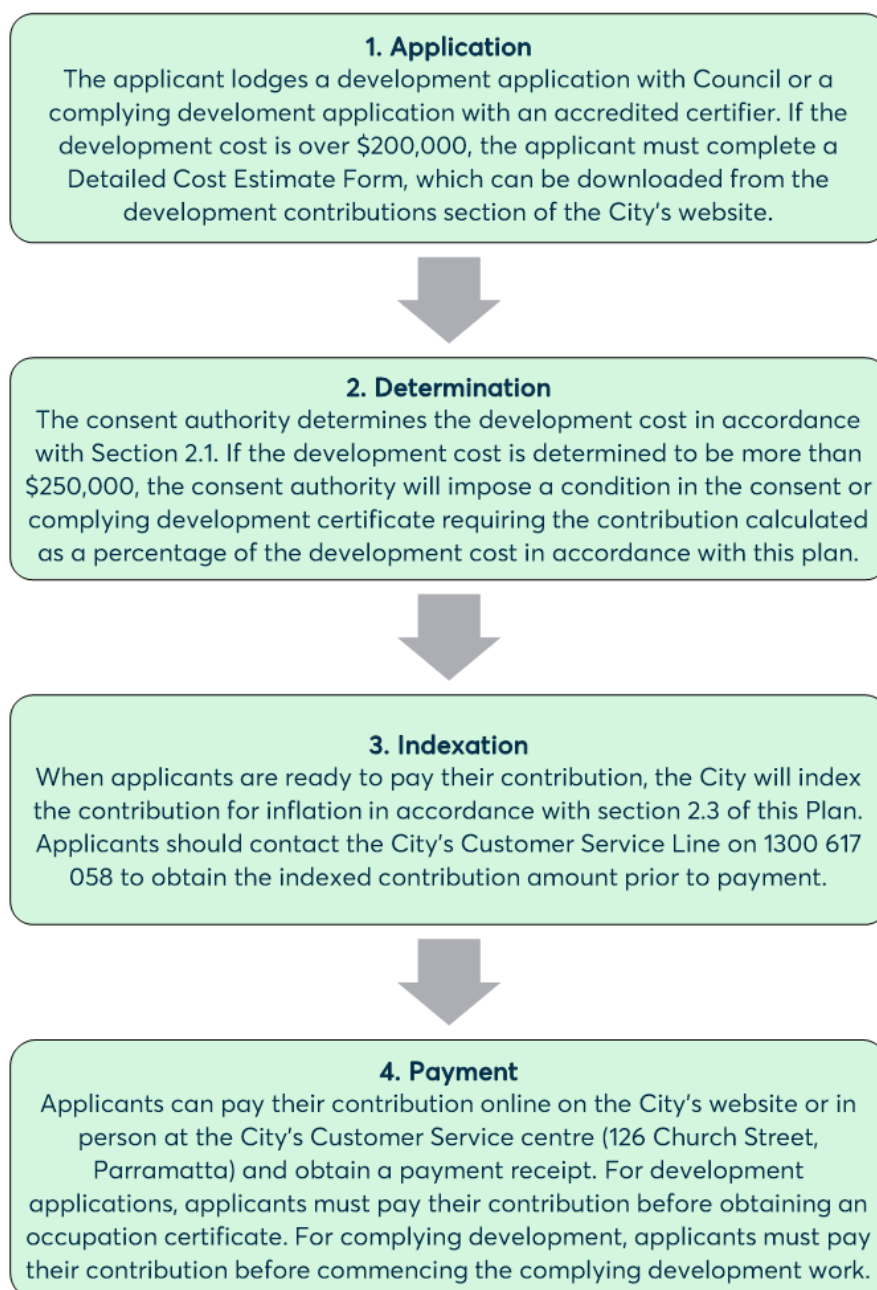
For online payments, applicants should contact Council's Customer Service Line on 1300 617 058 to obtain a six-digit application key.

Payment can then be made using Council's online services portal on the City's website.

Complying development

Accredited certifiers are responsible for ensuring that a condition is imposed on a complying development certificate in accordance with this Plan. They must notify Council of their determination within two (2) days of making the determination, in accordance with section 141(4) of the *Environmental Planning and Assessment Regulation 2021*. Applicants must pay their contribution before commencing the complying development works.

Figure 1: Key steps in determining and paying the contribution under this Plan





1. Background

This section describes the plan's purpose, where it applies and the development it applies to. It also outlines how Council will use the contributions.

1.1 Purpose of this plan

This plan is called the Parramatta City Centre Local Infrastructure Contributions Plan 2022 (Amendment No 1). It commenced on **30 June 2023**. This plan enables Council to collect contributions from development towards infrastructure needed by the people that will live and work in the development.

Parramatta City Centre is currently undergoing a significant transformation. Strategically located within Sydney's Central City and near the geographic centre of metropolitan Sydney, Parramatta City Centre performs key economic, social, and cultural roles, particularly for Western Sydney, which is home to nearly half of Sydney's population. The importance of the Parramatta City Centre will increase as Western Sydney's population grows, and transport improvements connect people faster to the Parramatta City Centre.

The significance of the Parramatta City Centre has been recognised in the State Government's strategic planning framework. The importance of Parramatta City Centre economic function in providing necessary housing, employment, recreation, and cultural opportunities continues to be strengthened by its recognition as the heart of 'Central City' in the Greater Sydney Region Plan.

Since 2013 Council has been engaged in a process to deliver a new planning framework to facilitate and strengthen the Parramatta City Centre's growth. This plan is a key element of the Parramatta City Centre planning framework.

The framework will facilitate the delivery of an estimated additional 43,300 jobs and 11,900 dwellings within the Parramatta City Centre over the next 40 years. In doing so the framework also delivers on key economic, social, and cultural objectives for Western Sydney which is home to over half of Sydney's population.

The incoming resident and worker population of Parramatta City Centre will require a level of infrastructure that corresponds both to the scale of growth, and to the strategic importance of Parramatta City Centre as a metropolitan hub within the centre of the Greater Sydney Region. This plan is a major component of Council's strategy to fund the local infrastructure required to support growth in the Parramatta City Centre.

1.2 Where this plan applies

This plan applies to land in the Parramatta City Centre as shown in outlined in blue. Applicants undertaking development outside of this area to which this plan applies should refer to the development contributions section of Council's website to determine the applicable development contributions plan.

1.3 Development this plan applies to

This plan applies to development applications and complying development certificates that is located on land to which this plan applies as shown in **Figure 2**, has a development cost of more than \$250,000, and is not excluded as described below.

Development that is excluded

The following development is excluded from the need to pay a development contribution under this plan:

- Development undertaken by or on behalf of Council, including (but not limited to) works listed in the works schedule in Appendix D of this plan
- Development with a development cost of less than \$250,000. Depending on the development cost, applicants must prepare and submit a Cost Summary Report or Quantity Surveyors Report in accordance with section 2.1
- Development excluded from Section 7.12 contributions by a Ministerial direction under Section 7.17 of the *Environmental Planning and Assessment Act 1979*
- Affordable housing and social housing where this is delivered by or on behalf of a social housing provider or public authority.

1.4 Administration

Relationship to previous plans

This Plan amends the Parramatta City Centre Local Infrastructure Plan 2022 (the Predecessor Plan) that came into effect on 14 October 2022 on the date this plan commenced, being **30 June 2023**.

This Plan does not affect any conditions of consent referring to the Predecessor Plan or any earlier Plans.

Transitional arrangements

This plan applies to any application lodged after the plan's commencement date, being **30 June 2023**.

Use of contributions

The City of Parramatta will allocate contributions received under this Plan to infrastructure projects listed in the works schedule in **Appendix C**. Priorities for allocating contributions and delivering the works is as per the works schedule.

Pooling of funds

This Plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

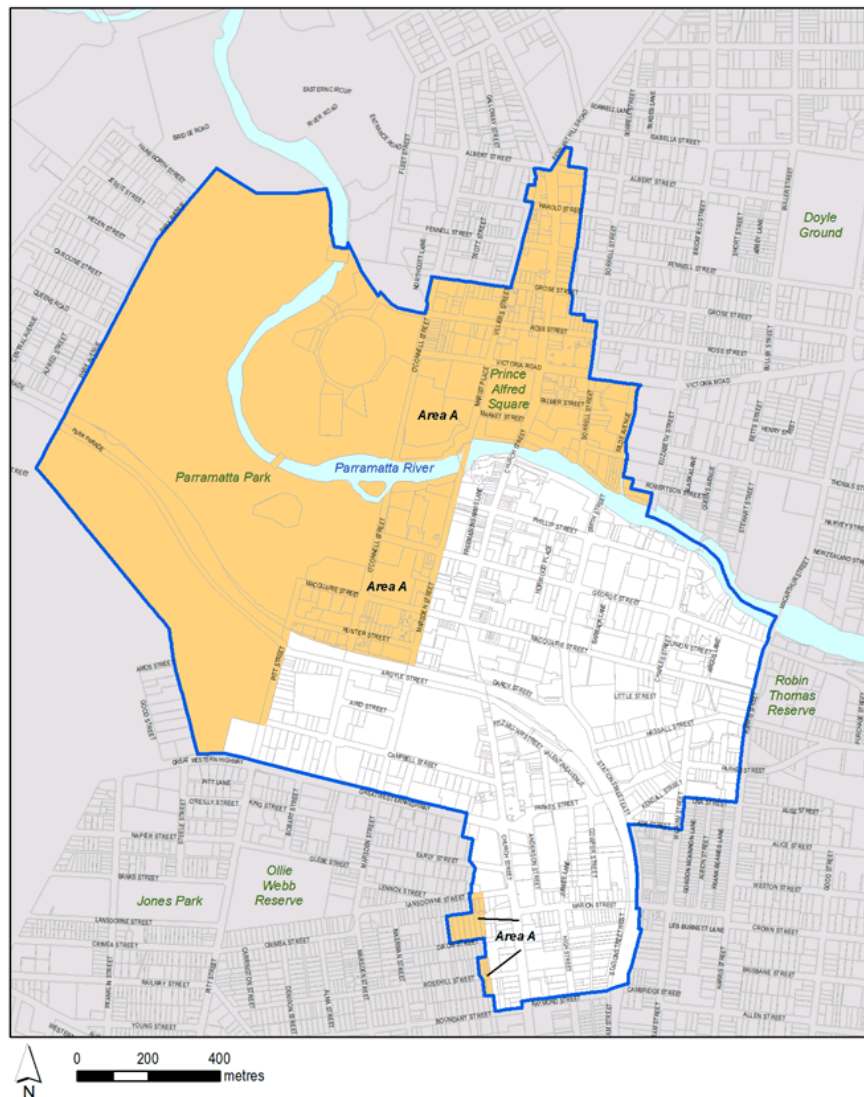
The priorities for the expenditure of pooled monetary contributions under this Plan is the timing of infrastructure provision as set out in the works schedule of this plan in **Appendix C**.

Any monies that were paid and required to be paid under the 2007 Predecessor Plan may be pooled with contributions under this Plan and applied to the works schedule in this Plan.

Review of this plan

Council will review this Plan at least every five years to ensure it addresses community needs, responds to changes in development conditions and reflects Council priorities and relevant legislation.

Figure 2: Land to which this plan applies and the application of s7.12 percentage rate levies under this plan (refer Section 2.1)





How to use this plan

2. How to use this plan

This section describes how to calculate and pay the contribution. This includes how to index the contribution and when it needs to be paid. It also outlines Council's policy where developers offer 'works in kind' instead of a monetary contribution.

2.1 Calculating the contribution

The consent authority, either Council or an accredited certifier, will calculate the contribution as follows:

Development	Percentage Rate for land in "Area A" on Figure 2	Percentage Rate for all other land
Residential Accommodation where the total development cost is over \$250,000	3%	5%
Mixed-Use development (development including residential accommodation and other land uses) where the total development cost is over \$250,000 <small>Error! Bookmark not defined.</small>	3%	5%
Other development (excluding residential accommodation) where the total development cost is over \$250,000	3%	4%
Any development where the development cost is \$250,000 or less	Nil	Nil

Calculating the cost of development

Section 7.12 contributions are calculated as a percentage of the cost of development. Section 208 of the EP&A Regulation 2021 sets out how the proposed cost of carrying out development is determined. An extract of this section, as it existed at the time this Plan was made, is shown below for reference purposes.

208 Determination of proposed cost of development—the Act, s 7.12(5)(a)

- (1) *The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.*
- (2) *The costs of carrying out development include the costs of, and costs incidental to, the following—*
 - (a) *if the development involves the erection of a building or the carrying out of engineering or construction work—*
 - (i) *erecting the building or carrying out the work, and*
 - (ii) *demolition, excavation and site preparation, decontamination or remediation,*
 - (b) *if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,*
 - (c) *if the development involves the subdivision of land—preparing, executing and registering—*
 - (i) *the plan of subdivision, and*
 - (ii) *the related covenants, easements or other rights.*

- (3) In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.
- (4) The following costs and expenses must not be included in an estimate or determination of the proposed cost—
- (a) the cost of the land on which the development will be carried out,
 - (b) the costs of repairs to a building or works on the land that will be kept in connection with the development,
 - (c) the costs associated with marketing or financing the development, including interest on loans,
 - (d) the costs associated with legal work carried out, or to be carried out, in connection with the development,
 - (e) project management costs associated with the development,
 - (f) the cost of building insurance for the development,
 - (g) the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,
 - (h) the costs of commercial stock inventory,
 - (i) the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,
 - (j) the costs of enabling access by people with disability to the development,
 - (k) the costs of energy and water efficiency measures associated with the development,
 - (l) the costs of development that is provided as affordable housing,
 - (m) the costs of development that is the adaptive reuse of a heritage item.
- (5) The proposed cost may be adjusted before payment of a development levy, as specified in a contributions plan, to reflect quarterly or annual variations to readily accessible index figures adopted by the plan between the day on which the proposed cost was determined by the consent authority and the day by which the development levy must be paid.

Example—

A contributions plan may adopt the Consumer Price Index.

- (6) To avoid doubt, this section does not affect the determination of the fee payable for a development application.

Note: Section 208 of the Environmental Planning and Assessment Regulation 2021 replaces Clause 25J of the Environmental Planning and Assessment Regulation 2000.

Cost summary reports

Applicants must provide a completed Cost Summary Report with their development application or complying development certificate. This is to enable the consent authority to determine the development cost for the purpose of calculating the contribution required, if any.

The Cost Summary Report must address matters set out in section 208 of the EP&A Regulation, as outlined in the previous subsection. Applicants can download a Cost Summary Report from the development contributions section of the City's website.

Where the initial estimated development cost is greater than \$200,000 and less than \$3 million, the Cost Summary Report must be completed by a suitably qualified person, such as an architect or project manager. Where the development cost is more than \$3 million, it must

be completed by a person registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate an equivalent qualification.

2.2 Imposing the contribution

If a contribution is required for a development, the requirement for the development to contribute a contribution towards the cost of infrastructure included in this Plan will be imposed as a condition of development consent or the complying development certificate.

In the case of a development application, the condition will require payment to Council prior to the issue of any occupation certificate.

In the case of complying development, payment will be required as a condition of issuing a complying development certificate.

If the development consent has been granted to the carrying out of development subject to a condition authorised by this plan, then this plan requires a certifying authority (the Council or an accredited certifier) to issue a complying development certificate to which this plan applies subject to a condition requiring the applicant to pay to the Council a contribution in accordance with this plan.

If a Ministerial direction under section 7.17 of the Act is in force, this Plan authorises the certifying authority to issue a complying development certificate subject to a condition which is in accordance with that direction.

2.3 Paying the contribution

When to pay

Applicants must pay their contribution required in a development consent or complying development certificate prior to the issue of an occupation certificate or, in the case of complying development, prior to the commencement of complying development works.

Indexation

At the time of payment, the City will index the contribution in accordance with quarterly updates to the Consumer Price Index (All Groups Index) for Sydney using the formula below. If the current CPI is less than the previous CPI, the current CPI shall be taken as not less than the previous CPI.

<i>Indexed development contribution</i>	C_{payment}	$= \frac{C_{\text{consent}} \times CPI_{\text{payment}}}{CPI_{\text{consent}}}$
<i>Where:</i>	C_{consent}	$= \text{the original development contribution required by the development consent}$
	CPI_{payment}	$= \text{is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the time of payment}$
	CPI_{consent}	$= \text{is the Sydney All Groups Consumer Price Index as published by the Australian Bureau of Statistics at the time of consent.}$

How to pay

In the case of a development application, the condition of consent requiring the contribution will require the contribution to be paid prior to the issue of an occupation certificate.

Applicants can pay their contribution online or in person at Council's Customer Service centre at Phive (5 Parramatta Square, Parramatta) by bank cheque, card, or cash.

For online payments applicants should contact Council's Customer Service Line on 1300 617 058 to obtain a six-digit application key.

Payment can then be made online at the City of Parramatta's website by following these steps:

- Visit Council's online services portal at <https://onlineservices.parracity.nsw.gov.au/>
- Navigate to the 'New Payments' under the Payments section on the landing page.
- Select 'Application Payment' as the payment type and click 'next'
- Enter the payment details in the required fields and click 'next' (note Payment Reference is not the alpha numeric application reference number)
- Confirm the payment details and click 'next'
- Enter the required contact details and click 'proceed to payment'
- Enter card details and click 'pay' to finalise payment.

Deferred and periodic payments

Deferral of payment or periodic payments beyond the issue of occupation certificate is not permitted.

Councils' local infrastructure contributions plans typically require payment of local infrastructure contributions to be made prior to the issue of a construction certificate. Some plans allow for deferred payment in certain circumstances, for example, payment of 50 per cent of the required contribution prior to the issue of occupation certificate.

This plan requires payment prior to the issue of the occupation certificate rather than construction certificate. This is effectively equivalent to deferral of 100 per cent of the required contribution from the construction certificate stage to occupation certificate stage. For this reason, additional deferred and periodic payment provisions beyond the occupation certificate stage are not permitted.

2.4 Accredited certifier obligations

Issuing a Complying Development Certificate under the *Environmental Planning and Assessment Regulation 2021*

Under section 156 of this Regulation, a complying development certificate must be issued with conditions included that require payment of a Section 7.12 levy and that the levy must be paid before any work authorised by the certificate commences.

Under section 158 of this Regulation, as a precondition to works authorised by the complying development certificate commencing, the certifier must ensure that the applicant provides a copy of the payment receipt issued by Council confirming that contributions have been paid in full. Copies of such receipts must be included with copies of the certified plan provided to the Council in accordance with section 141(4) of this Regulation. Failure to follow this procedure may render such a certificate invalid.

Before issuing an Occupation Certificate or Subdivision Certificate under the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*

Under section 67 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*, a principal certifier for building work or subdivision work to be carried out on a site is required to be satisfied — before the principal certifier issues an occupation certificate or subdivision certificate for the work — that any preconditions required by a development consent or complying development certificate to be met for the work before the issue of the occupation certificate or subdivision certificate have been met.

The certifier must ensure that the applicant provides a copy of the payment receipt issued by Council confirming that contributions have been fully paid. Copies of such receipts must be included with copies of the certified plan provided to the Council in accordance with section 39(2) of this Regulation. Failure to follow this procedure may render such a certificate invalid.

Where a development has a proposed cost exceeding \$10 million, the additional matters in section 37(3) also apply.

The only exceptions to the requirement are where Council has agreed to a works-in-kind, material public benefit or dedication of land as alternative to payment of contribution by way of a Planning Agreement. This is discussed in the following subsection.

2.5 Alternatives to monetary contributions

Council may at its discretion accept the dedication of land and/or provision of a material public benefit or works-in-kind in part or full satisfaction of a monetary contribution under this plan.

Generally, only land or works directly associated with the infrastructure included in this plan may be considered as a material public benefit or works-in-kind in satisfaction of the monetary contributions. If Council agrees to an alternative to a monetary contribution, it will accept it under the terms of a planning agreement.

An aerial photograph of a park area with a large white circle overlay. The circle contains the text 'Appendix A: Anticipated development'. The background shows a park with trees, a path, and people walking and cycling.

Appendix A: Anticipated development

Appendix A: Anticipated development

This appendix describes development anticipated in the Parramatta City Centre. This is a key indicator of development-generated infrastructure demand and cost. This, in turn, informs the infrastructure that will be funded using contributions received under this Plan, as set out in Appendix B and Appendix C.

Parramatta is Sydney's Central City. Located in the heart of the Sydney metropolitan area, the Parramatta CBD performs key economic, social, and cultural roles, particularly for Western Sydney, which is home to nearly half of Sydney's population. The metropolitan importance of the Parramatta City Centre will increase as Western Sydney's population grows and regional transport infrastructure connects people faster to Parramatta.

A new planning framework has been established by Council to facilitate and strengthen the Parramatta City Centre as a metropolitan centre. The new framework is guided by the vision for growth established in the Parramatta City Centre Planning Strategy 2015 and gives effect to the priorities and actions of the Central City District Plan to manage growth in the context of economic, social, and environmental matters and grow a stronger and more competitive Greater Parramatta.

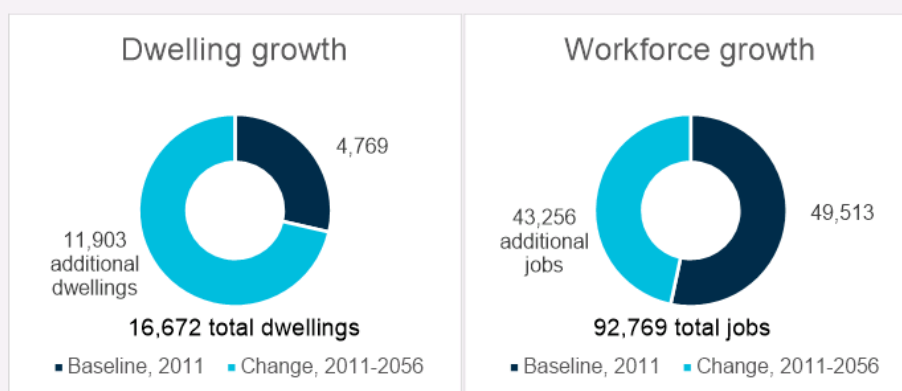
The new framework is expected to drive significant development-generated population growth. Existing and forecast growth is shown in **Table 1** and **Figure 3** below and is based on estimated development yields anticipated from implementing the increases in development capacity contained within the Parramatta City Centre Planning Framework and the associated amendments to Parramatta Local Environmental Plan. The worker population is expected to increase from 49,513 workers in 2011 to 92,769 workers in 2056, an increase of 43,256 workers or 87 per cent. The number of dwellings is expected to increase from 4,769 dwellings in 2011 to 16,672 dwellings in 2056, an increase of 11,903 dwellings or 249 per cent.

This anticipated growth is significant and will generate significant infrastructure demand. The strategies Council will use to address this demand are outlined in **Appendix B**.

Table 1: Anticipated development-generated population growth, 2016-2056¹

	Baseline, 2011	Forecast, 2056	Change, 2011-2056	Change, 2011-2056
Dwellings	4,769	16,672	11,903	249%
Workers	49,513	92,769	43,256	87%

Figure 3: Anticipated development-generated population growth, 2016-2056



¹ Parramatta CBD Planning Proposal, as endorsed by Council for finalisation on 15 June 2021 (updated May 2022 to account for changes to the final version)

An aerial photograph of the Parramatta City Centre, showing a dense urban landscape with numerous high-rise buildings and green spaces. A large, semi-transparent white circle is centered over the image, containing the title text. In the foreground, a large, oval-shaped sports field or stadium is visible, surrounded by trees and a low wall.

Appendix B: Infrastructure strategies

Appendix B: Infrastructure strategies

This appendix outlines the development-generated infrastructure demand, and the infrastructure Council will provide using contributions under this Plan to address that demand.

As outlined in Appendix A, Parramatta City Centre will be the primary focus for economic activity within Sydney's Central City, greater metropolitan Sydney, and NSW; and substantial growth in employment, services and housing in the City Centre is expected.

This new population will use local infrastructure and contribute to demand for its use. This local infrastructure includes:

- community facilities, such as libraries
- open space and recreation facilities
- public domain works
- traffic and transport works.

New residents, workers and visitors to the City Centre will have inadequate levels of service if Council does not provide new or improved public amenities and infrastructure to address development-generated infrastructure demand. The levels of service for the existing residential population and workforce will also decline without adequate public investment.

Development-generated infrastructure demand for the infrastructure categories above and the infrastructure Council will provide using contributions received under this Plan to address that demand are outlined in the following subsections. Local infrastructure to be provided acknowledges and will cater to the diversity of cultures comprising the Parramatta City Centre presently and into the future, including our local Dharug community.

A consolidated list of infrastructure works is provided in the works schedule in **Appendix C** while an infrastructure map showing the locations of the individual works items is shown in **Appendix D**.

The total estimated cost of the works included in the works schedule is \$1,980 million (\$1.980 billion). A breakdown of the cost by infrastructure category is shown in **Table 2** below. Council will allocate contributions received under this Plan towards these costs.

The demand and cost reasonably attributed (apportioned) to additional development is approximately \$1.20 billion (present value). This Plan is forecast to generate approximately \$582 million (present value) in development contributions income over the expected 40-year life of this Plan.

The difference or 'gap' between this Plan's works schedule total and income forecast under this Plan will be funded from other sources including existing planning agreement contributions, existing unspent contributions collected under the existing plan, grants, and committed Council funds. Council may also pool contributions received under this Plan to fully fund works items using contributions.

Table 2: Estimated cost of works in the works schedule, by infrastructure category

Category	Estimated cost
Community and cultural facilities	\$736m
Open space and recreation	\$495m
Public domain works	\$573m
Traffic and transport	\$176m
Total	\$1,980m

B.1 Community facilities strategy

Community facilities are vital to the fabric of urban life and how people feel connected to each other. They provide spaces for the City's diverse communities of residents and workers to enjoy entertainment, creative and recreational pursuits, education and training, and rest and respite, in an increasingly dense inner-city environment. Council's recognition of the critical importance of community facilities for supporting city life is embedded in its Community Infrastructure Strategy (2020)².

The development of Parramatta City Centre for commercial and residential uses will need to be supported by new community facilities to contribute to a socially sustainable future. Flexible, multipurpose community spaces act as gateways to connect people with each other, to services that can provide support and activities for the community.

Council's current community space network within the Plan area comprises of community spaces of different types and scales, including the following:

- Community meeting rooms – which are typically a single room that people can hire.
- Community centres – which are places where people from within a local neighbourhood can come together for social events, educational classes, recreational activities or for drop-in support.
- Community halls – multipurpose buildings managed by Council for the community. They provide space and facilities for a range of local activities and community services.
- Community hubs – 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 colocated or integrated services such as education, health care and social services. Each hub is as unique as the community it serves.

Council's Community Infrastructure Strategy has identified a need for the following community facilities to meet the demands of growth in the City Centre:

- Civic Centre at 5 Parramatta Square
- Refurbished town hall

² City of Parramatta Community Infrastructure Strategy, 2020

- Flexible community space
- Youth space
- Low-cost leasable office space
- Homelessness support projects³.

Culture is fundamental to realising Council's vision for the City Centre and is what makes a city attractive and worth living in, visiting, and exploring. Arts and culture bring people together and provide the city's population with opportunities to share experiences. Culture is also a key determinant of a city's identity and reputation. Council's Cultural Plan⁴ identifies that for a city to be driven by culture, it requires appropriate spaces and venues where culture can be created, produced, presented, and consumed.

Western Sydney University's Cultural Infrastructure Research Report⁵ provides the necessary research and information to assist Council in determining its strategic priorities regarding the development of cultural infrastructure in the LGA. A key finding from the report is that Council must invest or facilitate investment in a range of cultural facilities to maximise the mixed ecology of cultural production, presentation and consumption found in culturally dynamic cities across the world.

To help address recommendations and findings from Council's Community Infrastructure Strategy and Cultural Plan, Council has developed a program of cultural facility projects that will be partly funded by this plan. These are shown in the works schedule in **Appendix C**. It includes 33 works items with a combined total estimated cost of approximately \$736 million. Council will allocate contributions received under this Plan to works items in the works schedule.

Community facilities items include, but are not limited to:

- New Civic Centre at Parramatta Square (\$130.1 million)
- Parramatta Town Hall refurbishment (\$10 million)
- 2 x flexible community spaces in the City Centre (\$46.9 million)
- Knock down and rebuild of the existing Riverside Theatres (\$200 million)
- New Parramatta Art Centre with exhibition and gallery space (\$43 million)
- A live music venue with capacity for 5,000 people (\$80 million).

B.2 Open space and recreation strategy

Open space and recreation facilities are essential to the healthy functioning of the community and its urban environment. They provide a range of benefits including exercise, recreation, relaxation, escape, exploration, contemplation, interaction, connection, celebration, biodiversity, cooling, ventilation, tourism, identity, and community well-being.

Given the constrained urban environment and the high cost of land in the City Centre, it is not feasible to achieve the ideal provision rate or replicate current rates of provision of land for open space uses. Instead, Council's (2020) Community Infrastructure Strategy (CIS) outlines a more reasonable strategy including:

³ City of Parramatta Homelessness Policy, 2011

⁴ Culture and Our City: a Cultural Plan for Parramatta's CBD 2017-22, 2017

⁵ Planning Cultural Infrastructure for the City of Parramatta: A Research Report, Institute for Culture and Society, Western Sydney University, 2020

- Upgrading various existing open spaces to increase their capacity to assist with providing for the new population's demand
- Increase the carrying capacity of existing playing fields through upgrades to playing surfaces and/or supporting infrastructure and increased maintenance
- Upgrade existing playgrounds to increase the number of local and district play spaces available and provide a variety of play experiences
- Repurpose parks to accommodate both formal and informal sports
- Develop better connections between open spaces and sports grounds
- Repurpose alternative (non-traditional) spaces for both formal and informal sport and recreation.

The Parramatta City River Strategy⁶ harmonises the CIS aim to repurpose alternative avenues of open space. The Parramatta River is the main topographical feature of Parramatta City Centre that helps define the character of the City Centre and provides opportunities for recreation and landscape amenity. This Plan includes works schedule items that aim to showcase the river as the key public recreational space for the City Centre, and to enhance the aesthetic quality and amenity of the river landscape as well as increase the recreational opportunities and access links along the river corridor.

The Parramatta Ways Walking Strategy and the Green Places Guide⁷ published by the Government Architect NSW aim to create a healthier, more liveable, and sustainable urban environment by improving community access to recreation and exercise, supporting walking, and cycling connections, and improving the resilience of urban areas. This Plan also provides funding for street upgrade projects which will improve walkability and contribute to a network that is safe, comfortable, and interesting for pedestrians.

Council's priorities for open space and recreation in the City Centre are shown in the open space and recreation works schedule in **Appendix C**. It includes 35 works items with a total combined estimated cost of approximately \$495 million.

Open space and recreation items include, but are not limited to:

- River Square (\$65.2 million)
- Redesign of Charles Street Weir to improve active transport movement, hydraulic flows, and fish passage (\$12.5 million)
- Charles Street Square and ferry terminus upgrade (\$11.5 million)
- Various foreshore upgrade works
- Prince Alfred Square major upgrade (\$8.3 million)
- Parramatta Ways CBD connections (various projects)
- New aquatic and leisure centre (\$77 million)
- River swimming enclosure (\$9.7 million)
- Existing sports field improvements in and near the City Centre (various projects)
- Existing Park upgrades (various projects)
- New local and district play spaces (\$4 million)
- New and upgraded outdoor recreation courts, exercise equipment and other active recreation facilities in and near the City Centre (\$20.7 million)
- Four (4) new multipurpose court indoor recreation facilities (\$16 million).

⁶ Parramatta City River Strategy Design and Activation Plan, 2015

⁷ Greener Places, Government Architect NSW, 2020

B.3 Public domain strategy

This Plan provides funding for projects that will facilitate enriching and expanding the public domain and design parameters for streets and key public spaces. The public domain projects are for the provision of new paving, tree planting, lighting, urban furniture, signage, multi-function poles and city ecology. The provision of these facilities and upgrades will bring the public domain of major City Centre streets up to world class city standard. This program of works will be complemented by projects from Council's Smart Cities program⁸.

Parramatta Square is set to become a world-class landmark and destination in the heart of the Parramatta City Centre. The precinct is linked by 6,000sqm of public domain that will serve as an important place to meet, trade, shop, dine, learn, celebrate, and connect. The Parramatta Square public domain will connect the world-class buildings within Parramatta Square and form an important public space for workers and the wider community. Council will facilitate the development of Parramatta Square public domain in accordance with Parramatta Square Urban Design Guidelines⁹ using funds collected by this plan.

Parramatta City Centre has an extensive lanes network which benefits the city by enhancing connectivity, servicing, and loading especially through large city blocks. This traditional function of lanes needs to be retained and enhanced when lots are amalgamated and/or blocks redeveloped as Parramatta grows.

This plan will provide funding for projects to develop and improve the City Centre lane network in accordance with the following principles from Parramatta City Centre Lanes Policy¹⁰:

- Retaining and extending the existing utilitarian functions of the network including servicing and accessing will support the city and business vitality long term
- A safe lanes network 24/7 will promote pedestrian use throughout the day
- Promoting pedestrian activity will improve safety and liveliness of lanes
- Designing lanes as destinations will increase street level retail and support city visitation
- Incorporating standard Public Domain Guidelines will promote consistent appearance and design and a good image for the city
- Lanes that are designed to express their special history, location and role in the network will improve Parramatta's character and identity
- Lane upgrades should combine improvements in activation as well as improvements in appearance, design, and construction to ensure the lanes are safe and well used to maximise the city's potential and expenditure
- Incorporating lanes as venues for cultural events, art and interpretation programs will help to animate the city and improve street level activity

A significant proportion of the Parramatta City Centre is within the floodplain of the Parramatta River and its tributaries. Flooding within the Parramatta City Centre is typical of flash flood catchments with floodwaters arriving quickly without significant warning, cutting access to areas and buildings, before receding quickly. The key stormwater and flood risk management issue for Council is balancing growth in the City Centre with managing risks to

⁸ Parramatta Smart Cities Masterplan, 2015

⁹ Parramatta Square Reference Design & Performance Specification, 2015

¹⁰ Parramatta City Centre Lanes Policy, 2011

life and property from flooding. This Plan provides funding for key floodplain risk management activities that are identified in Council's Local Strategic Planning Statement.

Public domain works projects to be part funded by this Plan are shown in the works schedule in **Appendix C**. It includes 46 works items with a combined total estimated cost of \$573 million. Works items include, but are not limited to:

- Parramatta Square public domain (\$50 million)
- Civic Link public domain (\$40 million)
- Major City Centre streets public domain upgrades including George Street, Macquarie Street, Phillip Street and Church Street, among others (various projects)
- Two new public toilet facilities (\$1 million)
- Drainage improvements across the City Centre to reduce localised flooding and improve stormwater quality and quantity into Parramatta River (\$40 million)
- Large-scale flood mitigation program of works to address flooding from Parramatta River (\$79 million)
- Smart cities projects including CCTV, rationalisation of utilities and multi-function poles for non-major streets (\$24.8 million).

B.4 Traffic and transport strategy

Anticipated development in Parramatta City Centre will generate significant travel demand to and from Parramatta City Centre, placing greater demand on transport infrastructure and services.

Anticipated development will result in a significant increase in transport trips starting or ending in Parramatta City Centre from just over 51,000 trips in the AM peak alone in 2016 to almost 111,000 trips in the AM peak in 2036. Since private vehicle use is currently the preferred mode of travel for commuters in Parramatta City Centre ¹¹, this results in a more congested road network. There is a need to influence and change commuter's mode preferences. A transformation in the City Centre will require a considerable shift in transport planning and delivery to encourage walking, cycling and public transport trips to and from the City Centre.

The Parramatta CBD Strategic Transport Study¹² identifies several strategies to improve walking and cycling:

- Promote cycling as a means of accessing the City Centre
- Improve the walking experience to help achieve a mind shift towards walking in the City Centre
- Promote active transport trips within a 10-kilometre radius of the City Centre

This is supported by the Parramatta Ways Walking Strategy¹³ which seeks to improve walkability across Parramatta and provides a strategic plan to improve active transport, urban greening, recreation, and local centre amenity.

Additionally, the Parramatta Bike Plan¹⁴ aims to support access to jobs, shopping, education, and recreation through a healthy and low-cost alternative transport mode. It aims to enhance

¹¹ Draft Parramatta Integrated Transport Plan, 2021

¹² Parramatta CBD Strategic Transport Study, 2016

¹³ Parramatta Ways Walking Strategy, 2017

¹⁴ Parramatta Bike Plan, 2017


the liveability for the residents, workers, and visitors of Parramatta, with a target to increase the proportion of people cycling to work from five to ten percent.

Parramatta Integrated Transport Plan provides the following key actions accommodate the transport needs generated by future growth:

- Completing the river foreshore paths on the northern and southern banks
- A north-south physically separated bike path aligned with Marsden Street, Marist Place and Villiers Street
- An east-west physically separated bike path along George Street
- Civic Link: a shared pedestrian cyclist spine from the river to Parramatta interchange
- Upgrading key intersections to improve access to Parramatta City Centre, including Pitt Street/Marsden Street intersection along Great Western Highway, and the Woodville Road, Parramatta Road and Church Street intersection at Granville
- Increase capacity on mass movement corridors such as James Ruse Drive, Victoria Road, Great Western Highway

Council has developed a list of projects that will deliver the on the outcomes of the studies above as well as those from the Draft Integrated Transport Plan. Traffic and transport works to be part funded by this Plan are shown in the works schedule in **Appendix C**. It includes 21 works items with a combined total estimated cost of \$176 million. Projects are broadly grouped as follows:

- Pedestrian improvements (\$10.1 million)
- Median islands (\$1.2 million)
- Intersection upgrades (\$13 million)
- City Centre road widenings (\$53 million)
- Bridge improvements (\$39 million)
- City Centre bike plan projects (\$52.9 million)
- Last mile delivery facility (\$3 million)
- Smart parking (\$4 million).



Appendix C: Works schedule

Appendix C: Works schedule

This appendix contains a works schedule listing the works items Council will provide using contributions under this plan, the estimated cost of each item, and when Council will provide them.

Works items are listed in the following tables by infrastructure category:

- Table C1: Community facilities works schedule
- Table C2: Open space and recreation works schedule
- Table C3: Public domain works schedule
- Table C4: Traffic and transport works schedule.

Table C1: Community facilities works

Item / description	Location	Estimated cost	Timing ¹⁵
Civic Centre at 5 Parramatta Square			
1. Civic Centre includes facilities such as new CBD library, meeting rooms, council chamber and an experience centre.	5 Parramatta Square	\$130,100,000	Short
Parramatta Town Hall (PS7)			
2. A refurbished Parramatta Town Hall where residents, workers and visitors will be able to access its larger and smaller community spaces and proposed commercial activation offerings.	7 Parramatta Square / Town Hall.	\$10,000,000	Short
Flexible community space			
3. 6,800 sqm of flexible community space in two facilities in the CBD: one in the north and one in the south.	Split in a facility in the north of the CBD and south of the CBD.	\$46,920,000	Short-long
Youth space			
4. 2,000 sqm of youth space in two facilities in the CBD: one in the north and one in the south.	Split in a facility in the north of the CBD and south of the CBD.	\$13,800,000	Short-long
Low-cost leasable office space			
5. 3,000 sqm of low-cost leasable office space, to allow non-Council community services providers and social enterprises to locate in Parramatta CBD. This would be split between two facilities in the CBD: one in the north and one in the south.	Split in a facility in the north of the CBD and south of the CBD.	\$7,035,000	Short-long
Homelessness support projects			
6. Infrastructure for food provision to disadvantaged members of the community.	Prince Alfred Square	\$500,000	Short
7. Upgraded amenities for homeless – laundry, showers, etc.	Within existing non-profit facilities in CBD	\$100,000	Short
Performing arts facilities			
8. Anchor Facility: Knock down and rebuild of the existing Riverside Theatres to deliver modernised facility that includes rehearsal, presentation, and production spaces.	Existing site on river foreshore.	\$200,000,000	Short

¹⁵ Short = years 1-5 (2021-2025); Medium = years 6-10 (2026-2030); Long = years 11+ (2031-2056).

Item / description	Location	Estimated cost	Timing ¹⁵
9. Riverside Performing Arts Rehearsal and Training Studio (1,000 sqm).	Close to public transport is essential; ideally in City Centre	\$1,720,520	Short
10. Performing Arts Rehearsal and Training Space with capacity to accommodate First Nations Dance and ballet (1,000 sqm).	Close to public transport is essential; ideally in City Centre	\$1,750,520	Medium
Art production and presentation facilities			
11. Anchor Facility: Artist professional production facility with 30 art studios and ancillary supporting facilities (2,485 sqm).	In or near the Civic Link and Parramatta station	\$8,635,375	Short
12. Anchor Facility: Parramatta Art Centre with exhibition and gallery space (4,000 sqm).	Civic Link (fringe commercial core)	\$43,000,000	Medium
13. Anchor Facility: Multimedia Digital and Performance Arts and Access Facility including performance space and production spaces, digital gallery, and supporting ancillary spaces (2,700 sqm).	CBD	\$9,826,000	Short
14. 10 x 500sqm arts education and training provider spaces for music, film, and dance.	Close to public transport is essential; in both CBD and across North Parramatta	\$18,025,000	Medium - Long
15. Artist Run Initiative (ARI) - not for profit artist run gallery (1,500 sqm).	City Centre or fringes; Rydalmere "creative industries precinct"	\$2,557,500	Long
16. Two (1,000 sqm) x art gallery and exhibition spaces.	Close to public transport is essential; ideally in City Centre	\$13,800,000	Medium
17. Rydalmere Parramatta Artist Studios Facility (1,200 sqm).	Rydalmere	\$4,116,000	Short-medium
Aboriginal cultural projects			
18. Indigenous Healing Site and Space to provide for reflection and ceremonies/events (1,350 sqm)	Close to the North Parramatta River	\$3,000,000	Short
19. Aboriginal and Torres Strait Islander Science and Knowledge Centre (800 sqm) to accommodate research on medicinal food, language, and research library and digital resources.	CBD / Westmead / North Parramatta	\$5,520,000	Short

Item / description	Location	Estimated cost	Timing ¹⁵
20. Aboriginal and Torres Strait Islander – 'A Keeping Place' included in 5 Parramatta Square (160 sqm). The space is to store and view objects, and also includes a meeting room.	CBD	\$1,104,000	Short
Creative clusters and industry start up space			
21. Creative Industries Cluster to provide communal space for tenants consisting of creative organisations and multi-artform practitioners (3,600 sqm).	Creative Industries Cluster: Civic Link and/or North Parramatta.	\$9,630,000	Medium
22. North Parramatta Heritage 'Tech-start up' Precinct to provide spaces for innovations and start-ups, and food and drink spaces (2,000 sqm)	North Parramatta Heritage Precinct	\$5,350,000	Short
Music performing and creative spaces to support the local music scene and to accommodate new & established artists.			
23. 3 x live music venues with a capacity of under 250 people (approx. 300sqm each)	Parramatta CBD or North Parramatta	\$12,000,000	Short-Medium
24. One live music venue of 500-person capacity (approx. 600sqm)	Parramatta CBD or North Parramatta	\$8,000,000	Medium
25. One live music venue of 1,200-person capacity (approx. 1,620 sqm)	Parramatta CBD or North Parramatta	\$19,200,000	Medium
26. One live music venue of 2,500-person capacity (approx. 3,375 sqm)	Parramatta LGA or North Parramatta	\$40,000,000	Long
27. One live music venue of 5,000-person capacity (approx. 6,750sqm)	Parramatta LGA or North Parramatta	\$80,000,000	Long
28. Music recording studio offering recording, mixing, song writing rooms, podcasting, and interviewing rooms (2,500 sqm).	Parramatta City Centre	\$8,575,000	Medium
29. Anchor presentation facility for music and events in iconic heritage building, including two multi-purpose presentation spaces and short-term rehearsal facilities with a focus on musicians. Estimate capacity at 800. (approx. 1,080 sqm)	Parramatta City Centre	\$15,530,000	Medium
Informal / adaptable spaces for temporary cultural uses and events			
30. Rooftop Eat Street Carpark 'Pop Up' event venue to host events for 2,000 people.	Eat Street carpark, CBD	\$700,000	Short-Medium
31. Creativity-enabling spaces in the public domain to allow 'mini-events' such as chalk art, temporary public art, planter boxes, and dancing (2,000 sqm total).	Various Locations and sizes across City of Parramatta LGA	\$2,800,000	Short-Medium
32. Use of Parramatta Gaol for event, exhibition, and festivals.	North Parramatta Heritage Precinct	\$3,200,000	Medium-Long

Item / description	Location	Estimated cost	Timing ¹⁵
City Art, Identity, and the Outdoor Museum			
33. The development of contemporary public art and heritage interpretation (17 works - small, medium, and large) enabling their inclusion and integration in the public domain across the city centre as per the Civic Improvement Plan Amendment No.4. Revitalising Parramatta City Centre Plan. Sizes are as follows: (a) Large are approx. 20sqm (which takes into account foundations and landscape surrounds) x 2 = 40sqm; (b) Medium are approx. 10sqm x 5 = 50sqm; (c) Small are approx. 5sqm x 10 = 50sqm.	Civic Link; River Foreshore; Parks and Cultural Landscapes; City Gateways; Laneways; Church Street; Bridges.	\$9,500,000	Medium
		\$735,994,915	

Table C2: Open space and recreation works

Item / description	Location	Estimated cost	Timing ¹⁶
River Square and surrounds			
1. The River Square which is a riverside public space linking directly to Parramatta Square and station through the Horwood Civic Link. It includes Australia's first Water Square, a multi-functional space that can accommodate up to 10,000 people, a floating stage, various event functions, children's play, and riverside swimming.	South Bank between Lennox Bridge and Barry Wilde Bridge	\$65,208,000	Short
2. Riverside Terrace at the Sorrell Street foreshore (located opposite the River Square), which is a public space with an upper level and lower-level plaza along the northern and southern edge of the terraces.	North Bank between Lennox Bridge and Barry Wilde Bridge	\$12,435,500	Short
Parramatta Quay upgrades supporting works			
3. Redesign of Charles Street Weir, including the weir itself and the river crossing to improve active transport movement, hydraulic flows, and fish passage.	Charles Street Weir	\$12,644,500	Short - Medium
4. Charles Street Square and ferry terminus upgrade involving new ramps and stairs, a wide riverfront walk, flood-resilient and sustainable design elements, and more trees.	Surrounding Ferry terminus	\$11,551,799	Short
Parramatta River Foreshore Parcel upgrades			
5. Foreshore East upgrades comprising redesign of the land on the south side of the river from the ferry terminus to Gas Works Bridge to improve accessibility, activate the public space and connection to retail uses, and provide pedestrian plazas.	East of Ferry Terminus to Gas Works Bridge, South side of the river	\$8,987,000	Short-Medium
6. Northern Terrace parcel foreshore upgrade which involves the delivery of accessible and usable public space with a low-level plaza located along the river edge.	Queens Ave Steps to Elizabeth St	\$8,778,000	Short
7. Playground parcel foreshore upgrade.	North bank, east of Barry Wilde Bridge	\$4,389,000	Long
8. Riverside Theatre foreshore upgrade to support the Riverside Theatre and provide a terrace along the river corridor to support a range of outdoor cultural events.	North Bank between Bernie Banton and Lennox Bridges	\$17,974,000	Short

¹⁶ Short = years 1-5 (2021-2025); Medium = years 6-10 (2026-2030); Long = years 11+ (2031-2056).

Item / description	Location	Estimated cost	Timing ¹⁶
9. Southern foreshore parcel upgrade which involves a passive recreational space for the public along the river corridor.	Wilde Ave to Charles St Weir	\$13,167,000	Medium
10. Riverside Southern foreshore upgrade which involves a retained riverside wall and a two-tier deck to support adjacent retail frontages.	South Bank between Bernie Banton and Lennox Bridges	\$16,900,000	Short
11. Justice Precinct parcel foreshore upgrade which includes an active building edge and a network of footpaths that connect the Justice Precinct to the river's edge, Parramatta Park and Riverside Tower.	Foreshore between Marsden St and O'Connell St	\$14,943,500	Short-Medium
12. Kings School parcel foreshore upgrade which includes a multi-purpose ground and public recreation space with terraces, a wetland and network of footpaths to connect to the stadium, Parramatta Park, and the river.	Foreshore between new school and river	\$15,361,500	Long
13. Omitted as work is complete			
Prince Alfred Square major upgrade			
14. Improving facilities for events, protecting heritage assets including significant trees, and improving overall amenity and passive recreational use	Prince Alfred Square	\$8,250,000	Short
Brickfields Creek naturalisation			
15. Naturalising and restoring Brickfields Creek where it intersects with the Parramatta River.	North bank, east of Barry Wilde Bridge	\$2,194,500	Short

Item / description	Location	Estimated cost	Timing ¹⁶
Parramatta Ways links in the CBD - local delivery of Sydney's "Green Grid" and "Greener Places" policies			
16. Southern CBD Green Rail Link upgrade from the M4 to Parramatta Station to improve accessibility across the city and deliver the green grid.	M4 to Parramatta Station. Two options: (a) Along High Street near the M4 through Jubilee Park through to Wentworth Street near Parramatta Station; and (b) Along the western side of the railway corridor from Tottenham Lane/Station Street West near the M4 through to Valentine Avenue near Parramatta Station.	\$7,500,000	Medium
17. Parramatta CBD Ring Road Pedestrian Access and Amenity Upgrades which includes works to the pedestrian network to prioritise the time, safety and amenity of pedestrians and promote walking.	Ollie Webb Reserve to CBD to Elizabeth Farm	\$8,686,167	Medium
18. Clay Cliff Creek Link - CBD Open Space and Heritage Loop	Ollie Webb Reserve to CBD to Elizabeth Farm	\$5,950,000	Medium
Parramatta Ways CBD connections			
19. Street upgrade at Albert Street – to improve walkability and contribute to a network that is safe, comfortable, and interesting for pedestrians.	Parramatta North	\$2,900,000	Medium
20. Street upgrade at Fennel Street	Parramatta North	\$2,450,000	Medium
21. Street upgrade at Grose Street	Parramatta North	\$2,350,000	Medium
22. Street upgrade at Thomas Street	Parramatta North	\$2,400,000	Medium

Item / description	Location	Estimated cost	Timing ¹⁶
23. Street upgrade at Wigram Street	Harris Park	\$2,400,000	Medium
24. Street upgrade at Pitt Street	Parramatta South	\$1,700,000	Medium
25. Street upgrade at Marsden Street, south of Parkes Street	Parramatta South	\$860,000	Medium
Aquatic and leisure centre			
26. New modern aquatics and leisure centre	Parramatta Park (Mays Hill Precinct)	\$77,000,000	Short
River swimming enclosure			
27. City river swim experience to provide amenity and connection to nature for the increasing numbers of CBD residents, workers, and visitors	City River Corridor	\$9,700,000	Short - Medium
Robin Thomas & James Ruse Reserves Upgrade			
28. Implementation of masterplan to provide new and upgraded sporting and recreation facilities to increase capacity for active and passive recreation as well as enhancing overall amenity and Green Grid connectivity	Robin Thomas and James Ruse Reserves	\$11,975,000	Short
Sports fields improvements			
29. Upgrading Council-owned facilities in or near the CBD. Upgrades include works such as increasing the square metres of playing surface, irrigation and drainage works to increase usage, flood lighting, turf improvements, parking, amenities, storage, and access.	Dan Mahoney Reserve; Belmore Park; Barton Park / PH Jeffrey Reserve; Ollie Webb Reserve; Jones Park; Doyle Ground	\$17,387,500	Short-long
30. Non-Council owned i.e. co-located facilities with schools. Upgrade works include improved irrigation/drainage, flood lighting, and turf quality.	Macarthur Girls High School; Parramatta High School	\$4,700,000	Short-long

Item / description	Location	Estimated cost	Timing ¹⁶
Parks			
31. Upgrade the quality of parks in or near the CBD to cater for increased demand and bring up to a world-class city standard	Belmore Park; Erby Place Plaza; Experiment Farm Reserve; Jubilee Park; Mays Hill Reserve; Noller Park; Ollie Webb Reserve; PNUT (OS1-OS4); Queens Wharf Reserve; Railway St Reserve; Ranghou Reserve; Rosella Park; Rosslyn Blay Park; Sherwin Park; Thomas Williams Reserve; Underline (M4); Wallawa Reserve.	\$75,775,000	Short-long
32. Provision of pocket parks or new open spaces on development sites to increase open space within the CBD.	Across sites in the CBD.	\$6,000,000	Short-long
Play spaces			
33. Playspaces: The provision of district and local playspaces in or near the CBD. This includes: - 2 x new 1,500 sqm district playspaces - 10 x new indoor or outdoor (ideally outdoor) 500 sqm local playspaces.	In or near the CBD	\$4,000,000	Short-long
Active recreation facilities (outdoor preference)			
34. Provision of new and upgraded outdoor recreation courts, exercise equipment, and other active recreation facilities. This includes the following facilities: <u>New</u> - 3x indoor or outdoor (ideally, outdoor) 700sqm multipurpose courts - 2 x indoor or outdoor (ideally, outdoor) 100sqm fitness equipment - 3 x Indoor or outdoor (ideally, outdoor) cricket nets (200sqm for 2 lanes). <u>Upgraded</u> - Mays Hill Tennis Courts - PH Jeffrey Tennis Courts	In or near the CBD	\$20,737,500	Short-long

Item / description	Location	Estimated cost	Timing ¹⁶
Indoor recreation facilities			
35. 4 x new multipurpose court indoor recreation facilities (2,000sqm for two courts and ancillary facilities).	Within CBD	\$16,000,000	Short-long
Active city pocket park			
36. Embellishment of the vacant lot at 2 Fitzwilliam St, Parramatta (currently owned by TfNSW) for a new active recreational space, and an activated and green space to meet and wait. The space would also provide opportunity for youth programming.	2 Fitzwilliam St, Parramatta	\$2,000,000	Short
		\$495,255,466	

Table C3 – Public domain works

Item / description	Location	Estimate cost	Timing ¹⁷
Parramatta Square public domain			
1. Parramatta Square public domain – to connect the world-class buildings within Parramatta Square and form an important public space for workers and the wider community.	Parramatta Square	\$50,000,000	Short
Civic Link			
2. Civic Link public domain – to provide a continuous green spine that runs between the River Square and Parramatta Square, prioritising pedestrian, and cyclist movements.	Two blocks from Macquarie St to Phillip St	\$40,000,000	Medium
Major upgrades to bring public domain of major CBD streets up to world class city standard			
3. George Street public domain works – including paving, tree cells and multi-function poles	George St between O'Connell & Harris St	\$23,310,720	Medium
4. Macquarie Street public domain works – including paving, tree cells and multi-function poles	Macquarie St between Pitt & Church St	\$9,815,040	Medium
5. Phillip Street public domain works – including paving, tree cells and multi-function poles	Phillip St between Marsden & Charles St	\$13,904,640	Medium
6. Church Street public domain works – including paving, tree cells and multi-function poles	Church Street, south of Station St	\$17,994,240	Short
7. Victoria Road public domain works – including paving, tree cells and multi-function poles	Victoria Rd between O'Connell & Sorrel St	\$9,664,000	Short
8. Argyle Street public domain works – including paving, tree cells and multi-function poles	Argyle St between Marsden and Church St	\$3,865,600	Medium
9. Smith and Station Streets public domain works – including paving, tree cells and multi-function poles	Smith/Station St between Hassall St & Parramatta River	\$13,916,160	Medium

¹⁷ Short = years 1-5 (2021-2025); Medium = years 6-10 (2026-2030); Long = years 11+ (2031-2056).

Item / description	Location	Estimate cost	Timing ¹⁷
10. Charles Street public domain works – including paving, tree cells and multi-function poles	Charles St between Phillip and Macquarie St	\$5,411,840	Medium
11. Wentworth Street and Valentine Avenue public domain works – including paving, tree cells and multi-function poles	Wentworth St and Valentine Ave	\$10,243,840	Short
12. Hassall Street and Station Street East public domain works – including paving and tree cells	Hassall St between Harris & Station Street East, and Station Street East between Hassall & Parkes St	\$10,967,440	Medium
13. Hunter Street public domain works – including paving and tree cells	Hunter St between Pitt St & St John's Church	\$7,795,040	Long
14. Argyle Street public domain works – including paving and tree cells	Argyle St between Pitt & Marsden St	\$6,344,800	Short
15. Aird Street public domain works – including paving and tree cells	Aird Street between O'Connell St & Marsden St	\$2,719,200	Long
16. Campbell Street public domain works – including paving and tree cells	Campbell Street between O'Connell & Church St	\$8,701,440	Long
17. Anderson Street public domain works – including paving and tree cells	Anderson St between Parkes and Marion St	\$4,532,000	Long
18. Marion Street public domain works – including paving and tree cells	Marion Street between Church St & rail line	\$5,438,400	Long
19. Lane 13 (future street) public domain works – including paving, tree cells and lights. This is to reconfigure the existing laneway that currently goes from Phillip Street to Erby Place car park, to extend it to George Street. This would create a continuous north-south lane from Phillip Street to George Street.	Phillip St to George St through Erby Place	\$3,240,720	Medium

Item / description	Location	Estimate cost	Timing ¹⁷
20. Union Street public domain works – including paving and tree cells	Union St between Charles St & Argus Ln	\$2,356,640	Medium
Develop and Improve CBD Laneway Network (including paving, tree cells and multi-function poles)			
21. Omitted, as this project was originally combined with Item 22 and is superseded by that item.			
22. Freemason Arms public domain works – including paving, tree cells and lights	Freemason Arms	\$2,167,200	Long
23. Palmer Lane public domain works – including paving, tree cells and lights	Palmer Street	\$1,269,360	Long
24. Andrew Nash Lane public domain works – including paving, tree cells and lights	George St between Horwood Pl and Smith St	\$804,960	Long
25. Lane 14 (future service lane) public domain works – including paving, tree cells and lights	Connection between Civic Link and rear of Mayfair Plaza	\$1,190,160	Medium
26. Lane 49 (existing arcade to be redeveloped into pedestrian lane) public domain works – including paving, tree cells and lights	Mayfair Plaza	\$793,440	Medium
27. New Service Lane connecting Lane 14 to Phillip Street public domain works – including paving, tree cells and lights)	In Erby Place block of Civic Link	\$793,440	Medium
28. Lane 16 public domain works – including paving, tree cells and lights	Smith Street to Civic Link & Metro West	\$661,200	Medium
29. George Khattar Lane public domain works – including paving, tree cells and lights	Service Lane connecting Phillip Street to the River Foreshore, adjacent 66 Phillip Street	\$925,680	Medium
30. Phillip Lane public domain works – including paving, tree cells and lights	Phillip Lane	\$793,440	Medium
31. United Lane public domain works – including paving, tree cells, and lights)	United Lane off Macquarie Street	\$774,000	Medium

Item / description	Location	Estimate cost	Timing ¹⁷
32. Barrack Lane public domain works – including paving, tree cells and lights	Between Macquarie Street and George Street	\$2,476,800	Medium
33. Argus Lane public domain works – including paving, tree cells and lights	East end of Union Street between Macquarie Street and George Street.	\$2,244,600	Medium
34. Oyster Lane public domain works – including paving, signage, and lights	Pedestrian lane off Church St, linking to 12 Phillip St	\$247,000	High
35. Unnamed Lane public domain works – including paving, signage, and lights	Pedestrian lane off Phillip St, adjacent to 78 Phillip St	\$213,750	High
36. Unnamed Lane public domain works – including paving, signage, and lights	Council proposed pedestrian lane at Phoenician Restaurant, Church St to MAAS	\$323,000	High
37. Wentworth Car Park Lanes public domain works – including paving, tree cells and lights	Lanes around and through Wentworth Car Park	\$4,892,880	Short
38. Lane N2 Public Domain works – existing property to be redeveloped into pedestrian lane, including paving, tree cells and lights	Church Street to MAAS (El Phoenician site)	\$1,057,920	Medium
Public toilet provision			
39. Design and construction of 2 new public toilet facilities to ensure access to these amenities is available across the CBD.	Prince Alfred Square and additional site within the CBD.	\$1,000,000	Short-Medium
Parramatta Light Rail public domain integration			
40. Public domain works to deliver a quality urban design and streetscape outcome along the Parramatta Light Rail interface with Church Street, if required	Church Street between Victoria Road and Pennant Hills Road	\$13,950,000	Short

Item / description	Location	Estimate cost	Timing ¹⁷
41. Public domain works to deliver a quality urban design and streetscape outcome along the Parramatta Light Rail interface with Macquarie Street, if required	Macquarie Street between Church Street and Harris Street	\$5,250,000	Short
Major program of works responding to CBD flooding issues			
42. Drainage improvements across the CBD to reduce localised flooding and improve stormwater quality and quantity into the Parramatta River.	Throughout CBD	\$40,000,000	Short
43. Large-scale flood mitigation program of works to address flooding from the Parramatta River.	Throughout CBD	\$79,011,000	Medium
Smart cities			
44. CCTV and associated works	Throughout CBD	\$2,200,000	Short
45. Rationalisation of utilities e.g. undergrounding power in Auto Alley and North Parramatta	Throughout CBD	\$20,000,000	Short-Medium
46. Multi-function poles for non-major streets	Throughout CBD	\$2,640,000	Short
Land and floorspace acquisition contingency			
47. Additional aggregate cost component for land and floor space acquisition for local infrastructure broadly across the CBD. This item allows for 1 ha of land and 1 ha of floor space acquisition at market rates where land/floor space acquisition is required on a site and the landowner/developer cannot transfer an equivalent amount of floor space yield allocated for the community infrastructure elsewhere on the development site.	Throughout CBD	\$138,000,000	Short-Medium-Long
		\$573,901,590	

Table C4: Traffic and transport works

Description	Location(s)	Estimated cost	Timing ¹⁸
Pedestrian improvement			
1. Pedestrian and street lighting under Parkes Street rail overbridge	Parkes Street at Railway Bridge	\$100,000	Short
2. Pedestrian safety improvements at a minimum of 10 locations throughout the CBD e.g. George Street, mid-block refuge	Minimum 10 locations throughout CBD	\$10,000,000	Short - Long
CBD Bike Plan projects			
3. North-south CBD cycle route consisting of a physically separated 2-way on-road cycleway along Marsden Street, Marist Place, Villers Street, Harold Street, and Church Street	Marsden Street, Marist Place, Villers Street, Harold Street, and Church Street	\$17,755,100	Short
4. East-West CBD cycle route consisting of a physically separated 2-way on-road cycleway along George Street and Arthur Street	George Street and Arthur Street	\$10,256,700	Short
5. Queens Wharf Reserve cycling link from Alfred Street Rosehill to George St Parramatta, connecting to the western end of the 2-8 River Road West path (Item 6)	Queens Wharf Reserve from Alfred Street to George Street	\$2,094,750	Short
6. Shared cycling and walking link under James Ruse Drive to 10-12 River Road West	James Ruse Drive to 10-12 River Road West	\$1,200,000	Short
7. Shared paths on the western side of Pitt Street between Argyle Street and Macquarie Street and the northern side of Macquarie between Pitt Street and O'Connell Street	West side of Pitt St between Argyle Street and Macquarie Street; and north side of Macquarie Street between Pitt Street and O'Connell Street.	\$472,500	Short
8. Fully lit, 2-way compliant pedestrian and cyclist cycleway from Queens Road to George Street through Parramatta Park providing an east-west connection.	Queens Road to George Street cycleway (through Parramatta Park)	\$20,000,000	Short
9. Cycling links along the western side of Church Street (south of Parkes) from Boundary Street to Parramatta Road	Church Street (south of Parkes) from Boundary Street to Parramatta Road	\$400,000	Short

¹⁸ Short = years 1-5 (2021-2025); Medium = years 6-10 (2026-2030); Long = years 11+ (2031-2056).

Description	Location(s)	Estimated cost	Timing ¹⁸
10. Cycling links along the eastern side of Church Street (south of Parkes) from Parkes Street to Junction Street	Church Street (south of Parkes) from Parkes Street to Junction Street	\$700,000	Medium
11. Cycling links on the north side of Parkes Street between Church Street and Station Street East	Northern side of Parkes Street between Church Street and Station Street East	\$50,000	Short
Median islands			
12. Median island in Marsden Street between Macquarie Street and George Street to ensure driveways are left in/left out – includes kerb realignment and new tree planting on the west side of the street	Marsden Street between Macquarie Street and George Street	\$1,000,000	Long
13. Median island in Parkes Street between Wigram Street and Harris Street to ensure driveways are all left in/left out	Parkes Street between Wigram Street and Harris Street	\$200,000	Long
Intersection upgrades			
14. Intersection upgrades across the Parramatta CBD to accommodate for increased pressure on the road network resulting from growth	10 locations throughout CBD	\$8,000,000	Short - Medium
15. Intersection upgrade and road widening at Harris Street and Parkes Street	Intersection of Harris Street and Parkes Street	\$5,000,000	Medium
CBD road widenings			
16. Road widening for the eastbound right turn bay for traffic turning from Parkes Street into Wigram Street	Intersection of Parkes Street and Wigram Street	\$3,000,000	Medium
17. Other road widenings associated with growth throughout North Parramatta and CBD	Throughout North Parramatta and CBD	\$50,000,000	Medium-Long
Bridge improvements			
18. Duplicate Gasworks Bridge (Macarthur Street) – including a pedestrian and bike path on the western side	Gasworks Bridge	\$30,000,000	Medium
19. Marsden Street Bridge upgrade, including walking and cycling	Marsden Street Bridge	\$9,000,000	Short-Medium
20. Omitted as item already fully funded			

Description	Location(s)	Estimated cost	Timing ¹⁸
Last mile delivery facility			
21. 'Last mile' delivery facility – to allow local deliveries and relieve pressure on CBD road network	To be confirmed. Potential location includes the ground floor of the metro site.	\$3,000,000	Medium
Smart parking			
22. Smart wayfinding, ticketless parking, on street smart metering, and parking data capture	Throughout CBD	\$4,000,000	Medium
		\$176,229,050	



Appendix D: Works maps

Appendix D: Works maps

This appendix contains works map showing the locations of works items listed in the works schedule in Appendix C.

Works maps are shown in the following figures on the following pages:

- Figure D1: Summary works map
- Figure D2: Community facilities works
- Figure D3: Open space and recreation works
- Figure D4: Public domain works
- Figure D5: Traffic and transport works.

The numbering for each works item on each map corresponds to the numbering used in the works schedule tables in Appendix C.

Figure D1 – Summary works map

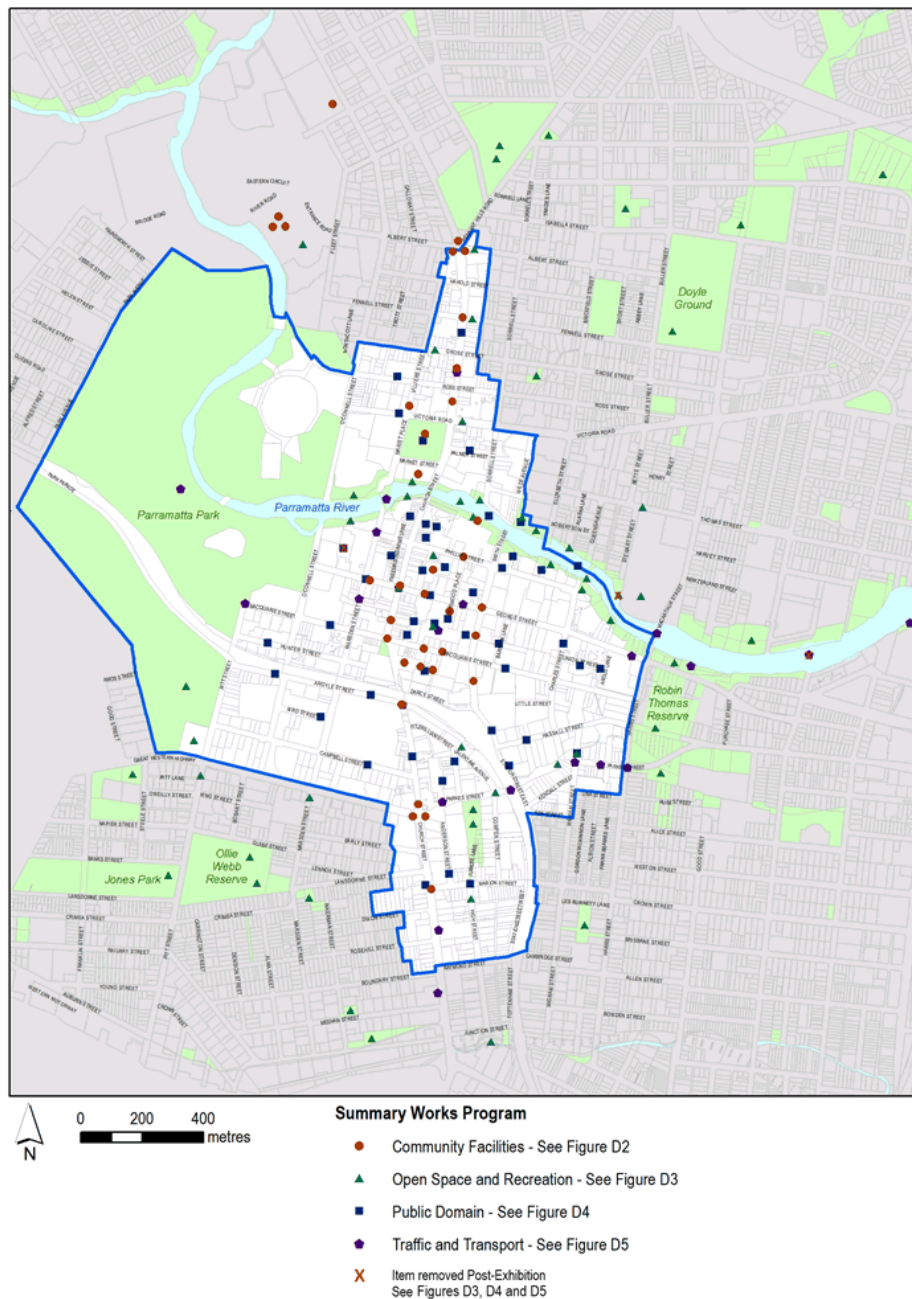


Figure D2 – Community facilities works

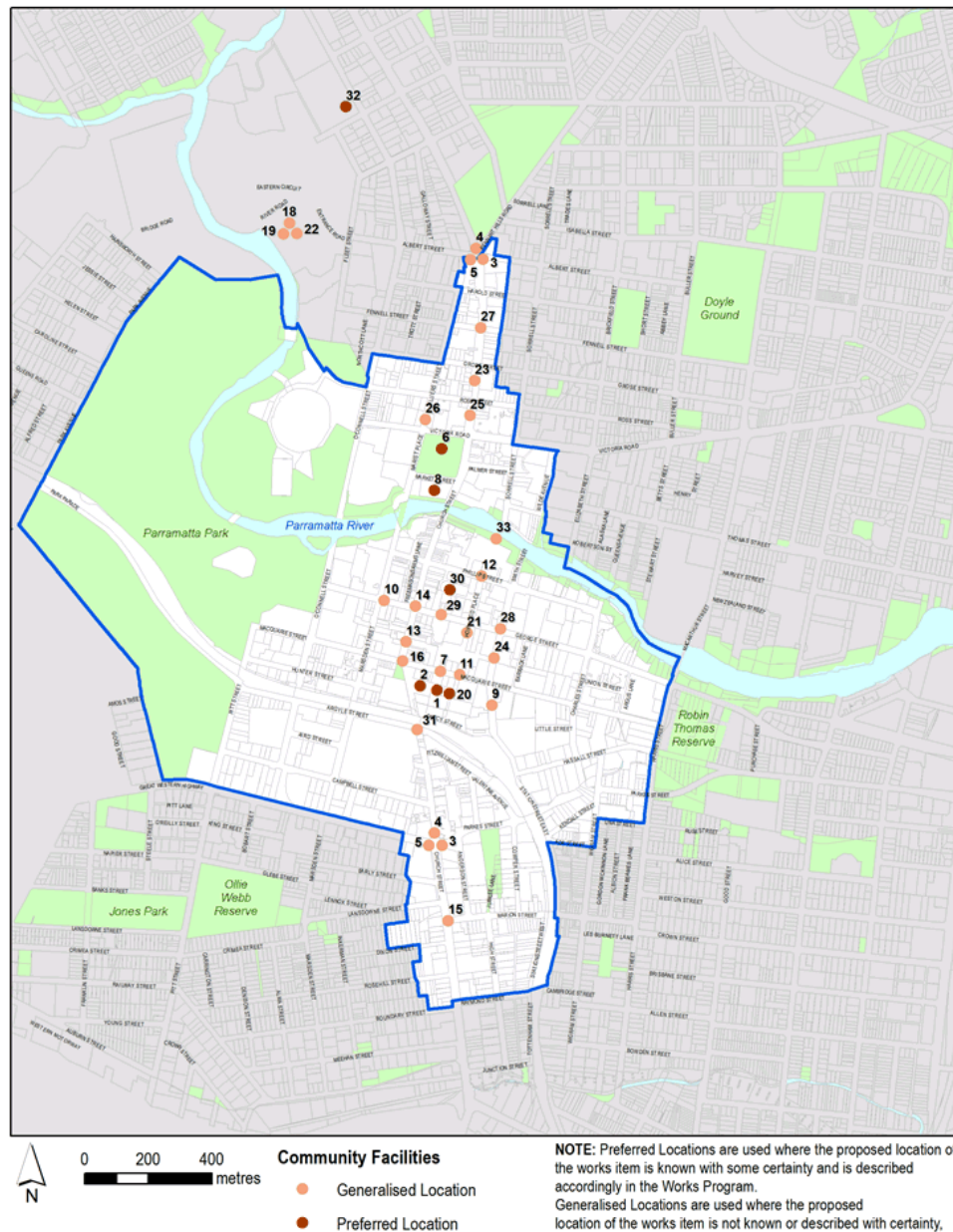


Figure D3 – Open space and recreation works

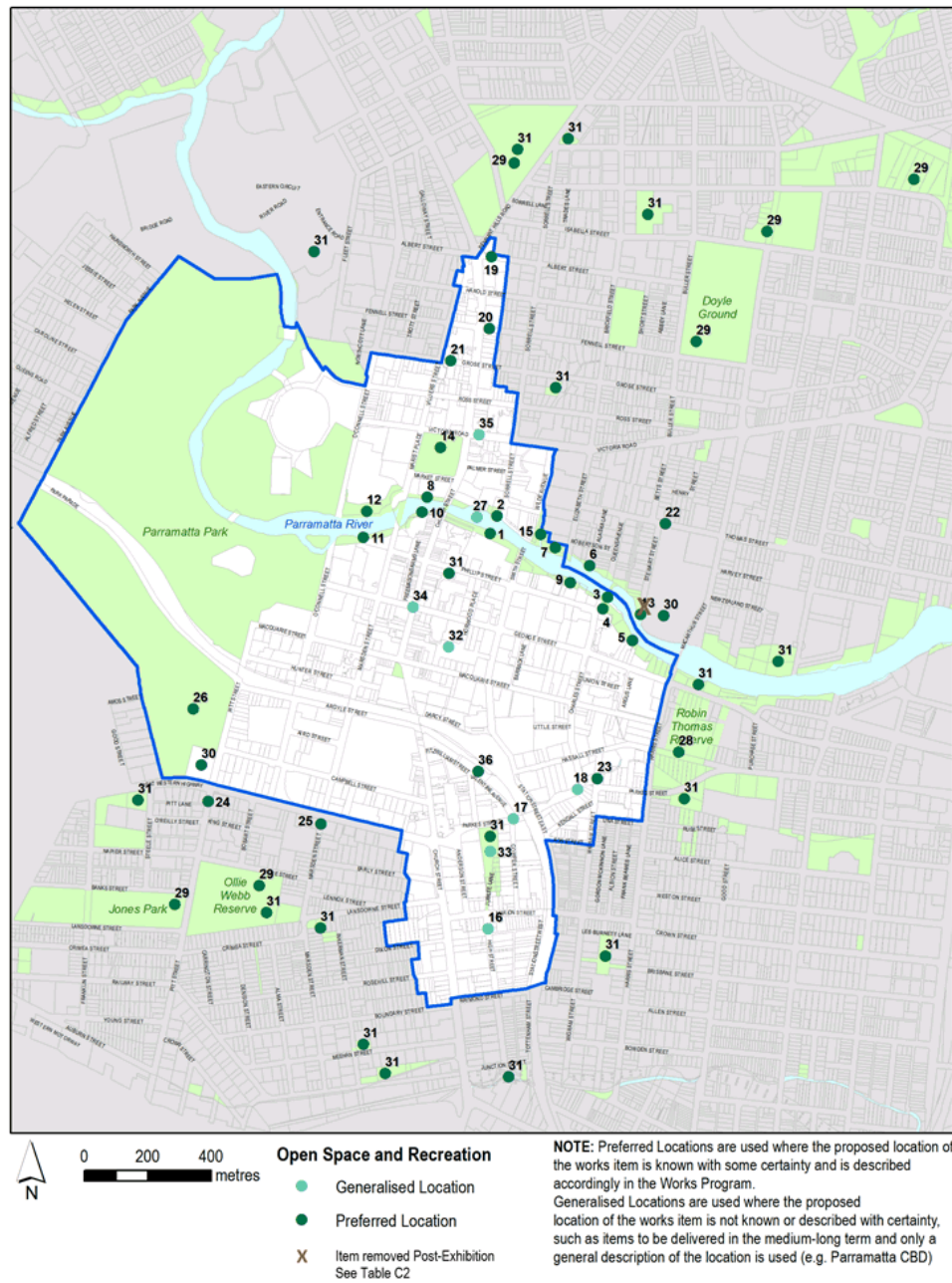


Figure D4 – Public domain works

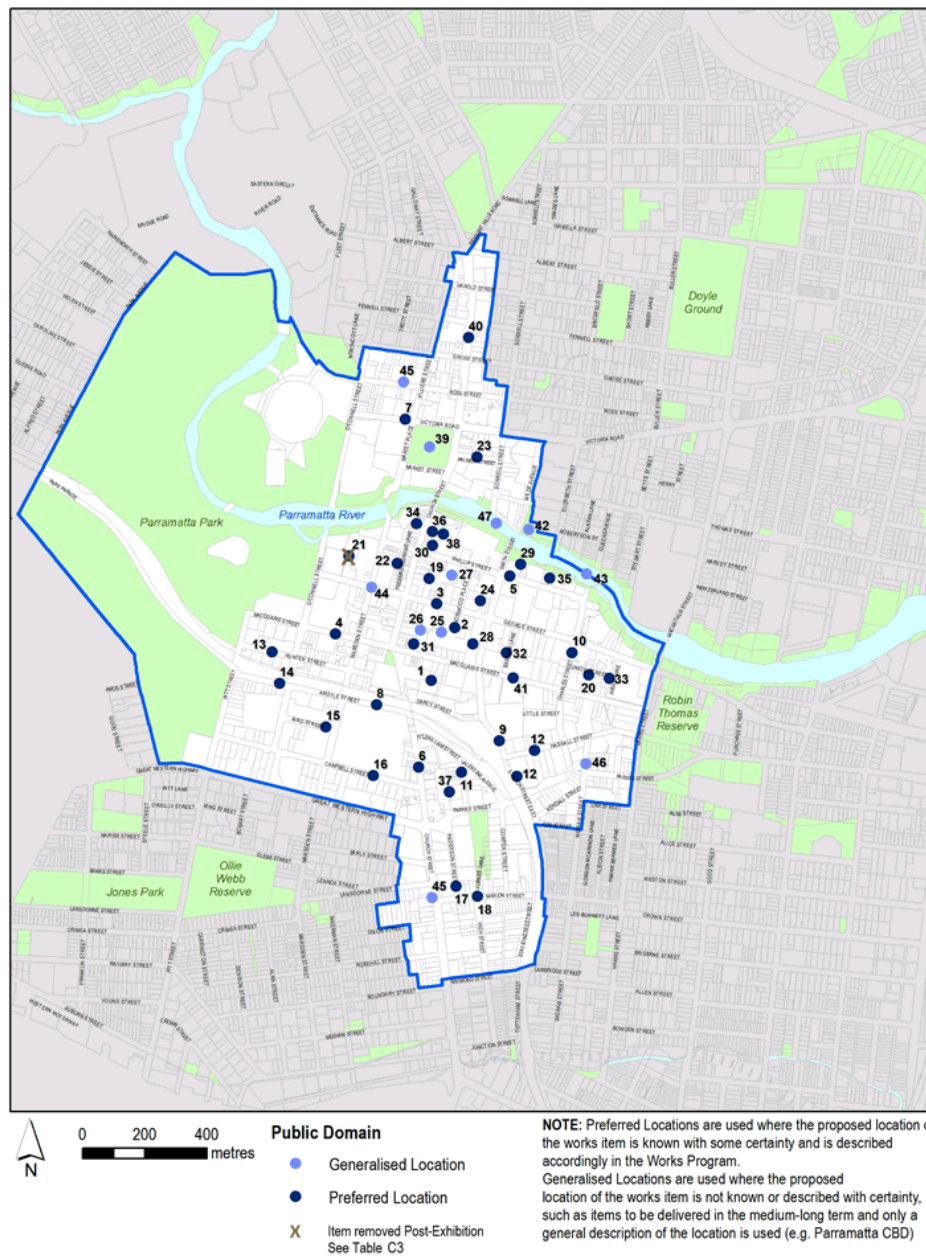
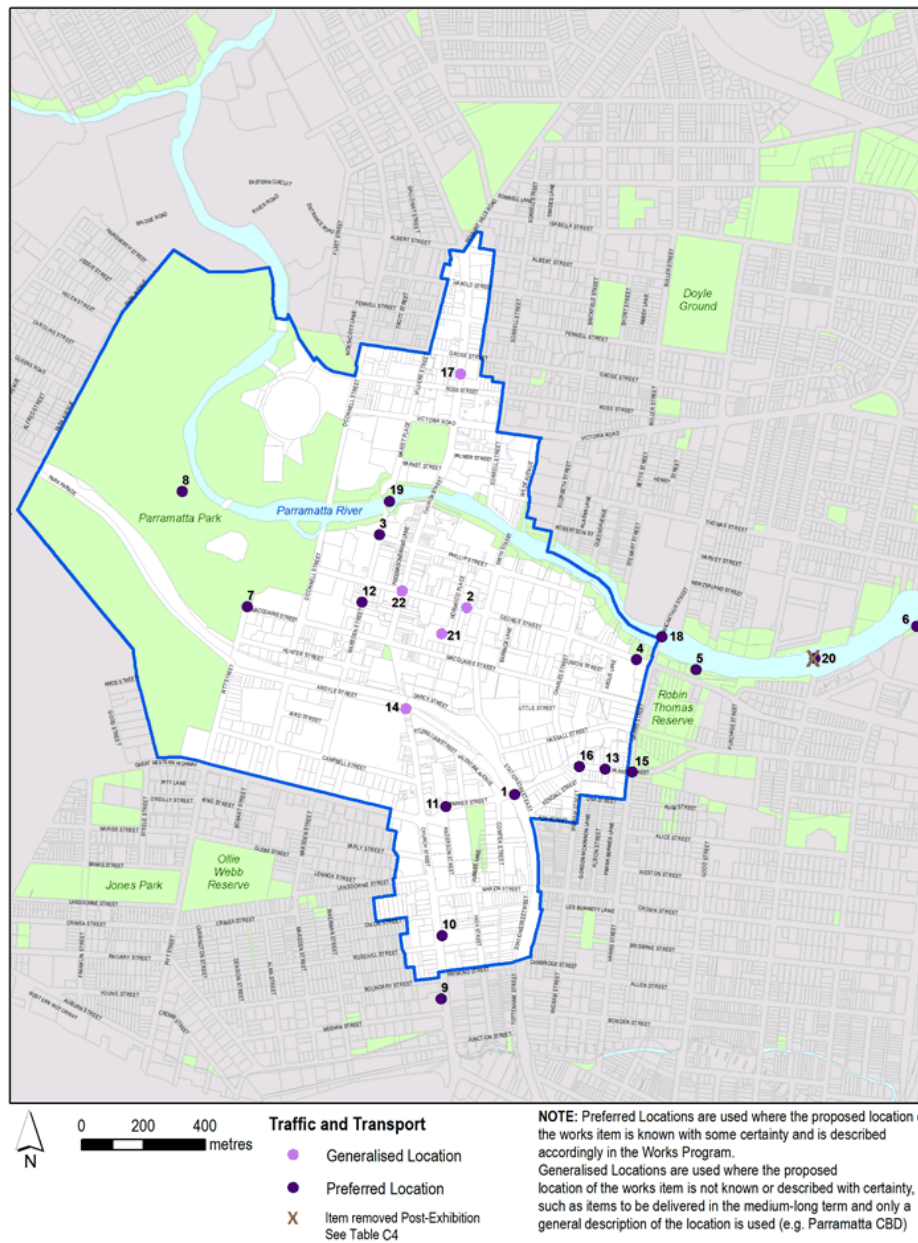


Figure D5 – Traffic and transport works





Parramatta City Centre Local Infrastructure Contributions Plan (Amendment No 1)

Justification Report Supplement
May 2023

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Document Control

Version	Date	Comments
1	01/05/2023	Document as reported to Council on 22 May 2023

1. Executive Summary

Amendment 1 to the Parramatta City Centre Local Infrastructure Contributions Plan 2022 (the contributions plan) seeks to amend the Land Application Map (Figure 2) of the plan to remove "Area A" as it currently applies to land within the City Centre generally bounded by the northern side of Phillip Street, Smith Street, the Parramatta River and Charles Street (the Phillip Street block).

This amendment is being proposed as a consequence of changes to the planning controls applying to the Phillip Street block undertaken by the Department of Planning and Environment and brought into effect through State Environmental Planning Policy (Parramatta CBD No 2) 2022, which was published on 16 December 2022; and where the controls that result in increases to height and floor space ratio applying to land in the Phillip Street block come into effect on 30 June 2023.

Successful implementation of this amendment and commensurate amendment to the Regulation will ensure consistency and procedural fairness in the operation of the contributions plan by ensuring land that has received uplift through Amendment 56 to Parramatta Local Environmental Plan 2011 or the subsequent State Environmental Planning Policies are treated equally in respect of s7.12 contributions applied within the City Centre.

This Supplement to the original Justification Report (October 2021) has been undertaken to specifically address the matter pertaining to the changes impacting the Phillip Street block. Accordingly, it should be read in conjunction with the original commentary from that report, the assumptions of which remain relevant to the circumstances of this case. It is therefore recommended that the Minister support this amendment to the contributions plan and approve an amendment to Section 209 of the Regulation to enable Council to apply the higher percentage rates to future development within the Phillip Street block consistent with other areas of the City Centre.

The draft contributions plan was publicly exhibited between 27 March and 28 April 2023. At the closing of the exhibition on 28 April, six submissions were received.

- Three of these supported the amendment.
- One requested a change to the percentage rate (out of scope).
- One objected to the amendment on the grounds that they did not support further high-rise development within the City Centre (out of scope).
- One objected on the grounds that they considered there should be a nexus between a particular development outcome and the application of the higher contributions rates.

None of the matters raised in the submissions warranted further changes to the draft contributions plan as exhibited.

2. Background

2.1. Purpose of this Supplement

This supplement to the Parramatta CBD Infrastructure Contributions Plan Justification Report (October 2021) has been prepared to assist the Department in considering the reinstatement of the higher percentage rates for the Phillip Street block – being land more-or-less bounded by the northern side of Phillip Street, Smith Street, the Parramatta River and Charles Street. The requested rates to be reinstated are set out in Table 1, below; and the land to which the request relates is shown in Figure 1 edged in red.

Development with a cost exceeding \$250,000	Current s7.12 Percentage Rate	Requested s7.12 Percentage Rate
Residential Accommodation and mixed-use developments that incorporate residential accommodation along with other development	3%	5%
Other development that does not provide residential accommodation	3%	4%

Table 1 – Existing and requested maximum percentage rates for the Phillip Street block

The assumptions and justifications contained in the original report remain relevant to this request for consideration of reinstating the higher rates to this land for the following reasons:

- The Phillip Street block is located within the Parramatta City Centre; and was originally included within the contributions plan to be subject to increased s7.12 levies.
- The new controls brought in by SEPP 2, and to come into effect on 30 June 2023, result in significant increases to development density and modest increases to height compared to the current controls. While the increases are not as great as originally mooted under the original Parramatta CBD Planning Proposal, they are comparable to other parts of the City Centre that received uplift and already are paying the increased rates.

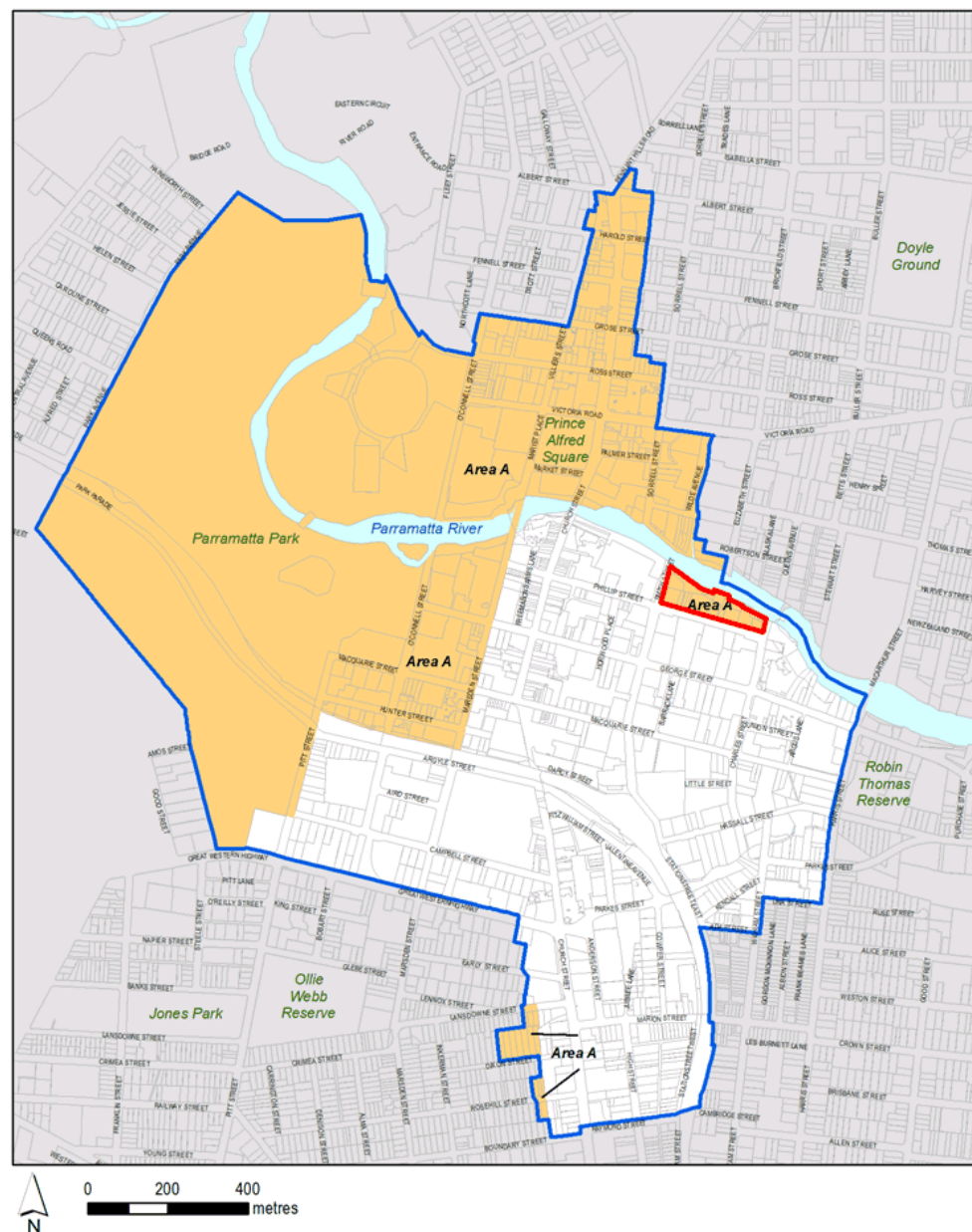


Figure 1 – Land Application Map for the City Centre Local Infrastructure Contributions Plan. Phillip Street block shown edged in red

2.2. Timeline

Originally, the entire City Centre was identified to be subject to the increased s7.12 levies. Key events are set out in Table 2, below.

Date	
15 June 2021	Council considered a post-exhibition report to the Parramatta CBD Planning Proposal; and resolved in respect of preparing a

	<p>new contributions plan:</p> <ul style="list-style-type: none"> • A new Section 7.12 contributions plan is to be prepared within 12 months; and • Note that the plan will include contributions rates higher than the current 3% rate, subject to feasibility testing of the levy rate.
26 July 2021	<p>Council considered a report with a draft contributions plan that increased the 3% contributions rates to the following:</p> <ul style="list-style-type: none"> • Development for the purpose of residential accommodation – five (5) percent of the development cost where the total development cost is over \$250,000. • Mixed-use development (development including both residential accommodation and other land uses) – five (5) percent of the development cost where the total development cost is over \$250,000. • Other development (excluding residential accommodation) – four (4) percent of the development cost where the total development cost is over \$250,000. • Any development where the development cost is \$250,000 or less – no contribution required. <p>These rates were to be applied across the entire City Centre and were informed by an independent development feasibility analysis (the Savills' reports).</p>
9 August to 26 September 2021	Draft contributions plan exhibited
25 October 2021	<p>Council resolved to approve the finalisation of the contributions plan with the increased rates and to seek approval of the Minister for Planning and Open Spaces to amend the Regulation to enable the higher rates to be applied. This request was submitted to the Department on 5 November 2021.</p>
May 2022	<p>Council received a letter from the Minister for Planning and Open Spaces to review the contributions plan, which was at the time being considered by the Department. This review was requested to take account of changes to planning controls made by the Department in finalising the Parramatta CBD Planning Proposal (Amendment 56)</p>
14 June 2022	<p>Council resolved to amend the approved (but not commenced) contributions plan to apply differential rates across the City Centre. Those areas that had been "deferred" from the planning proposal (i.e. where the existing controls were to continue to apply to the land) retained the 3% levies – including land at the Phillip Street block; while the remainder of the City Centre continued to apply the higher levies previously approved by Council in October 2021. This revised plan was then submitted to the Department to progress their consideration.</p>
21 September 2022	<p>The Minister approved the City Centre Contributions Plan and amended the Regulation that enabled the increased s7.12 levies to apply to the City Centre as per the contributions plan adopted by Council on 14 June 2022 (see Sections 209(1) and 209(6) of the</p>

	Regulation)
14 October 2022	The City Centre Contributions Plan came into effect, concurrent with the commencement of Amendment 56 to Parramatta Local Environmental Plan 2011
16 December 2022	The Department published the State Environmental Planning Policy (Parramatta CBD No 2) 2022 (SEPP 2) which further amended controls with the City Centre, in particular the Phillip Street block. These controls come into effect on 30 June 2023; and have been incorporated into Schedule 7 of Parramatta Local Environmental Plan 2023.
13 March 2023	Council considered and resolved to approve for public exhibition Amendment No 1 to the City Centre contributions plan. This amendment proposed to apply the higher rates to the Phillip Street block, consistent with the remainder of the City Centre, as a result of the changes made by the Department in SEPP 2, above, on 16 December 2022.
27 March to 28 April 2023	Public exhibition of the draft contributions plan.
22 May 2023	Post-exhibition report to Council for approval and finalisation of the draft contributions plan. If approved, the contributions plan would be submitted to the Department for consideration and request to the Minister for Planning to amend the Regulation to refer to the updated contributions plan.

Table 2 – Timeline for the City Centre contributions plan review

3. Consideration and Justification

3.1. Changes to come into effect on 30 June 2023

The changes undertaken through SEPP 2 to the Phillip Street block results in increases to development potential on this land that is consistent to other parts of the City Centre where the higher percentage rates already apply. These are set out in Table 3 and Figure 2, below, and include relevant incentives for design excellence, etc. that apply to the properties in the area.

Area identified on the Additional Local Provisions Map (subject properties in <i>italics</i>)	Current controls	Controls applying from 30 June 2023
Area 2 <i>(60 Phillip Street)</i>	Height of Buildings: 92m (approx. 29 storeys)	Height of Buildings: part 0m, part 105m (approx. 34 storeys)
Area 4 <i>(66 to 94-96 Phillip Street)</i>	Floor Space Ratio: 6.9:1 Height of Buildings: 92m (approx. 29 storeys)	Floor Space Ratio: 10.4-10.7:1 Height of Buildings: part 0m, part 7m, part 105m (approx. 34 storeys)
	Floor Space Ratio: 6.9:1	Floor Space Ratio: 9.7:1

Table 3 - Current controls and controls effective from 30 June 2023 to the Phillip Street block

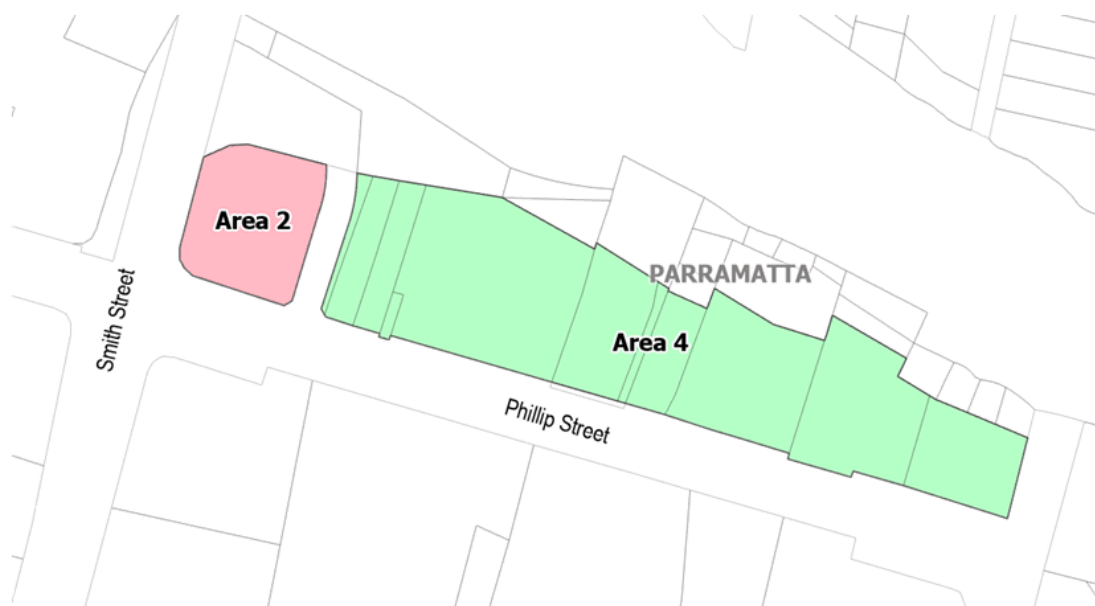


Figure 2 - Location of Area 2 and Area 4

The increases in development potential for land within the Phillip Street block range between 40% and 55% in terms of Floor Space Ratio changes; and approximately 14% increase to height. These changes bring the land to levels similar to other parts of the City Centre that are also zoned MU1 (Mixed Use), such as Cowper Street and Church Street south of the railway line, both of which are already subject to

the higher contributions rates.

Approval of Amendment 1 to the Parramatta City Centre Local Infrastructure Contributions Plan ensures consistency and procedural fairness in respect of applying s7.12 levies to areas of the City Centre that have received uplift under Amendment 56 to Parramatta Local Environmental Plan and subsequent SEPPs prepared by the Department.

3.2. Updates to income estimates

The earlier Justification Report (October 2021) prepared to support Council's case to seek the higher s7.12 levies detailed a breakdown in contribution costs versus income. At that time, the estimated income of \$642 million over the 40-year planning period resulted in a \$1,338 million (\$1.38 billion) funding gap between the income and total cost of the works program. Further revisions to income estimates in June 2022 and March 2023 still indicate a funding gap of approximately \$1,400 million (\$1.4 billion). Even with the increase in levies to the Phillip Street block, as requested, there will still remain a significant funding gap between the total cost of the contributions anticipated to be received and the total works cost. To enable comparison of changes to the funding gaps over time, no adjustments have been made for indexation or inflation of costs/income over the two-year period outlined in Table 4, below.

Component	Amount	Gap to Total Works Program Cost
Total Works Program cost	\$1,980M	
Works cost apportionable to new development (approx. 60%)	\$1,201M	\$779M funding gap
Estimated income based on 5% residential and mixed-use; and 4% non-residential levies applying to the entire City Centre (as of October 2021)	\$642M	\$1,338M funding gap
Revised estimated income based on variable levies – being a mix of 3%, 4% and 5% levies applying across the City Centre (as of 14 June 2022)	\$582M	\$1,398M funding gap
Revised estimated income if Phillip Street block is reinstated to have the higher levies applied (as of May 2023)	\$583M (increase of approx. \$1.14M)	\$1,397M funding gap

Table 4 – Assessment of funding gaps under the s7.12 contributions plan

Council accepts that there is a funding gap between the total cost of the works program and the estimated income. This is due to the aspirational and long-term nature of the works program (i.e. operating over a period of 40 years). It is also due to the function of the works program to provide a "long list" of works that can be funded through a variety of sources – including, but not limited to, s7.12 contributions.

Approval of Amendment 1 to the Parramatta City Centre Local Infrastructure Contributions Plan will result in a minor increase of income (estimated at \$1.14 million) but still leaves a significant funding gap between the total cost of the works program and the income anticipated under the contributions plan.

3.3. Consistency with Practice Note

The earlier Justification Report (October 2021) prepared to support Council's case to seek the higher s7.12 levies set out the consideration of the Practice Note (February 2021). At that time, the land within the Phillip Street block was included in the contributions plan to be subject to the higher levies. Council's position in relation to the assessment criteria and the responses provided in that Justification Report are unchanged in respect of this amendment; and this amendment only seeks to reinstate the Phillip Street block to the higher s7.12 levies as a result of the changes undertaken by the Department through SEPP 2 back in December 2022.

Approval of Amendment 1 to the Parramatta City Centre Local Infrastructure Contributions Plan will reinstate the higher levies that were originally mooted for the Phillip Street block and were considered in the earlier Justification Report. The outcome sought by this amendment is still consistent with the assessment criteria and Council's response to those criteria as published in the earlier Justification Report.

4. Public Consultation

4.1. Public Consultation undertaken

Council resolved on 13 March 2023 to adopt the draft contributions plan for public consultation. A public exhibition of the draft contributions plan took place between 27 March and 28 April 2023. Engagement included:

- Mail-out to landowners within the Phillip Street block (61 letters sent);
- Hard copies of the draft contributions plan being made available at Council's Parramatta library;
- Electronic exhibition on Council's "Participate Parramatta" portal.

4.2. Submissions received and matters raised

At the closing of the public exhibition on 28 April 2023, Council received six (6) submissions lodged through the Participate Parramatta portal. No submissions were received by e-mail or other methods.

Of the submissions received:

- Three (3) of these supported the amendment.
- One (1) requested a change to the percentage rate (out of scope).
- One (1) objected to the amendment on the grounds that they did not support further high-rise development within the City Centre (out of scope).
- One (1) objected on the grounds that they considered there should be a nexus between a particular development outcome and the application of the higher contributions rates.

None of the matters raised in submissions warranted further changes to the contributions plan as exhibited.

5. Conclusion

The changes undertaken through SEPP 2 to the Phillip Street block results in increases to development potential on this land that is consistent to other parts of the City Centre where the higher percentage rates already apply. This amendment to the 2022 contributions plan is administrative in nature and is only being undertaken to ensure procedural fairness to land receiving increases to height and floor space ratio controls within the Phillip Street block to other land already subject to the higher contributions rates elsewhere in the City Centre.

Amendment 1 to the contributions plan does not:

- Seek to change the percentage rates applying to development within the City Centre, other than to reinstate the increased rates to the Phillip Street block;
- Seek to change the works program; and
- Seek to change the timing of contributions payments or other operational factors within the existing contributions plan.

Given the above, it is recommended that the Minister:

- Support the amendment to the Parramatta City Centre contributions plan to update the land application map (Figure 2) where land within the Phillip Street block will be removed from "Area A" and be subject to the increased rates applying elsewhere within the City Centre.
- Approve an amendment to Section 209 of the Environmental Planning and Assessment Regulation 2021 to give effect to the first point, above.



PARRAMATTA CBD LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN

Justification Report
October 2021

cityofparramatta.nsw.gov.au

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Document Control

Version	Date	Comments
1	25/10/2021	Document as reported to Council with draft contributions plan.

D08228685

1. Executive Summary

Parramatta CBD is undergoing a significant transformation to a CBD of metropolitan significance consistent with the directions in the Region and District Plans. To meet the local infrastructure needs associated with an additional 46,120 jobs and 15,340 dwellings estimated to be provided in the CBD based on yield modelling from the *Parramatta CBD Planning Proposal*, a \$1.98 billion (present value) investment in local infrastructure has been identified as necessary over the next 40 years.

This Justification Report has been prepared to support Council's application to the Minister for Planning and Public Spaces (the Minister) to seek an amendment to Clause 25K of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) to allow higher S7.12 contribution rates as provided in the *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021*. This new plan seeks to increase rates above the existing 3% levy currently allowed in the Parramatta CBD under Clause 25K of the Regulation; and apply the following new rates to support the growth envisaged under the *Parramatta CBD Planning Proposal*:

- Development for the purpose of residential accommodation – 5% of the development cost where the total development cost is over \$250,000.
- Mixed-use development (development including residential accommodation and other land uses) – 5% of the development cost where the total development cost is over \$250,000.
- Other development (excluding residential accommodation) – 4% of the development cost where the total development cost is over \$250,000.
- Any development where the development cost is \$250,000 or less – no contribution required.

Council also undertook an apportionment assessment to determine how much of the \$1.98 billion local infrastructure need could be reasonably attributed to new development. Approximately \$1.201 billion – or about 60% – of the cost was apportioned to new development. In present value terms, estimated income under the proposed contributions plan would be about \$642 million over the 40-year period – enabling about 53% of the apportioned cost to be funded from contributions at the proposed rates.

The proposed rates are also informed by separate development feasibility analysis, which indicated the 5% rate for mixed use and residential accommodation and the 4% rate for commercial/office development will maintain development viability using the FSRs proposed under the *Parramatta CBD Planning Proposal*. It is noted that the feasibility analysis also factored in future State Government charges in new Regional Infrastructure Contributions and Transport Infrastructure Contributions.

The *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021* was publicly exhibited from 9 August 2021 to 20 September 2021 (42 days). 11 submissions were received in response to the exhibition. No changes to the proposed rates of 4% (commercial) and 5% (residential/mixed use) were considered necessary following consideration of the submissions received during the exhibition period.

Given the significant upzoning being proposed under the *Parramatta CBD Planning Proposal*, the rates in the new contributions plan are needed to support the additional demands for new infrastructure that will be generated by this new development; and to help the Parramatta CBD achieve its full potential as the 'Central City' for the Greater Sydney metropolitan area. Therefore, it is recommended that the Minister support these higher rates and approve an amendment to Clause 25K of the Regulation accordingly.

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2. Background

This Justification Report has been prepared to support Council's application to the Minister for Planning and Public Spaces (the Minister) to seek an amendment to Clause 25K of the *Environmental Planning and Assessment Regulation 2000* (the Regulation) to allow the following S7.12 contribution rates, as proposed in the *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021*, for the Parramatta CBD area (as shown in Figure 2 of the *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021*):

- Development for the purpose of residential accommodation – 5% of the development cost where the total development cost is over \$250,000.
- Mixed-use development (development including residential accommodation and other land uses) – 5% of the development cost where the total development cost is over \$250,000.
- Other development (excluding residential accommodation) – 4% of the development cost where the total development cost is over \$250,000.
- Any development where the development cost is \$250,000 or less – no contribution required.

This Report has been prepared having regard to Section 1.8 of the *Section 7.12 Fixed Development Consent Levies Practice Note – February 2021*, published by the Department of Planning, Industry and Environment.

2.1. Strategic Priority and Growth for Parramatta CBD

The Parramatta CBD forms part of a connected corridor of precincts, collectively designated Greater Parramatta under the *Central City District Plan* (refer to Figure 1), which is described as:

"Covering an area of more than 1,400 hectares, Greater Parramatta encompasses Parramatta CBD, Parramatta North Precinct and the Westmead health and education precinct, connected via Parramatta Park. It is the core of the Central River City"

The growth within Parramatta CBD that is achievable under changes to the planning controls within the *Parramatta CBD Planning Proposal* has been recognised within the *Central City District Plan*. The *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021* has been prepared to support the significant uplift in development capacity envisaged by the *Parramatta CBD Planning Proposal*. This new contributions plan is also considered to be consistent with Council's *Local Strategic Planning Statement*, in particular Planning Priority 6 (provide for community infrastructure and recreation opportunities).

Yield estimates under the *Parramatta CBD Planning Proposal*, as endorsed by Council on 15 June 2021 for finalisation, indicate an additional 46,120 jobs and 15,340 dwellings may be accommodated in the Parramatta CBD under these new controls. The *Parramatta CBD Planning Proposal* plays a key role in assisting Council to meet its jobs and dwellings targets under the *Central City District Plan*, which is also consistent with Council's *Local Strategic Planning Statement*.

Assuming a linear delivery pipeline of approximately 25,000 sqm of commercial floor space and 360 dwellings per year, the theoretical capacity under the *Parramatta CBD Planning Proposal* has a potential supply for about 40 years.

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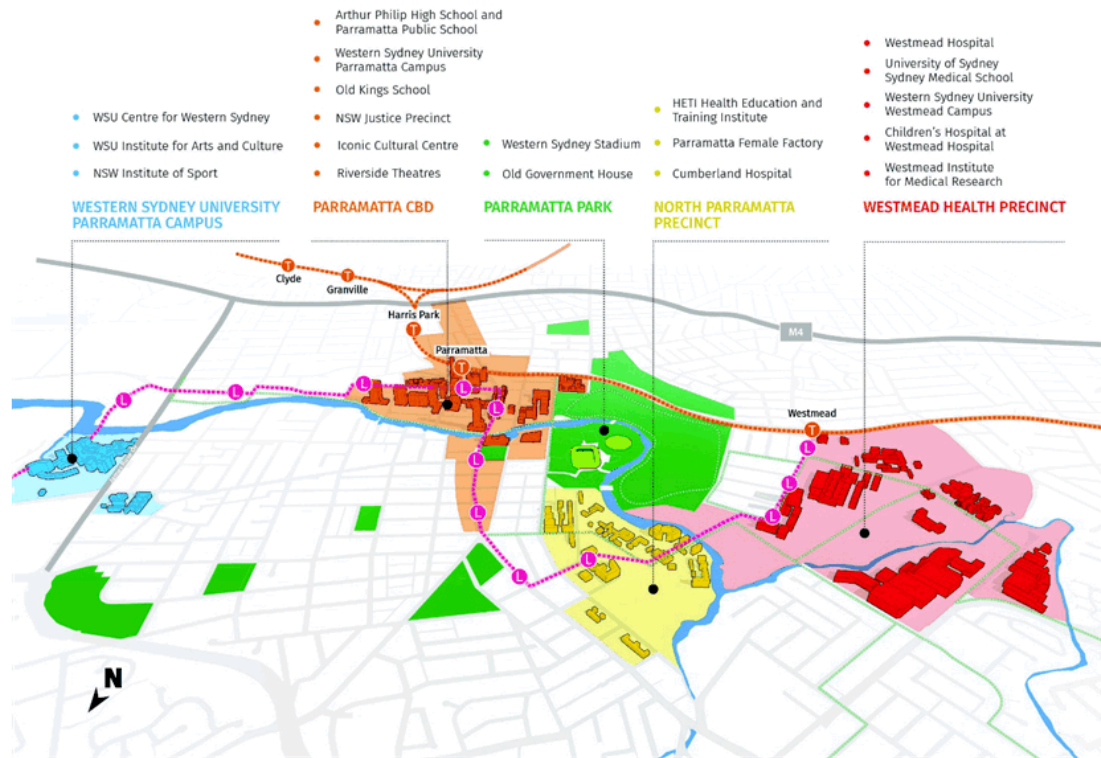


Figure 1 - Greater Parramatta - Central City District Plan

Under the Region Plan, Greater Parramatta is designated a Metropolitan Centre, one of the three CBDs across the Sydney metropolitan area (Figure 2). Accordingly, Parramatta CBD is recognised within these strategic documents as being of regional and metropolitan significance.

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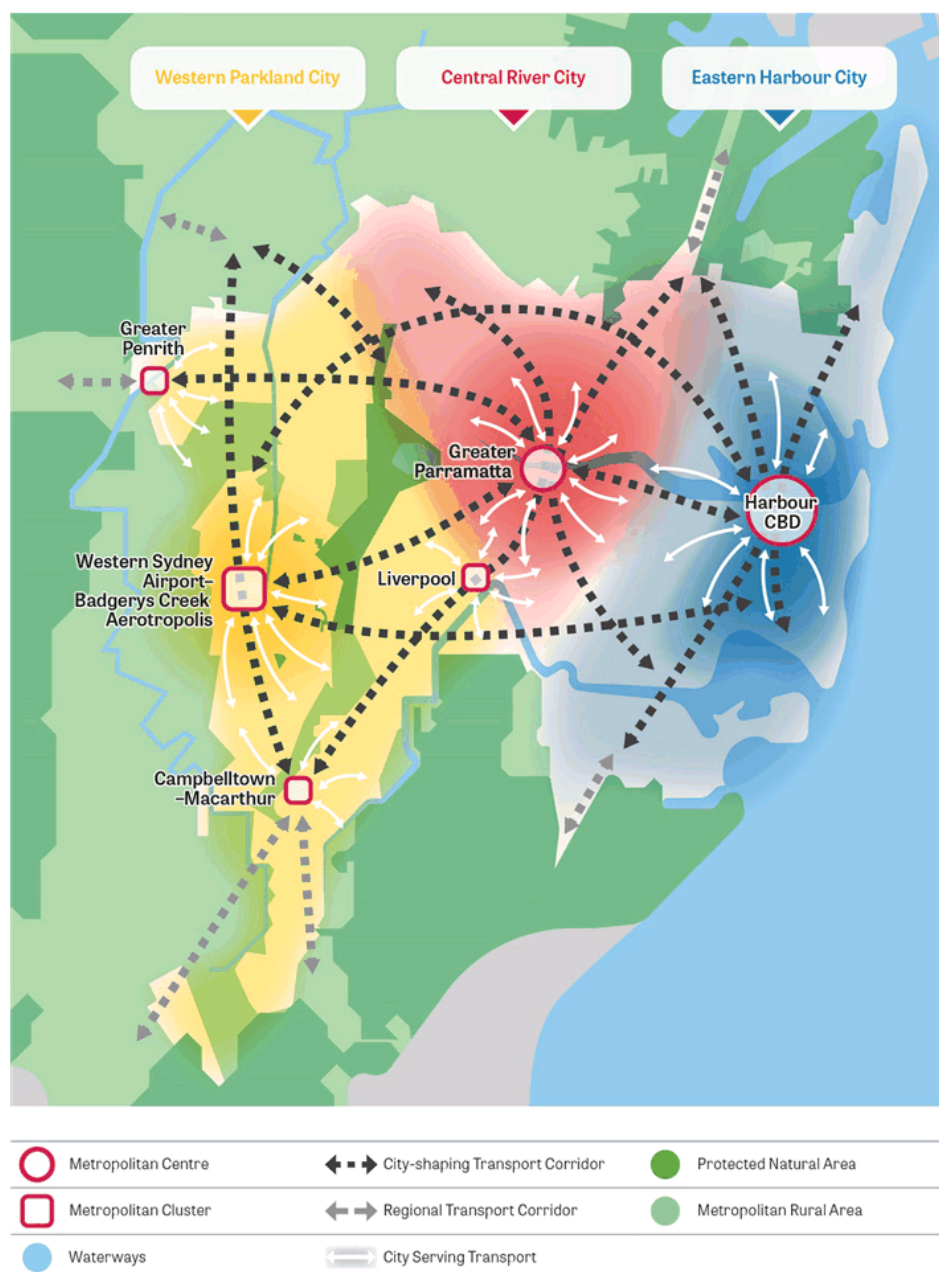


Figure 2 - Greater Sydney Region Plan — A Metropolis of Three Cities

2.2. Providing Local Infrastructure to Meet the Growth

Commensurate with the growth under the *Parramatta CBD Planning Proposal* will be a need to augment existing local infrastructure, as well as provide new local infrastructure to support Parramatta CBD's transformation in a CBD of metropolitan significance. Previous internal work by Council has identified a local infrastructure need valued at approximately \$1.98 billion (present value), which has informed the works schedule under the *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021* (see Table 1).

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Table 1 – Estimated cost of works in the works schedule, by infrastructure category

Category	Estimated cost
Community and cultural facilities	\$736M
Open space and recreation	\$495M
Public domain works	\$573M
Traffic and transport	\$176M
Total	\$1.98B

2.3. Previous Funding Considerations

The funding and delivery of local infrastructure to support the growth under the *Parramatta CBD Planning Proposal* originally considered a combination of:

- Section 7.12 levies at the existing rate of 3%; plus
- Provision of local community infrastructure on-site where the amount (value) of the infrastructure to be provided was based on a nominated \$/sqm uplift rate, which, in turn, was computed on value uplift as enabled under the *Parramatta CBD Planning Proposal*. This was proposed to only apply to residential development seeking to take up the Incentive Floor Space and Opportunity Site Floor Space as indicated on the *Incentive Floor Space Ratio Map* and *Opportunity Sites Map* under the *Parramatta CBD Planning Proposal*. Provision of infrastructure through this method was proposed to be formalised through the execution of a Planning Agreement between the applicant and Council.

The release of the updated Practice Note pertaining to Planning Agreements in February 2021 by the Department of Planning, Industry and Environment effectively prevented this approach from being able to be applied where it, implicitly, prohibited the use of planning agreements to be used for “value capture”.

Consequently, the preferred approach to deliver local infrastructure that had been part of the *Parramatta CBD Planning Proposal* since its inception was removed and alternate approach to funding the infrastructure to support the anticipated growth was needed. This triggered the preparation of the new *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021* with higher rates than the current 3% levy.

2.4. Proposed Contribution Framework

To support the significant uplift in development capacity enabled under the *Parramatta CBD Planning Proposal*, the funding and delivery of local infrastructure is proposed to be enabled through the new *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021*. This plan is a new section 7.12 flat rate levy plan with a rate set higher than the current 3% rate, as follows:

- Intends to levy 5% of the development cost to residential accommodation and mixed-use development (comprising residential accommodation and some type of development); and
- Intends to levy 4% of the development cost to other development that exclusively does not incorporate residential accommodation.

Note: “Residential accommodation” has the same meaning as in *Parramatta Local Environmental Plan 2011*.

The timing of payment is proposed to be moved from Construction Certificate to Occupation Certificate stage, or commencement of the use in the case of Complying Development. This approach

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is consistent with the recommendations from the Productivity Commission¹ and moves the impost of a contribution on development to the project's completion rather than at its commencement. It is also consistent with the recommendations of Council's feasibility testing by Savills (as discussed in Section 3 of this report).

Affordable and social housing is proposed to be exempt from the requirement to pay a levy under the new plan.

Works can be delivered in-kind as an alternative to partial or total settlement of the contribution liability. Any proposal to seek an alternative to monetary payment will require a planning agreement.

Completion and adoption of this contributions plan in a similar timeframe to that of the CBD Planning Proposal is also consistent with Recommendation 4.1 of the Productivity Commission Review² where the Commission recommended that infrastructure contributions plans are developed upfront as part of the zoning process. The capacity to fund local infrastructure by development taking up the increased yields has always been front-and-centre of the *Parramatta CBD Planning Proposal* with the draft provision of community infrastructure requirement. The adoption of the higher percentage rates sought by this Section 7.12 Plan continues that approach.

¹ NSW Productivity Commission (November 2020) Review of Infrastructure Contributions in NSW Final Report. Source: [Infrastructure Contributions Review | Commissioner for Productivity \(nsw.gov.au\)](#)

² *ibid*

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3. Financial Considerations and Feasibility Testing

3.1. Infrastructure Funding

As described in the previous section, Council has identified approximately \$1.98 billion of local infrastructure need for the Parramatta CBD to assist in its transformation to a CBD of metropolitan significance as envisaged under the *Parramatta CBD Planning Proposal*.

Of the \$1.98 billion local infrastructure need, as illustrated in Figure 3:

- Approximately \$327 million is already funded through existing funding arrangements, such as grants, planning agreements, and already committed Council funds.
- Approximately \$58 million will be funded from existing contribution reserves in the City Centre to be rolled-over to the new plan (reasonable substitution).
- Approximately \$1.201 billion of the works has been identified as directly attributable (apportioned) to new development and could reasonably be funded by the developer contributions system.
- Approximately \$392 million is the remaining funding gap between existing funding arrangements, funding in existing reserves and the component of works directly attributable to new development.

This is before any consideration of funding through the development contributions system has occurred. In the event that estimated income from an increased development contributions levy is considered, that income will partly fund the blue portion shown in the graph below but, under scenarios tested in the following Section of this report, none of them can fully fund the apportionable component to new development due to feasibility impacts.

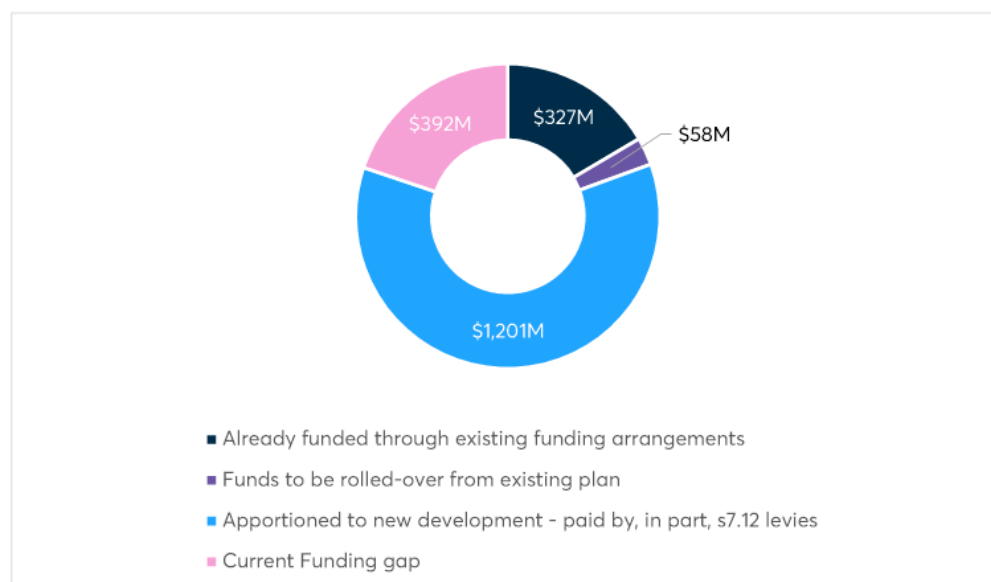


Figure 3 - Breakdown of funding towards the \$1.98 billion infrastructure need

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3.2. Apportionment to new development

As described in the previous section, Council does not propose new development to fully fund the entire \$1.98 billion infrastructure need. Council recognises that some of the new or augmented local infrastructure will benefit existing residential and workforce populations already within the Parramatta CBD. Of the \$1.98 billion infrastructure need, approximately \$1.201 billion (about 60%) has been identified as being attributable (apportionable) to the additional residential and workforce population. This apportionment assessment involved a line-by-line consideration of each item in the Works Program. It considered whether the item would benefit primarily the additional growth in population (such as a new childcare centre or upgrades to sportsgrounds) or both existing and additional populations (such as public domain works or the new Aquatic Centre at Mays Hill). Where the item was considered to benefit primarily the additional growth, it was apportioned 100% of its cost. Where the item was considered to benefit both existing and additional population, it was apportioned 60% of its cost. The 60% apportionment value itself was derived from forecast changes to the Parramatta CBD residential population over the period spanning 2021-2041. This apportionment testing was undertaken at the request of the Department to ensure that the increased rates sought are directly related to the proportional costs of the new infrastructure demand created by new development. This is a key consideration to support an increased contribution levy to the Parramatta CBD as the existing 3% rate will no longer be sufficient to partially fund the infrastructure needed to support Parramatta CBD's move to a CBD of metropolitan significance as envisaged under the *Parramatta CBD Planning Proposal*.

3.3. Estimated income modelling

Based on development value derived from yield estimates under the *Parramatta CBD Planning Proposal*, Council modelled estimated income from Section 7.12 contributions applying a range of levies. In all scenarios tested between 3% and 7% levies, none of them could fully fund the apportionable cost of the Works Program to new development, as shown in Table 2. This modelling assumed a take-up rate of 67% (two-thirds), which is consistent with all previous yield modelling when converting from GFA to dwellings and jobs.

Table 2 – Income Estimates for ranges of Section 7.12 levies – numbers are rounded to the nearest million

Section 7.12 Levy	Apportioned Component of Works Program	Estimated Income at Section 7.12 Levy Rate	Outstanding Amount to be funded in addition to the current funding gap
3% (all development)	\$1,201M	\$424M	\$778M
4% (all development)	\$1,201M	\$565M	\$637M
4% Commercial & 5% residential/mixed use (as per draft plan)	\$1,201M	\$642M	\$559M
5% (all development)	\$1,201M	\$706M	\$495M
6% (all development)	\$1,201M	\$847M	\$354M
7% (all development)	\$1,201M	\$988M	\$213M

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To fully fund or exceed the apportioned cost of the works component:

- a Section 7.12 levy of 6% combined with a take-up rate of 100% (i.e. all sites across the CBD develop to their maximum capacity) could theoretically result in a \$69M surplus; or
- a Section 7.12 levy of 7% combined with a take-up rate of between 80% and 90% would result in a fully funded outcome.

However, neither of these scenarios are considered realistic outcomes as it is unlikely that development in the CBD could achieve a 100% take-up of all theoretical floor space capacity; nor would a 7% Section 7.12 levy be supported on development feasibility grounds, as discussed in the following section.

3.4. Development Feasibility Analysis

The proposed contributions rates of 4% (commercial) and 5% (residential/mixed use) are informed by feasibility testing undertaken by Savills on a hypothetical development scenario that is typical within Parramatta CBD. The feasibility testing established an Internal Rate of Return (IRR) of 20% as the hurdle, which is a commonly used benchmark for testing development feasibility where lending from a financial institution may be required. FSRs of 10:1, 12:1 and 15:1 were tested in this initial analysis, as these are the predominant FSRs permissible in the Parramatta CBD under the *Parramatta CBD Planning Proposal* and the resulting s7.12 percentage rates are summarised in Table 3, below. A copy of the Savills report was made available during the exhibition period and is included at Attachment 1. Council officers recognise that the testing is based on a hypothetical situation and that the results for individual development circumstances (such as acquisition costs, construction costs, finance, developer risk appetite, etc) could be different.

Following representations made during the exhibition period, Council officers commissioned Savills to undertake further feasibility testing to establish potential s7.12 rates across sites with a proposed FSR of 7.2:1 (i.e. 6:1 mapped FSR, plus design excellence and high performing building incentives for a total FSR of 7.2:1). A 6:1 (7.2:1 with incentives) FSR is recognised as one of the predominant FSR controls in the Parramatta CBD under the *Parramatta CBD Planning Proposal*, particularly north of the river or around the transitional edges of the CBD to lower density development; and is substantially lower than the FSRs of 10:1, 12:1 and 15:1 tested in the original feasibility analysis. The results of that testing are also summarised in Table 3 below. These rates are close to the exhibited rates of 5% (Residential/Mixed Use) and 4% (Commercial) in the draft plan where development viability can still be maintained even with the lower FSR controls. The Savills Addendum report includes the following in its conclusion: "It is noted that should a 5% section 7.12 contribution rate be applied, as proposed in the Draft Local Infrastructure Contributions Plan 2021, the analysis indicates this would result in an IRR of 19.93%, which is very close to 20% and we expect is likely to be acceptable for financial institutions." This supplementary analysis is included at Attachment 2.

As part of the Feasibility Testing, Savills considered potential Regional Infrastructure Contributions and Transport Contributions as inputs to the feasibility analysis that had to be addressed as part of the development's costs as set out at Table 2 of the Savills report, which, in turn, informed the resulting contributions rates that could be sustained while still maintaining development viability.

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Table 3 – Summary of Feasibility Testing results from Savills

Floor Space Ratio	S7.12 Rates – Residential (Mixed Use)	S7.12 Rates - Commercial
7.2:1 (a)	4.83% (c)	4.06%
10:1	5.02%	4.19%
12:1 (a)	5.65%	4.49%
15:1 (b)	6.31%	4.59%

Notes:

(a) Floor Space Ratio inclusive of Design Excellence and High Performing Buildings Bonuses

(b) Floor Space Ratio inclusive of Design Excellence, High Performing Buildings Bonuses and additional 3:1 applying to Opportunity Sites in the B4 Mixed Use Zone

(c) Savills advises that should a 5% section 7.12 contribution rate be applied, as proposed in the Draft Plan, "the analysis indicates this would result in an IRR of 19.93%, which is very close to 20% and we expect is likely to be acceptable for financial institutions."

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4. Consideration of Practice Note

Council has, as part of this Justification Report, considered the criteria contained within the *Section 7.12 Fixed Development Consent Levies – Practice Note – February 2021* issued by the Department. Section 1.8 of the Practice Note sets out guidance and accompanying assessment criteria for Councils seeking increases above the prescribed Section 7.12 levy allowed by the Regulation.

The following Tables set out Council's consideration of the criteria and demonstrates consistency for increased Section 7.12 levies against these criteria.

Table 4 - Assessment Criteria for councils seeking levies above 1% of the cost of development'

Criteria for Greater Sydney Region councils	Consideration
The strategic areas are identified in a regional plan, district plan or respective Local Strategic Planning Statement, as a strategic centre, growth area, local centre, or economic corridor	Consistent. Parramatta CBD is identified as a strategic centre and growth centre in the relevant regional plan, district plan and Local Strategic Planning Statement.
Local planning controls reflect, or are being amended to reflect, relevant strategic direction and targets for the centre or defined area.	Consistent. Council is seeking to amend planning controls for the Parramatta CBD to reflect its strategic importance through the <i>Parramatta CBD Planning Proposal</i> , which was recently endorsed by Council for submission to DPIE for finalisation. The proposed contribution rates are needed to support the significant uplift enabled by this planning proposal.
A requirement for a review every 5 years from the date the new contributions plan comes into force is written into the contributions plan	Consistent. The Draft Plan states Council will review it at least every 5 years
Ongoing consultation with the Department regarding changes to works schedules will be undertaken, otherwise the higher percentage levy will no longer apply	Consistent. Council Officers have consulted extensively with DPIE on the <i>Parramatta CBD Planning Proposal</i> and associated infrastructure priorities. Council Officers will continue to consult with the Department on the Draft Plan's works program, where required, as part of any periodic review to the Works Program.
The contributions plan should focus on delivering quality place-based community and green infrastructure, and public space improvements that enhance amenity of the centre	Consistent. The Draft Plan works program focuses on delivering quality place-based community and green infrastructure, and public space improvements that enhance amenity of the Parramatta CBD.

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Criteria for Greater Sydney Region councils	Consideration
The centre has been identified by the relevant strategic plan/s to accommodate significant employment growth. An example of this includes facilitating an increase of at least 25% more employment opportunities than currently available in the centre	Consistent. Parramatta CBD has been identified in the relevant regional plan, district plan and Local Strategic Planning Statement to accommodate significant employment growth as the "Central City" for the Greater Sydney metropolitan area. Under the <i>Parramatta CBD Planning Proposal</i> , changes to the planning controls will facilitate the delivery of an extra 46,120 jobs within the Parramatta CBD over the next 40 years. Compared with 51,100 jobs in 2016, this represents a 90% increase in employment in the Parramatta CBD.

Table 5 - Additional assessment criteria for councils seeking levies above 2% of the cost of development

Criteria	Consideration
The works schedule has been prepared in consultation with the Department. This gives an opportunity for the Department to liaise and coordinate with broader infrastructure agencies in identifying strategic, place-appropriate infrastructure. Additionally, the Department can also help to ensure infrastructure needs are met in the most efficient manner.	Consistent. Council has consulted extensively with the Department on the <i>Parramatta CBD Planning Proposal</i> and associated infrastructure priorities. Attachment 17c to the <i>Parramatta CBD Planning Proposal</i> includes a Draft Infrastructure Needs Analysis (2017), which was in effect an early draft of the works plan schedule. Further, based on the advice of DPIE, a review of the works plan schedule was undertaken so as to ensure justification for the higher contribution rates would only be based on that portion of the works program that could be attributable to new development. So, even though the Draft Plan includes approximately \$1.98 billion of local infrastructure works to be provided by Council over the next 40 years, in determining rates, Council officers only considered \$1.201 billion – or about 60% – as being reasonably attributed or 'apportioned' to development-generated infrastructure demand. Council officers will continue to consult with the Department on the Draft Plan works program.
Financial modelling is provided demonstrating that a maximum 2% levy on the cost of development is insufficient to deliver identified infrastructure in the proposed timeframe.	Consistent. Council Officers have prepared financial modelling demonstrating that the current maximum 3% levy on the cost of development is insufficient to deliver identified infrastructure in the proposed timeframe. The Draft Plan's higher contribution rates will provide significant funding towards the development-generated infrastructure demand and cost but will not fully fund this cost.

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Criteria	Consideration
	Feasibility testing indicates the Draft Plan's contribution rates and deferred payment to occupation certificate are feasible. Council Officers do not recommend increasing the Draft Plan's contribution rates further as this may have an unacceptable feasibility impact on development (see Sections 3.3 and 3.4 above).

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5. Public Consultation

The *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021* was publicly exhibited from 9 August 2021 to 20 September 2021 (42 days) in accordance with Council's resolution of 26 July 2021. Notification emails and letters were sent to relevant stakeholders, including all landowners and strata managers within the Parramatta CBD. A copy of the exhibition materials was made available on Council's website and Council's 'Participate Parramatta' website. Public notices were also published in relevant newspapers, as well as promotion on Council's social media channels. Hard copies of the exhibition package were not made available at Council's Customer Contact Centre and CBD Library due to the ongoing COVID-19 lockdown restrictions as these facilities were closed to the public for the duration of the exhibition.

In response to the exhibition of the *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021*, Council received a total of **11 submissions** from:

- Residents, Landowners or Developers – 5 submissions
- Public authority or service providers – 2 submissions
- Institutions, Industry Groups or Community Organisations – 4 submissions.

A detailed summary of the issues raised in the submissions received and the Council officer response is provided in the submissions table at Attachment 1 to the Council report on the draft plan. In summary, the following key matters/issues were raised in submissions:

- School and University exemptions;
- Development feasibility of proposed new contribution rates; and
- Proposed works schedule.

No changes to the proposed rates of 4% (commercial) and 5% (residential/mixed use) were considered necessary following consideration of the submissions received during the exhibition period.

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6. Conclusions

Council is enabling significant development uplift in the Parramatta CBD under the *Parramatta CBD Planning Proposal*. This major review of the planning framework will enable the Parramatta CBD to achieve its full potential as the 'Central City' for the Greater Sydney metropolitan area, as envisaged in the Region and District Plans. This significant upzoning of the Parramatta CBD however will also generate significant infrastructure impacts, that will need to be supported by a suitable and adequate infrastructure funding framework.

The *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021* has been prepared to address the need to support the growth envisaged under the *Parramatta CBD Planning Proposal*. This new plan contains a \$1.98 billion works program, of which \$1.201 billion (or about 60%) can be directly attributed (or apportioned) to new development in the Parramatta CBD.

In considering what contribution rates would be appropriate to help fund this apportioned component of the works program, Council commissioned an independent feasibility analysis by Savills. The feasibility analysis indicates that the proposed \$7.12 rates of 4% (commercial) and 5% (residential/mixed use) would still ensure development remains feasible in the Parramatta CBD. This acknowledges both the very high FSRs enabled by the *Parramatta CBD Planning Proposal*, and also a consideration of potential future State Government charges in new Regional Infrastructure Contributions and Transport Infrastructure Contributions.

In present value terms, estimated income under the proposed contributions plan would be about \$642 million over the 40-year period – enabling about 53% of the apportioned cost to be funded from contributions at the proposed rates. Much higher rates would be needed to fully fund the apportioned component of the works program, but this would have adverse impacts on feasibility and therefore is not support by Council.

The *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021* was publicly exhibited from 9 August 2021 to 20 September 2021 (42 days). 11 submissions were received in response to the exhibition. No changes to the proposed rates of 4% (commercial) and 5% (residential/mixed use) were considered necessary following consideration of the submissions received during the exhibition period.

Given the above, it is recommended that the Minister:

- Support the *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021* as the key infrastructure funding plan for the significant new growth envisaged under the *Parramatta CBD Planning Proposal*.
- Approve an amendment to Clause 25K of the *Environmental Planning and Assessment Regulation 2000* to allow the higher \$7.12 contribution rates as proposed in the *Draft Parramatta CBD Local Infrastructure Contributions Plan 2021*.

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Attachments

Attachment 1: Parramatta CBD Contributions Framework Review Feasibility Testing – Savills (July 2021)

Attachment 2: Parramatta CBD Contributions Framework Review Alternative Sites FSR 7.2:1 Feasibility Testing – Savills (September 2021)

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.4
SUBJECT	Adoption of Removal of Printed Promotional Materials Policy
REFERENCE	F2022/03176 - D08911480
REPORT OF	Policy Officer

CSP THEME: FAIR

WORKSHOP/BRIEFING DATE: Policy Review Committee – 15 November 2022
Councillor Workshop – 22 March 2023

PURPOSE:

To seek Council's endorsement to adopt the draft Removal of Printed Promotional Materials Policy (339).

RECOMMENDATION

That Council adopt the Removal of Printed Promotional Materials Policy attached to this report.

BACKGROUND

1. On 12 December 2022, Council resolved to place the draft Policy on public exhibition for a period of 28 days.
2. The draft Policy was placed on public exhibition from 13 December 2022 to 1 February 2023 (additional exhibition days were provided to accommodate the holiday shut down). Submissions on the draft Policy were invited from members of the public by contacting Council's Governance Team directly or by using Council's Participate Parramatta portal. Printed copies of exhibition materials were also made available for viewing at Council's library branches and Customer Service Centre.
3. In total, the Participate Parramatta page was visited 64 times but only one submission was received, generally in support of the draft Policy.
4. On 13 February 2023, Council resolved to defer consideration of adoption of the draft Policy until after a Councillor Workshop on the matter.
5. At the Councillor Workshop on 22 March 2023, it was determined for the Group Manager Regulatory Services to undertake further consultation with Councillors regarding the proposed conditions for the use of A-Frame signs as set out in clause 3.5 of the draft Policy.

ISSUES/OPTIONS/CONSEQUENCES

6. Amendments have been applied to the draft Policy to address Councillor feedback regarding clause 3.5, and include provision for usage of A-Frames for community consultation, pre-polling venues, and election polling venues, as presented in the draft Policy found at **Attachment 1** which is recommended to be adopted.

CONSULTATION & TIMINGStakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
13 December 2022-1 February 2023	Public Exhibition	1 submission received, generally in support	Noted. No changes have been proposed to the draft Policy as a result of the submissions received.	Governance

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
15 November 2022	Policy Review Committee meeting	<p>Committee Members provided feedback on the proposed changes to the draft Policy. The Committee resolved to propose the following recommendations:</p> <p>a. Clause 3.5.1: To accurately reflect current practices, add an exception for the use of A-Frame signs by current Councillors or Members of State or Federal Parliament for the purposes of carrying out their official duties</p> <p>As a result of additional consultation following the meeting, the Committee further resolved to propose the following recommendations:</p>	Feedback noted and reflected in the draft Policy placed on public exhibition	Governance + Regulatory Services

		<ul style="list-style-type: none"> a. Update scope of accurately reflect broader application of Policy b. Add reference to associated Street Activity Policy for clarity c. Clause 3.5.1: To ensure safety, reduce the distance for supervising A-Frame signs from 10 metres to no more than 5 metres away from the sign. 		
22 March 2023	Councillor Workshop	Determined for Group Manager Regulatory Services to undertake further consultation with Councillors regarding the conditions for the use of A-Frame signs as set out in clause 3.5.	Group Manager Regulatory Services to contact Councillors for further consultation	Governance + Regulatory Services
March-April 2023	Councillors	<p>Recommended to amend draft clause 3.5 to set out conditions for the use of A-Frame signs as follows:</p> <p><i>3.5.1 Subject to the conditions set out in this clause 3.5, A-Frames may be used to display Printed Election Campaign Materials by current Councillors and Members of State or Federal Parliament for the purposes of carrying out their official duties (e.g. community consultation). Only one (1) A-Frame can be placed on a footpath or nature strip so as not to obstruct pedestrians, with a candidate or</i></p>	Feedback noted and reflected in the draft Policy in Attachment 1 for adoption	Regulatory Services

		<p><i>their representative being within five (5) metres of the A-Frame, to ensure pedestrian safety.</i></p> <p><i>3.5.2 Pre-polling venues: A maximum of two (2) A-Frames can be displayed by any registered candidate on the public footpath or nature strip, no more than 10 metres apart, with either the candidate or their representative standing between the A-Frames.</i></p> <p><i>3.5.3 Election polling venues: A maximum of two (2) A-Frames can be displayed by any registered candidate at each entry point of the venue on the public footpath or nature strip, no more than 10 metres apart, with either the candidate or their representative standing between the A-Frames.</i></p>	
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LEGAL IMPLICATIONS FOR COUNCIL

9. The draft Policy was reviewed by Legal Services on 20 October 2022 and did not present any legal concerns.

FINANCIAL IMPLICATIONS FOR COUNCIL

10. If Council resolves to approve this report in accordance with the proposed resolution, there are no unbudgeted financial implications for Council.

	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Revenue				
Internal Revenue				
External Revenue				
Total Revenue	Nil			
Funding Source	N/A			

Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	N/A			
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	Nil			

Melissa McIsaac

Policy Officer

Paul Lyth

Group Manager Regulatory Services

John Warburton

Executive Director, City Assets & Operations

John Angilley

Executive Director Finance & Information

Gail Connolly

Chief Executive Officer

ATTACHMENTS:

- 1  For Adoption - Removal of Printed Promotional Materials Policy
 May 2023

5
Pages

REFERENCE MATERIAL



Removal of Printed Promotional Materials Policy

Contents

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1. Scope

- 1.1 This Policy applies to all Printed Promotional Materials being placed on or attached to Public Assets within the City of Parramatta Local Government Area (**LGA**).
- 1.2 This Policy further applies to City of Parramatta Council (**Council**) Employees engaged in regulating such materials.

2. Purpose

- 2.1 This Policy sets out the action Council may take in relation to unauthorised Printed Promotional Materials Displayed on Public Assets, without prior approval.
- 2.2 This Policy aims to prevent the negative impacts on the visual amenity and pollution risk caused by Displaying unauthorised Printed Promotional Materials on Public Assets. Additionally, this Policy aims to ensure the safety of pedestrians relative to the use of A-Frames.

3. Policy

- 3.1 The Display of any Printed Promotional Materials on Public Assets is prohibited unless prior authorisation is obtained from Council.

Removal of Printed Promotional Materials Policy		
Owner: Manager Regulatory Services	Area: Regulatory Services	POL No: 339
Date of Commencement: 2015	Approval Authority: Council	Date Approved:
Amendment: 3	Date of Next Review:	Review: 4

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- 3.1.1 The placement of A-Frames on public footpaths, nature strips or road related areas is generally prohibited in the LGA.
- 3.1.2 Exemptions permitting the Display of Printed Election Campaign Materials and the use of A-Frames are set out in clause 3.5.
- 3.2 Council will protect the visual amenity of the LGA by exercising its powers under Part 4 of the *Graffiti Control Act 2008* (NSW) to remove unauthorised Printed Promotional Materials that have been reported or identified as being Displayed on Public Assets within the LGA. All removed materials can be treated as waste and destroyed.
- 3.3 As set out in Division 9.3 and Schedule 5 of the *Environmental Planning and Assessment Act 1979* (NSW) and Parts 4.2, 5.6A, and Chapter 7 of the *Protection of the Environment Operations Act 1997* (NSW), Council may investigate the unauthorised placement of Printed Promotional Materials and take action against Offenders. Council will regard the prompt removal of these materials as the most effective deterrent; however, fines may also be issued.
- 3.4 Where unauthorised Printed Promotional Materials are affixed to Public Assets other than Council-owned assets; Council will refer to specific agreements made with the public asset owners regarding the removal of materials. Council is committed to working with public asset owners to allow prompt removal of unauthorised Printed Promotional Materials, to protect the visual amenity and safety of pedestrians in the LGA.
- 3.5 The following additional special conditions will also apply to Council's regulation of Printed Election Campaign Materials, Displayed on Public Assets, and include Local, State and Federal Elections:
- 3.5.1 Subject to the conditions set out in this clause 3.5, A-Frames may be used to display Printed Election Campaign Materials by current Councillors and Members of State or Federal Parliament for the purposes of carrying out their official duties (e.g. community consultation). Only one (1) A-Frame can be placed on a footpath or nature strip so as not to obstruct pedestrians, with a candidate or their representative being within five (5) metres of the A-Frame, to ensure pedestrian safety.

Removal of Printed Promotional Materials Policy		
Owner: Manager Regulatory Services	Area: Regulatory Services	POL No: 339
Date of Commencement: 2015	Approval Authority: Council	Date Approved:
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- 3.5.2 Pre-polling venues: A maximum of two (2) A-Frames can be displayed by any registered candidate on the public footpath or nature strip, no more than 10 metres apart, with either the candidate or their representative standing between the A-Frames.
- 3.5.3 Election polling venues: A maximum of two (2) A-Frames can be displayed by any registered candidate at each entry point of the venue on the public footpath or nature strip, no more than 10 metres apart, with either the candidate or their representative standing between the A-Frames.
- 3.5.4 Where feasible, any Printed Election Campaign Materials removed by Council under this Policy will not be immediately destroyed. Materials will be kept for a period of fourteen (14) days after the election to allow for collection, after which they will be treated as waste and destroyed.
- 3.5.5 Placement of Printed Election Campaign Materials on public trees is prohibited. Any Printed Election Campaign Materials placed on public trees will be immediately removed and destroyed, and fines may be issued
- 3.5.6 All other requirements and guidelines under the relevant State or Federal Electoral Commission for the placement of Printed Election Campaign Materials must be adhered to, relevant to the placement of posters in the entry and internal building areas (Please refer to the *Electoral Act 2017 (NSW)* and the *Commonwealth Electoral Act 1918 Cth*, as relevant).
- 3.5.7 All other requirements under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (NSW)* for the Display of Printed Election Campaign Materials.

4. Delegation

- 4.1 There are Administrative and/or Legislative Delegations applicable to this Policy, which are provided for in Council's Delegations Manual.

5. Procedures

- 5.1 Removal of material from or near power poles must comply with the *Work Health and Safety Act 2011 (NSW)* and *Work Health and Safety Regulation 2017 (NSW)*, Council Policies

Removal of Printed Promotional Materials Policy		
Owner: Manager Regulatory Services	Area: Regulatory Services	POL No: 339
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and Procedures, and the WorkCover NSW, *Work Near Overhead Power Lines Code of Practice* (2006).

- 5.2 This Policy should be read in conjunction with Council's Street Activity Policy, which sets out the process for applying to Council for authorisation to Display Printed Promotional Materials on Council's Public Assets.

6. Definitions

A-Frame	A-Frame signs (also known as foldable signs or sandwich boards) are generally made of metal, PVC, or plywood and are portable outdoor, two-sided signs that stand up like an easel to form an A shape and are foldable for ease of movement, typically used for advertising or promotions.
Display/Displaying/Displayed	Refers to where Printed Promotional Materials are placed on or attached to a Public Asset.
Employee/s	A person who is directly employed by Council on a full time, part time, temporary or casual basis.
Offenders	Refers to both the persons who install unauthorised Printed Promotional Materials and persons who contract the installation of unauthorised Printed Promotional Materials.
Printed Election Campaign Materials	Print materials used for promotion related to a scheduled election, including posters, placards, corflutes, and A-Frame signage.
Printed Promotional Materials	Promotional materials such as placards, posters, bills, flyers, banners, papers, corflutes, and A-Frame signage.
Public Assets	Refers to public roads, road related areas such as nature strips and footpaths, and includes public infrastructure such as buildings, fences, bridges, trees, bus shelters, power poles, light poles, power substation boxes, street posts, traffic signposts, traffic lights, seats, and rubbish bins. This list is not exclusive or exhaustive.

Removal of Printed Promotional Materials Policy		
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Date of Commencement: 2015	Approval Authority: Council	Date Approved:
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REFERENCES	Commonwealth Electoral Act 1918 (Cth) Electoral Act 2017 (NSW) Environmental Planning and Assessment Act 1979 (NSW) Graffiti Control Act 2008 (NSW) Protection of the Environment Operations Act 1997 (NSW) State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (NSW) WorkCover NSW, Work Near Overhead Power Lines Code of Practice (2006) Work Health and Safety Act 2011 (NSW) Work Health and Safety Regulation 2017 (NSW)
ASSOCIATED POLICIES	Street Activity Policy Regulatory Enforcement Policy Work Health and Safety Policy
ATTACHMENTS	Nil

Removal of Printed Promotional Materials Policy		
Owner: Manager Regulatory Services	Area: Regulatory Services	POL No: 339
Date of Commencement: 2015	Approval Authority: Council	Date Approved:
Amendment: 3	Date of Next Review:	Review: 4

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.5
SUBJECT	Finalisation of Parramatta LEP 2023 and amendments made by the Department of Planning and Environment
REFERENCE	F2022/03176 - D08941257
REPORT OF	Group Manager, Strategic Land Use Planning

CSP THEME: THRIVING

WORKSHOP/BRIEFING DATE: 22 March 2023

PURPOSE:

The purpose of this report is to:

- formally advise Council of the changes made to the Harmonisation Planning Proposal (i.e. draft Parramatta LEP) by the Department of Planning and Environment when it finalised the Planning Proposal on 2 March 2023 to bring the Parramatta LEP 2023 into force.
- allow Council to determine its response to those changes.

RECOMMENDATION

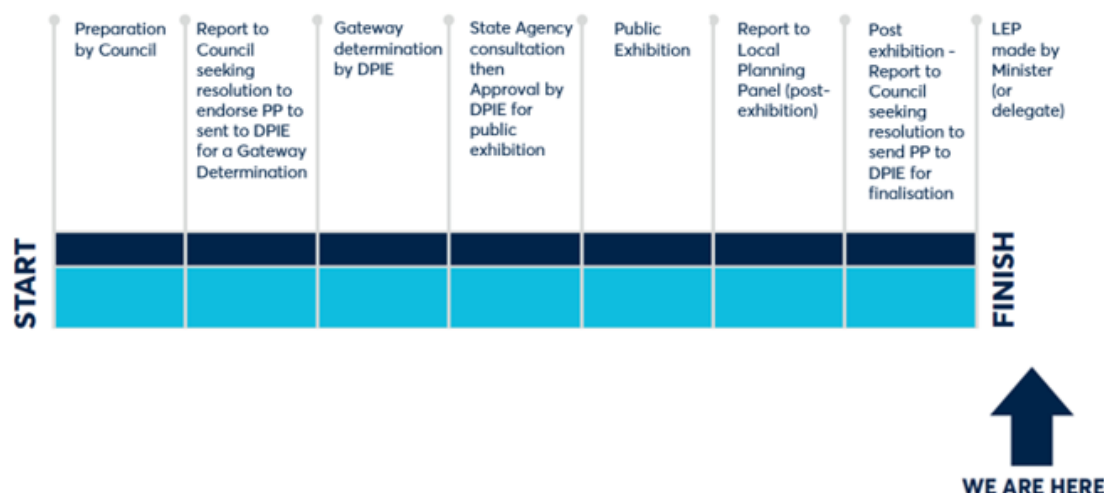
- (a) **That** Council note the amendments made by the Department of Planning and Environment (DP&E) when finalising the Harmonisation Planning Proposal which brought into force the new Parramatta LEP 2023.
- (b) **That** Council not pursue any further planning proposal to respond to changes DP&E made to:
 - i. retain the R3 Medium Density Residential zoning in precincts in North Rocks, Northmead and Carlingford instead of rezoning them to R2 Low Density Residential as requested by Council;
 - ii. retain the maximum FSR and height controls across the R3 Medium Density Residential precincts rather than standardise them as requested by Council;
 - iii. not support the proposed standardised minimum lot size control of 670m² for battle-axe lots, resulting in the minimum lot size for battle-axe lots being that shown on the Minimum Lots Size map (which varies across the LGA);
 - iv. not support the expanded dual occupancy prohibition area Council proposed in parts of Epping, Carlingford, Dundas Valley, Telopea and Oatlands.
- (c) **That** items referred to in (b) i – iii above be considered as part of the review of medium density controls Council has already committed to when it endorsed the Parramatta Local Strategic Planning Statement.
- (d) **Further, that** Council advocate to improve design outcomes for dual occupancy development delivered via the Codes SEPP by pursuing the following steps:-
 - i. Prepare a Preliminary Discussion Paper on changes that should be made to the Codes SEPP to improve design outcomes for dual occupancy development approved via the complying development process and consult with Councillors in the preparation of the Paper.

- ii. Forward the Preliminary Discussion Paper to Councils in the Greater Sydney Region and engage with them on the content so it can be endorsed by all interested Councils.
- iii. Council be advised of the outcomes of the engagement with other Councils.
- iv. That a delegation of interested Councils seek a meeting with the Minister for Planning to present the final discussion paper and request the DP&E pursue the changes recommended in the final paper.

PLANNING PROPOSAL TIMELINE

1. The timeline below identifies that the Harmonisation Planning Proposal was finalised on 2 March 2023.

Planning Proposal Timeline



BACKGROUND

2. The Harmonisation Planning Proposal process sought to amalgamate the five separate LEPs arising from the 2016 amalgamations into one consolidated LEP that applies to the new City of Parramatta Council LGA. A map showing the previous instrument boundaries is included as **Attachment 1**.
3. **Table 1** details the key actions related to the Harmonisation Planning Proposal:

DATE	EVENT
12 May 2016	Local Government (City of Parramatta and Cumberland) Proclamation was notified. This resulted in the creation of the new City of Parramatta Council LGA, from parts of the former Auburn, Holroyd, Hornsby, Parramatta and The Hills councils. This triggered the need for a consolidated LEP for the new LGA.
26 November 2018	Council endorsed the Land Use Planning Harmonisation Discussion Paper (Discussion Paper) for public exhibition.
21 January – 4 March 2019	Council exhibited the Discussion Paper and received a total of 539 submissions (222 written and 317 survey responses).
11 November 2019	Council considered a report on the Harmonisation Planning Proposal including the outcome of the Discussion Paper process. It resolved to endorse a Planning Proposal to send to Department

	of Planning and Environment (DP&E) for a Gateway Determination.
16 April 2020	DP&E issued a Gateway Determination to proceed to public exhibition (with some amendments).
31 August 2020 to 12 October 2020	Council exhibited the Harmonisation Planning Proposal. A total of 320 submissions were received.
12 July 2021	Council considered the outcome of the public exhibition and endorsed the Harmonisation Planning Proposal so it could be forwarded to the DP&E for finalisation.

Table 1- Harmonisation LEP Process Key Dates**FINALISATION OF HARMONISATION LEP**

4. On 2 March 2023 the DP&E finalised the Harmonisation Planning Proposal bringing into effect the Parramatta LEP 2023. However, when finalising the Planning Proposal, DP&E made a number of changes. The majority of the changes have no significant policy impact and are procedural or drafting matters that do not alter the policy intent of the LEP.
5. However, a small number of the changes described in **Tables 2 and 3** below do alter policy decisions made by Council. The tables below detail where changes were made that have a policy impact and the reasons provided by DP&E for the changes they made.

Council Resolved Position	DP&E Decision	DP&E Justification
Prohibit Dual Occupancy in parts of Epping Carlingford, Dundas Valley, Telopea and Oatlands (as shown in Figure 1 below)	To continue to retain dual occupancy as a permissible use in the precincts identified.	Do not want to reduce potential housing supply.
Prohibit Dual Occupancy in part of the LGA formally located in The Hills and zoned Residential 2(a) as shown in Figure 2 below.	Retain the position in previous The Hills LEP which was to permit dual occupancy but prohibit subdivision of dual occupancy.	Do not want to reduce potential housing supply.

Table 2 – Changes to Dual Occupancy Policy made by DP&E

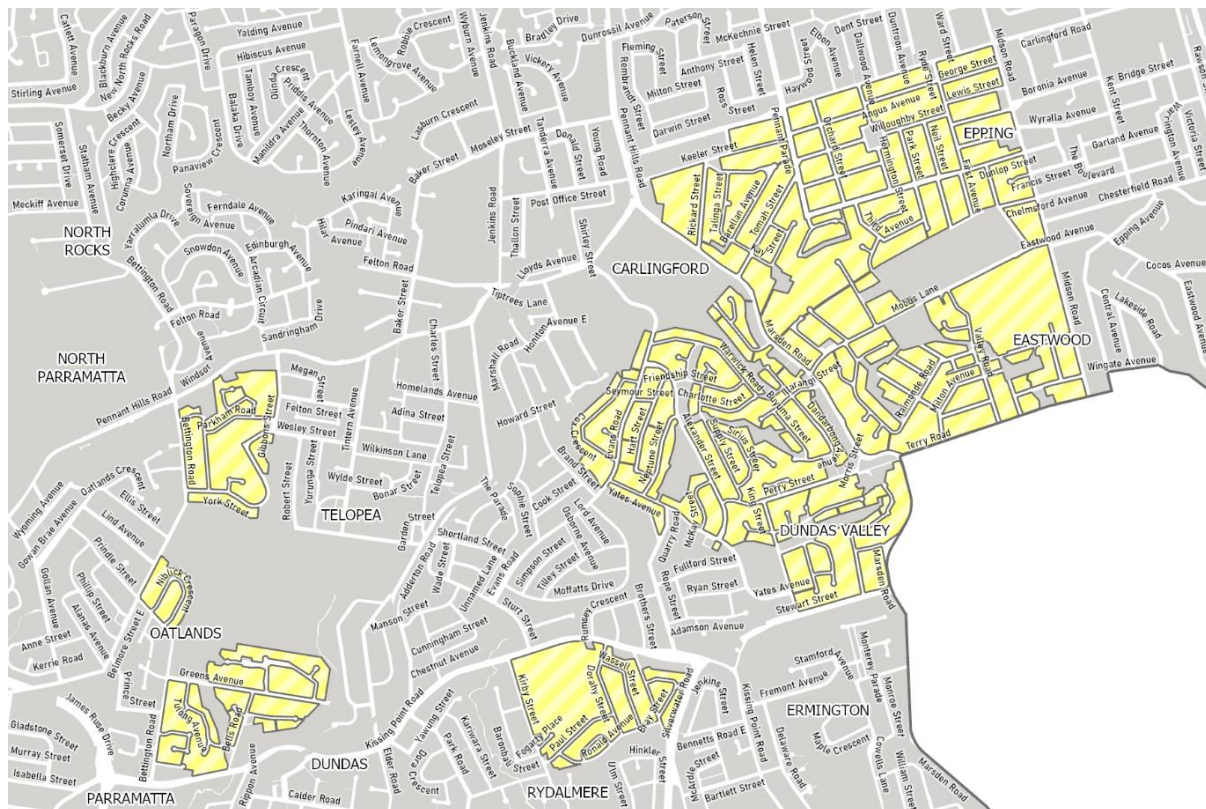


Figure 1 – Additional dual occupancy prohibition areas as endorsed by Council

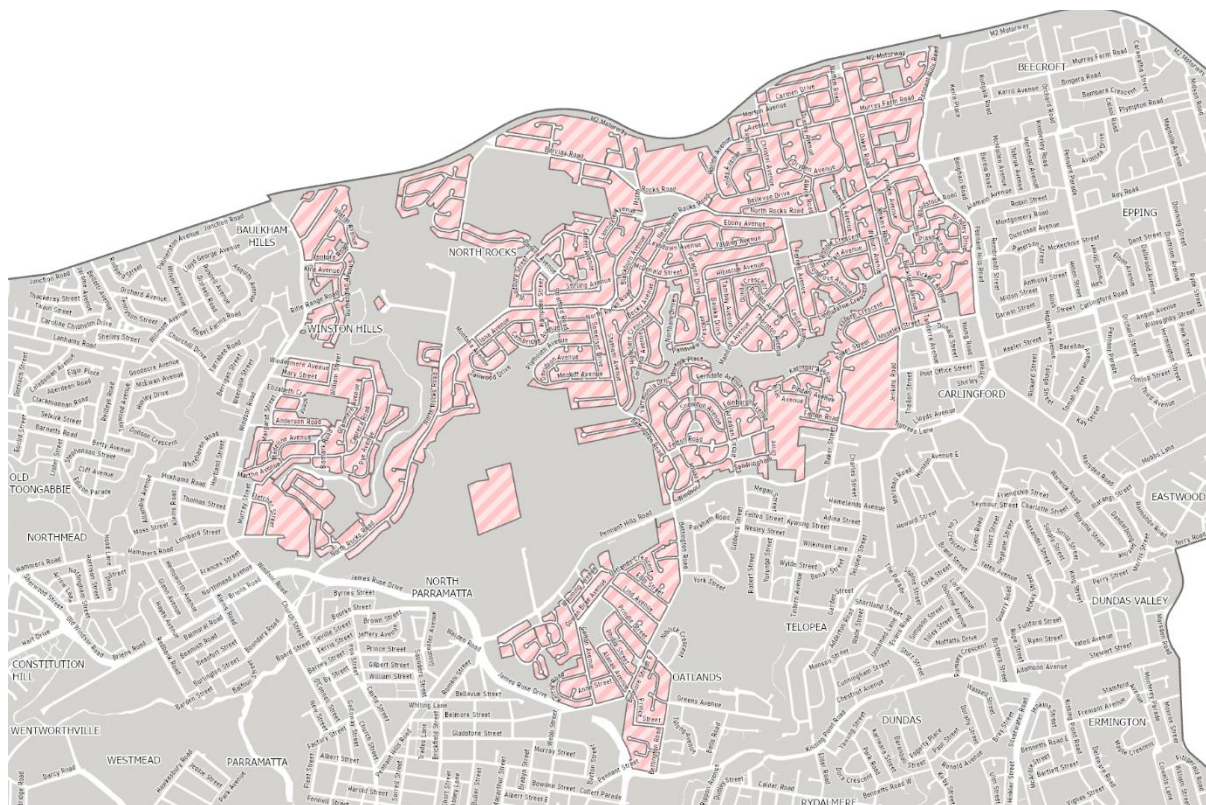


Figure 2 - Areas formerly in former Hills LGA where dual occupancy policy will remain unchanged – i.e. dual occupancy development will be permitted but subdivision of the dual occupancy will not be permitted.

6. It should be noted the following Council policies regarding dual occupancy permissibility were supported by DP&E:

- Council's proposal to retain dual occupancy prohibitions contained in the former Parramatta LEP
- Council's proposal to retain dual occupancy prohibitions in the former Hornsby LEP except certain sites fronting Carlingford Road where Council resolved to remove the prohibition as part of the harmonisation process.
- Proposal to prohibit dual occupancy development in all Heritage Conservation Areas (HCAs) (except the South Parramatta HCA) were supported by DP&E.

Council Resolved Position	DP&E Change	DP&E Justification
Downzone some precincts from R3 Medium Density Residential to R2 Low Density Residential in Carlingford, North Rocks and Northmead (refer to Attachment 2 for maps showing location of these precincts).	The R3 Medium Density zoning was retained in each of these precincts.	Do not want to reduce potential housing supply and mix.
Standardise 0.6:1 FSR and HOB of 11m for R3 Medium Density Residential zoned land across the LGA. In previous plans some precincts had no FSR and where an FSR was applied it varied from 0.6:1 to 0.75:1. Permitted maximum Heights varied from 9m to 12m.	Retained the various FSR and height controls that applied in the previous instruments when finalising Parramatta LEP 2023.	The decreased FSR would have a possible negative impact on dwelling supply.
Standardise Minimum Lot Sizes (MLS) for battle-axe lots to 670sqm. In previous plans, the Minimum Lot Size for battle-axe lots varied across the different plans.	The minimum lots size (MLS) controls for battle-axe lots proposed by Council were removed. As a result, the MLS for battle-axe lots will be the same as for standard lots. The MLS for standard lots varies across the LGA and is dictated by the MLS map which can be accessed here ePlanning Spatial Viewer (nsw.gov.au) As explained above, the standard MLS applicable is	Do not want to reduce potential housing supply particularly in areas formerly located in Hornsby.

	subject to the MLS map. However, the access handle needed to service the battle-axe lot must not be included in calculating the lot size (i.e. a battle-axe lot is the size shown on the MLS map plus the square metres needed for the access handle).	
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Table 3 - Other Policy changes made by DP&E

7. As indicated above any other changes made by DP&E impacted on the wording of the controls but not the policy intent. All other aspects of planning policy Council resolved within the Harmonisation Planning Proposal to include in the new consolidated LEP have been retained.

IMPLICATIONS OF THE AMENDMENTS AND POTENTIAL RESPONSES

8. The retention of previous FSR and heights and minimum lots size are not considered to be significant planning issues. The intention was more to create a consistent policy framework rather than to achieve significant policy outcomes. Council has already committed to reviewing medium density controls as part of the Local Strategic Planning Statement and it is considered that any future reviews can be incorporated into that process which will be rolled out in the next 2 years.
9. The Harmonisation Planning Proposal request to downzone R3 Medium Density Residential precincts in North Rocks, Carlingford and Northmead are unlikely to be supported by DP&E without further significant justification. As part of Council's endorsed Local Housing Strategy, Council is committed to planning for a greater mix in housing types. Currently most of the new dwellings being produced in the LGA are apartments. Townhouse and villa style development permitted in the R3 Medium Density Residential areas contribute to housing mix. It is unlikely that Council will get support from DP&E to downzone these precincts outside of a comprehensive strategy that demonstrates it is achieving housing mix in other precincts. No action should be taken in the short term and this issue should be addressed as part of future implementation of Council's Local Housing Strategy.
10. Council's expanded dual occupancy prohibition area was supported by a detailed Dual Occupancy Constraints Analysis which was publicly exhibited for comment and endorsed by Council as part of the Harmonisation Planning Proposal process. It considered physical and environmental characteristics (examples - tree canopy and street width) as well as access to public transport to determine where dual occupancy development was appropriate.
11. However, this analysis does not seem to have been given significant weight in the DP&E assessment. Instead the DP&E has given more weight to higher level policy issues such as the need to maintain housing capacity in Council's LEP to ensure that capacity for further dwelling growth is not restricted.
12. Options Council could consider to respond to the DP&E's decision are detailed in **Table 4** below:

Options - Potential Response	Issues												
1 Write to the new Minister for Planning and Environment seeking a review of this decision to have it reversed and Council's proposed dual occupancy prohibitions implemented.	<p>As indicated above, the DP&E's justification for not expanding prohibition areas focused on higher level policy issues relating to housing supply which is often discussed as an issue that will impact on housing affordability.</p> <p>Council Officers do not believe that Council will be successful in getting the previous decision overturned for the following reasons:-</p> <ul style="list-style-type: none">• Council does not have any new data or justification to support its position that has not already been provided to the DP&E.• The issue of housing supply is currently a topic of constant debate and any proposals to review planning supply will continue to be closely analysed.• Any decision to allow the City of Parramatta Council to prohibit dual occupancy may be perceived by other councils as a precedent that they can use to seek to prohibit dual occupancy in parts of their LGAs and DP&E are unlikely to want to set any precedent that puts pressure on housing capacity in other LGAs.												
2 Undertake actions to improve the design quality of dual occupancy development in the LGA. This is to minimise the impacts of dual occupancy in areas where DP&E will not allow it to be prohibited.	<p>Council has already progressed in this direction as the Draft Harmonisation DCP (which was exhibited from 13 March until 1 May 2023) contains significant changes to the controls that will apply when dual occupancy developments are lodged with, and assessed by, Council via the development application process.</p> <p>However, dual occupancy development has increasingly been approved via the complying development pathway since the complying development pathway became available in 2019 via Part 3B Low Rise Housing Diversity Code within the Codes SEPP. The graph below shows the trend which sees dual occupancy development increasingly being approved as complying development.</p> <div><p>Proportion of Dual Occupancy Approvals</p><table><thead><tr><th>Year</th><th>CDC Pathway (%)</th><th>DA Pathway (%)</th></tr></thead><tbody><tr><td>2020</td><td>45.00</td><td>55.00</td></tr><tr><td>2021</td><td>50.00</td><td>50.00</td></tr><tr><td>2022</td><td>60.00</td><td>40.00</td></tr></tbody></table></div>	Year	CDC Pathway (%)	DA Pathway (%)	2020	45.00	55.00	2021	50.00	50.00	2022	60.00	40.00
Year	CDC Pathway (%)	DA Pathway (%)											
2020	45.00	55.00											
2021	50.00	50.00											
2022	60.00	40.00											

	<p>Given this trend, it will be important to make changes to the complying development code to ensure the design outcomes are of the quality expected if dual occupancy was approved and assessed against Council's DCP via the development application pathway.</p> <p>Attachment 3 details the key issues that need to be addressed in any review of the dual occupancy complying development controls dealing with issues such as setbacks bulk and scale, landscape and deep soil zones and how controls are applied on sloping sites.</p> <p>The likelihood of DP&E amending the dual occupancy complying development controls increases if Council can get agreement from a coalition of impacted councils across the Greater Sydney Region.</p> <p>It is recommended that Council advocate for changes to the Codes SEPP but commence the process by inviting other councils to come together to reach an agreed position on the changes. Once a position has been agreed, DP&E and the Minister should be approached to seek to have the changes implemented. The process for pursuing this advocacy is discussed in more detail in the following section of this report.</p>
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Table 4 – Possible Responses to DP&E Decision on Dual Occupancy Prohibitions

ADVOCATING FOR AMENDMENT TO THE COMPLYING DEVELOPMENT CODE FOR DUAL OCCUPANCY DEVELOPMENT

13. Council has already set a platform for this advocacy when it resolved on 12 September 2022 for Council to submit the following motion to LGNSW to consider at its Annual Conference:

“(b)3. Advocating for changes to the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to improve design outcomes for dual occupancy development.”
14. At the LGNSW Conference held in October 2022 the body resolved that:-

“86 City of Parramatta Council - Advocating for Changes to Exempt and Complying Development Codes SEPP to improve design outcomes for dual occupancy development That Local Government NSW calls on the Minister for Planning to commence a review of the complying development controls relevant to dual occupancy development contained in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. The review should include consultation with NSW Councils and should seek to improve the design of dual occupancy developments with particular focus on minimising the amenity impacts of dual occupancy development on adjoining landowners and the impact of dual occupancy developments on the character of low-density residential suburbs.”
15. LGNSW have advised that they have written to the Minister advising them of all the conference resolutions including this one but have not taken any other action to progress this matter.

16. It is recommended that Council put together a Preliminary Discussion Paper that identifies the changes that could be considered based on the contents of this report. Councillors will be engaged through this process.
17. Once the Preliminary Discussion Paper is finalised, it is recommended that it be forwarded to councils within the Greater Sydney Region to engage on the content of the Preliminary Discussion Paper. The intention should be to prepare a final discussion paper which would then be endorsed by all interested councils. This document will specify the changes being requested to the Codes SEPP, as well as the justification for the changes, and will become the critical document when advocating with the State Government on changes to the provisions.

CONTENT OF PRELIMINARY DISCUSSION PAPER

18. As detailed previously in this report, an analysis of some of the design issues have been undertaken and is detailed in **Attachment 3** of this report. The Preliminary Discussion Paper should include these issues and any additional issues arising from further analysis undertaken by Council Officers in relation to the design issues resulting from the Codes SEPP via the complying development process.
19. As well as changes to the design controls it is also essential that there is oversight of the process to ensure existing and potential new complying development controls are being properly implemented by private certifiers.
20. Under the Complying Development process it should be noted that:-
 - Council has no involvement in the process.
 - There is no merit assessment. The private certifier must certify that the design complies with the Codes SEPP. If the design does not comply the certifier should not issue a certificate.
 - There is no consultation on the outcome but certifiers are required to notify adjoining owners 14 days prior to issuing a certificate and 7 days prior to construction commencing. This is only to inform the adjoining owners and not to seek feedback.
 - Certifiers are required to submit a copy of the Complying Development Certificate (CDC) on the NSW Planning Portal two days after issuing the certificate.
21. Concern has been raised about CDCs being incorrectly issued and questions raised about the role Council should play in monitoring whether they are being properly issued. Council has limited opportunity to police the certification system. Council can either:-
 - Make a complaint to Fair Trading about the actions of any private certifier; or
 - Within 3 months of being notified of a CDC can take legal action to seek to invalidate the complying development certificate if it has been improperly issued.
22. Currently Council would only consider taking action to invalidate a CDC if a complaint is received and it is found to have been improperly issued. Council does not check all CDCs lodged with Council to ensure they have been

properly issued. Whether Council should allocate resources to checking all CDCs received has been analysed. The result of the analysis is provided in the **Table 5** below.

Strength	Weakness
<ul style="list-style-type: none"> • Give the community more confidence that CDCs are being monitored. • Certificates that are not valid and have significant impacts are more likely to be identified earlier in construction phase. 	<ul style="list-style-type: none"> • Significant financial impact on Council that will only increase as the number of CDCs increases – Council could not charge any fees to recoup costs. • Based on the number of certificates received for dual occupancy development in last two years (approx. 140 per year), the cost would be in the order of \$210,000 just to check the certificates issued. When legal action to invalidate a certificate is then proposed, Council would also need to cover legal costs. • Council would set up a process that parallels the process already in place by the State Government to monitor complying development with no funding.
Opportunity	Threats
<ul style="list-style-type: none"> • Council can maintain focus on quality of CDC certificates issued to ensure that the private certifier continues to operate to a high standard and issue compliant certificates. 	<ul style="list-style-type: none"> • Could be seen as a precedent by community for all types of CDCs to be checked not just dual occupancy – it would not be viable for Council to check all CDCs issued in the LGA. • Council also acts as a certifier and could be accused of acting anti-competitively by targeting competitors in this manner.

Table 5 – SWOT Analysis – Should Council Check all Dual Occupancy CDCs it receives.

23. It is not recommended that Council review CDCs for dual occupancy development in the LGA for the following reasons:-

- As there is already an established process funded by the State Government to monitor any complaints or issues it would be inefficient to replicate the system;
- Officers are not aware of any other council undertaking this role;
- It will impose a significant cost to Council with no ability to recoup the cost on behalf of the community; and
- It will set a precedent where council will be pressured to check all CDCs.

24. It is recommended that Council advocate for changes to the way the State Government monitors certifiers rather than taking on the role of reviewing all CDCs issued for dual occupancy development. This is a matter that will be included in the discussion paper.

NEXT STEPS

25. It is recommended that Council prepare a Preliminary Discussion Paper detailing changes that should be made to the complying development controls for dual occupancy and how the system of monitoring how CDCs are issued should be strengthened.
26. Following this, Council should engage with councils in the Greater Sydney Region to reach an agreed position in relation to the Codes SEPP provisions relating to dual occupancy development within the Discussion Paper for submission to the Minister for Planning.

CONSULTATION & TIMING

Stakeholder Consultation

27. Following the commencement of the new consolidated Parramatta LEP 2023, Council has written to all stakeholders who previously made an enquiry or lodged a submission during the Harmonisation Discussion Paper and Harmonisation Planning Proposal process. All landowners within the LGA were also sent a letter advising of the commencement of the new Parramatta LEP 2023. These parties have been directed to Council's website where the information has been updated and explains the changes made by DP&E prior to finalisation of the Harmonisation Planning Proposal and new Parramatta LEP 2023.

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
22 March 2023	Councillor Workshop held to discuss issues detailed in this report.	Various issues raised regarding options presented including a request that a further briefing be organised for Councillors who did not attend on this date	Issues addressed in this report and further briefing session held on 11 April 2023	Group Manager Strategic Land Use Planning

LEGAL IMPLICATIONS FOR COUNCIL

29. There are no legal implications associated with this report or its recommendations.

FINANCIAL IMPLICATIONS FOR COUNCIL

30. If Council resolves to approve this report in accordance with the proposed resolution, there are no unbudgeted financial implications for Council's budget. The discussion paper preparation will be prepared and facilitated within Council's allocations in the existing City Planning and Design directorate budget.
31. The table below summarises the financial impacts on the budget arising from approval of this report.

	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Revenue				
Internal Revenue				
External Revenue				
Total Revenue	N/A	N/A	N/A	N/A
Funding Source	N/A	N/A	N/A	N/A
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	N/A	N/A	N/A	N/A
Funding Source	N/A	N/A	N/A	N/A
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	N/A	N/A	N/A	N/A




Robert Cologna
Group Manager, Strategic Land Use Planning

Jennifer Concato
Executive Director City Planning and Design

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

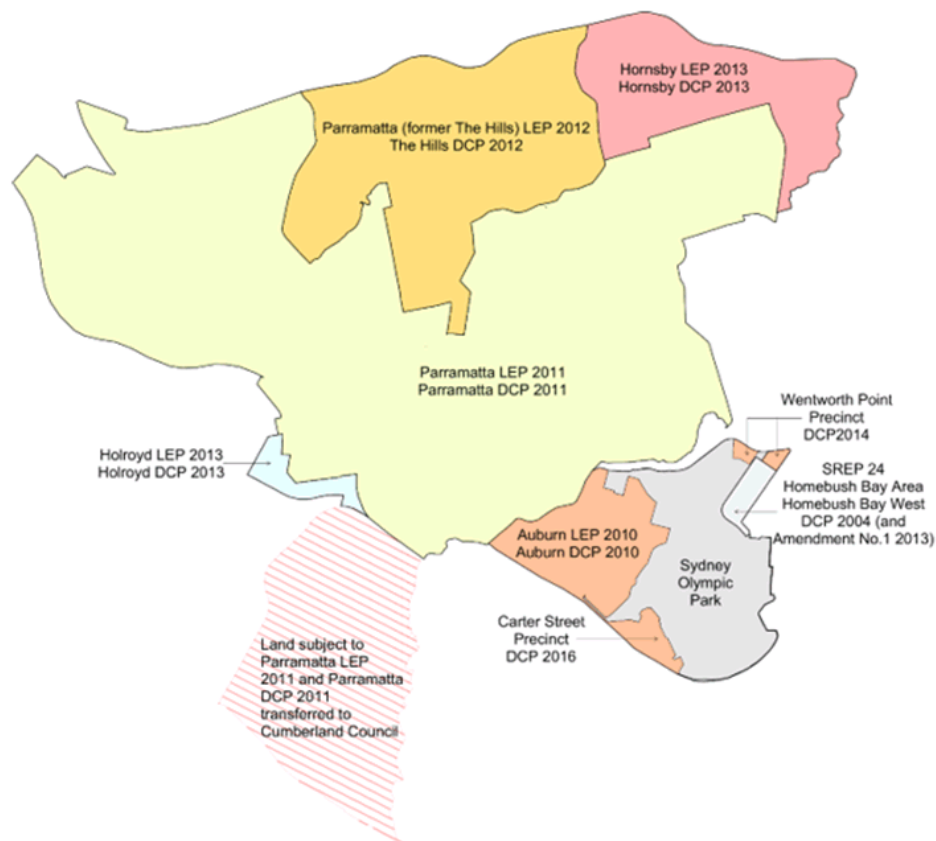
- | | | |
|---|--|---------|
| 1  | Land Use Planning Framework in City of Parramatta Prior to Finalisation of Parramatta LEP 2023 | 1 Page |
| 2  | DP&E Decisions on Council Proposals to Downzone R3 Medium Density Precincts | 2 Pages |
| 3  | Dual Occupancy Complying Development Design Issues | 1 Page |

REFERENCE MATERIAL

Attachment 1

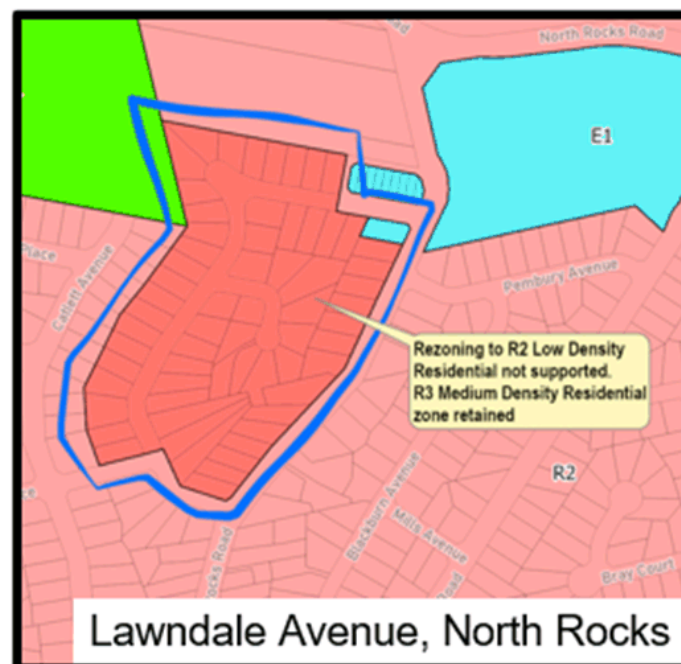
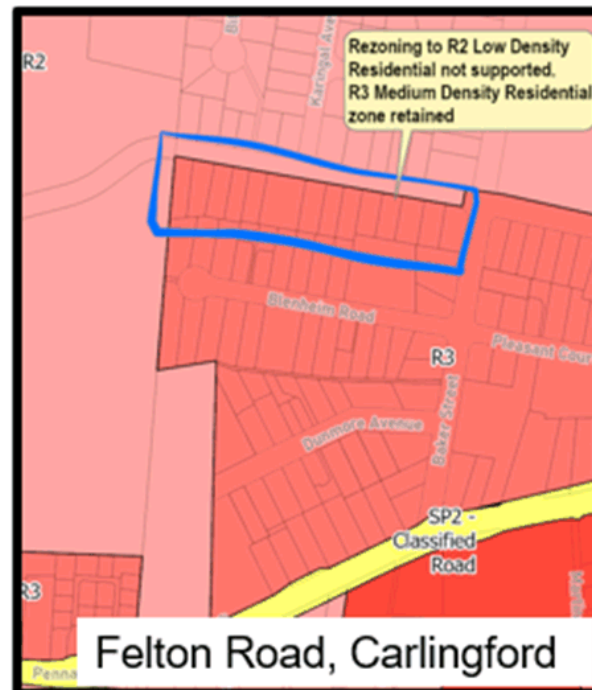
Map showing the land use planning framework for the City of Parramatta Prior to finalization of Parramatta LEP 2023 .

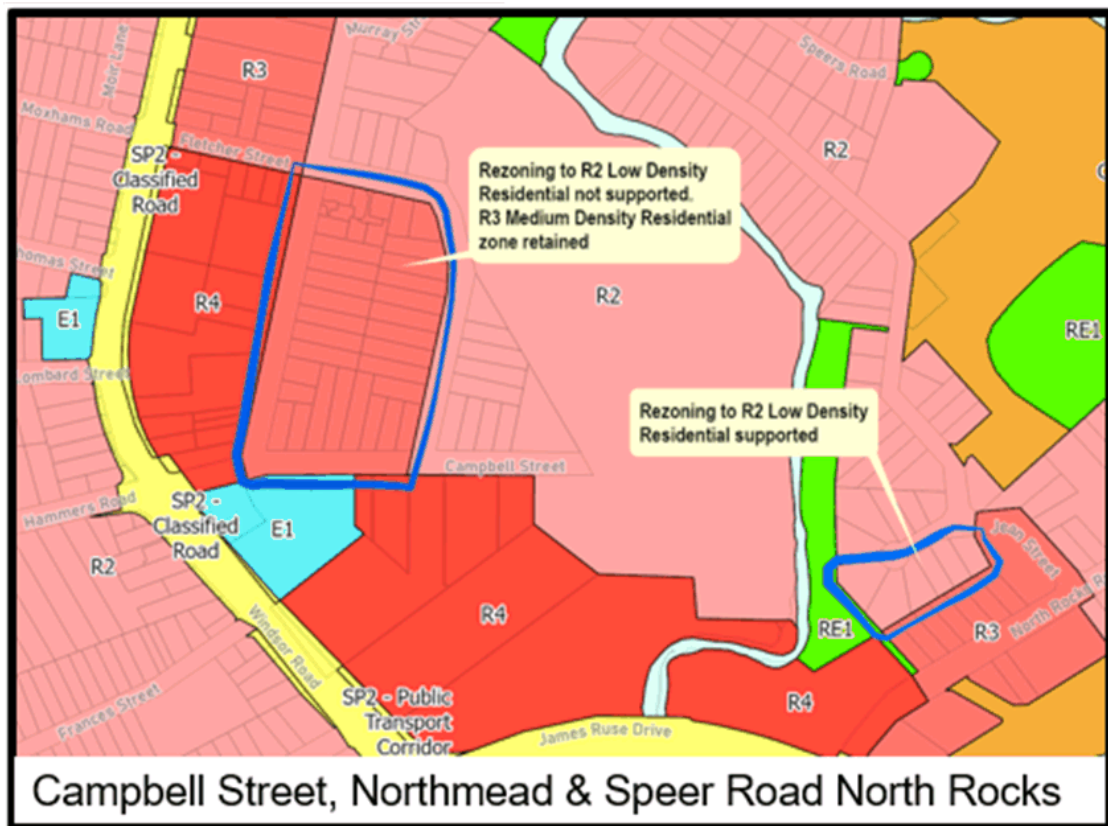
Includes 5 x LEPs, 9 x DCPs, SREP 24 and excluding Sydney Olympic Park land



Attachment 2

DP&E Decisions on Council proposals to downzone R3 Medium Density Precincts





Dual Occupancy Complying Development Design Issues

ISSUE	Complying Development	Proposed Controls
Bulk & Scale	Setback controls that step away from side and rear boundaries.	Addressed through setback controls that offer a proportionate response to every site.
Landscape & Deep Soil	Min. 50% of site area minus 100m ² . No controls for deep soil.	40% landscaping and 30% deep soil, with greater requirements to support more trees in the front setback.
Garages & Driveways	Garages to be set back 1m from the front building line.	Specifies preference for split driveways and maximum gradient of driveways in the front setback.
Interface with the Street	No specific controls	Specifies how dwellings are to address the street and the modulation requirements to help articulate the facade.
Sloping Sites & Corner Lots	Insufficient controls	Specific guidance to control outcomes on sloping sites and corner lots.

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.6
SUBJECT	Approval of proposed funding allocations for the 2023 Environmental Education Grants Program
REFERENCE	F2022/03176 - D08942077
REPORT OF	Manager Sustainability & Waste

CSP THEME: GREEN

WORKSHOP/BRIEFING DATE: NIL

PURPOSE:

To seek approval of the proposed funding allocations under the 2023 City of Parramatta Environmental Education Grants Program.

RECOMMENDATION

That Council approve the expenditure recommended by the Councillor Grants Committee for the 2023 round of Environmental Education Grants as summarised in **Table 1**.

BACKGROUND

1. On 21 February 2023, Council staff issued a Councillor Briefing Note (For Information) to inform Councillors of the opening of the 2023 Schools Environmental Grants program.
2. The Environmental Sustainability Team had set aside up to \$35,000 of its Environmental Education project budget for school environmental grants across the City of Parramatta local government area (LGA).
3. In 2023, the schools grant program aimed to increase uptake of projects associated with kitchen gardens, cycling, biodiversity-based citizen science projects, and improved school ecosystems. All education institutions were welcome to apply including early learning centres, primary schools, and secondary schools within the LGA.

ISSUES/OPTIONS/CONSEQUENCES

4. Promotion of the grants program was conducted during Term 1 of the new school year. However, many regular teachers who participate in the Sustainable Schools Network Meetings and/or who receive our online marketing, were already aware of the annual grants program. Additional promotion was distributed through: Council's *Sustainability Matters eNewsletter* with over 1000 subscribers; social media posts via our Liveable Parramatta facebook page; and personalised emails and letters to every school principal and teacher on Council's contact list.
5. Applications opened on 20 February and closed on 20 March 2023. Approved projects are required to be completed by 15 December 2023, with final written reports due by 6 February 2024.

6. The 2023 Environmental Education grants consist of two parts:
 - a) The Schools Kitchen Garden Program - up to \$25,500 in funding with \$8,500 available for up to 3 schools; and
 - b) General Environmental Grants Program - up to \$10,000 in funding with \$2,000 available across 5 schools, with this year's focus on cycling, biodiversity, and improving local ecosystems.
7. Schools were given detailed information regarding the funding structure and eligibility criteria. Each school was eligible to apply for one Kitchen Garden Program grant and up to two General Environmental Education grants through a standardised application form.
8. The Kitchen Garden Program is provided by the Penrith Lakes Environmental Education Centre (Penrith Lakes EEC) who manages the distribution of teaching staff and resources to the successful schools. Schools are also expected to contribute \$5,000 towards the total program cost. This covers a Penrith Lakes EEC Kitchen Garden (Department of Education Qualified) teacher to attend 1 day per week at each school.
9. The General Environmental grants are paid as a one-off grant to be managed by the school during the 2023 calendar year (including school holiday programs provided they are run by the school on school property).
10. A panel of three (3) staff members assessed each application against the weighted criteria. The resulting report was prepared for consultation and endorsement from Council's Grants Committee on 28 March 2023.
11. Overall, Council received seven (7) applications from six (6) schools, of which only one was for the Kitchen Garden Program. All applications were deemed eligible and following assessment, were recommended for funding including 2 general grant applications from Muirfield High School. The reduced number of Kitchen Garden Program applications meant additional budget was able to be distributed to the general grants section. Whilst it was disappointing that Council did not receive more interest from local schools on the Kitchen Garden Program, we believe there are a number of reasons for this including: the inability to commit to the \$5000 co-contribution; and schools prioritising administration efforts due to increased enrolments at the start of the school year.
12. Table 1 below shows the final allocation of Environmental Education grants and recommended funding endorsed by Council's internal Grants Committee.

Table 1 – 2023 Funding Recommendations

School	Grant Allocation	Total Funding Recommended
Parramatta Public School	\$8,500 <i>Kitchen Garden Program</i>	\$8,500
Muirfield High School	\$2,000 x 2 <i>Nest boxes & Stormwater bio-swale</i>	\$4,000

Carlingford West Public School	\$2,000 <i>Ecosystem enhancement</i>	\$2,000
Toongabbie Public School	\$2,000 <i>Cycling skills and safety</i>	\$2,000
St Paul The Apostle Primary School	\$2,000 <i>Ecosystem enhancement</i>	\$2,000
Ermington West Public School	\$2,000 <i>Ecosystem enhancement</i>	\$2,000
	TOTAL	\$20,500

13. Note: The Grants Committee and staff agreed that the balance of Environmental Education grants budget (\$15,000) would to be allocated to a series of School incursions on biodiversity topics at a cost of approx. \$1.3k/incursion. This equates to 10-12 incursions based on an EOI process and a clear link to existing school related activities. Incursions will be organised during June 2023.

CONSULTATION & TIMING

Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
March 2023	City of Parramatta School Community	Opportunity to clarify grant application process and criteria	Council response based on individual questions as they arose	Environmental Education Officer

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
28 March 2023	Councillor Grants Committee	Councillors were provided with an overview of the grant categories and recommendations for funding.	Final recommendations to be reported to Council.	Manager Environmental Sustainability

LEGAL IMPLICATIONS FOR COUNCIL

16. There are no legal implications for Council as a result of this report. As per the Grants and Donations Policy, all recipients are required to sign a Funding Agreement prior to funds being distributed. Funding Agreements include requirements around reporting and consequences for non-compliance.

FINANCIAL IMPLICATIONS FOR COUNCIL

17. If Council resolves to approve this report in accordance with the proposed resolution, there are no unbudgeted financial implications for Council's budget. The grant funding amount of \$35,000 is within the current FY2022/2023 operating budget of Sustainability and Waste (Operating Project 110930 – Environmental Education Program).
18. The table below summarises the financial impacts on the budget arising from approval of this report.

	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Revenue				
Internal Revenue				
External Revenue				
Total Revenue	Nil			
Funding Source	Nil			
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	Nil			

Anthony Collins
Manager Sustainability & Waste

James Smallson
Manager Open Space and Natural Resources

John Warburton
Executive Director, City Assets & Operations

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.7
SUBJECT	Public Exhibition of Alcohol Free Zones within the City of Parramatta LGA
REFERENCE	F2022/03176 - D08952025
REPORT OF	City Safe Operations Manager

CSP THEME: WELCOMING

WORKSHOP/BRIEFING DATE: NIL

PURPOSE:

To seek Council's approval of the draft Alcohol Free Zones within the City of Parramatta Local Government Area for the purposes of public exhibition.

RECOMMENDATION

- (a) **That** Council approve the draft Alcohol Free Zones as set out in **Attachment 2** for the purpose of public exhibition for a period of 14 days.
- (b) **Further, that** a report on the results of the public exhibition be presented to Council for consideration and adoption of the final Alcohol Free Zones.

BACKGROUND

1. Under Chapter 16, Part 4 of the *Local Government Act 1993*, Councils can establish Alcohol Free Zones (AFZs) for a maximum period of 4 years. AFZs are an early intervention measure to prevent the escalation of irresponsible street drinking to serious crime incidents. These zones apply only to public owned roads, footpaths and car parks, and must be supported by evidence of irresponsible behavior (such as obstruction, littering or actual criminal offences) arising from street drinking. AFZs prohibit the consumption of alcohol within the designated area. The only power conferred on police is to confiscate and dispose of alcohol within an AFZ.
2. The introduction of the AFZ legislation has been followed by the enactment of new laws that empower police to issue move on directions requiring individuals to leave an area. Areas not covered by AFZs will still be subject to police powers this legislation.
3. There are currently 19 AFZs created by the Council which are due to expire in June 2023. They are spread over Parramatta, North Parramatta, Harris Park, Pendle Hill, Ermington, Telopea, Toongabbie and Westmead. A full list and description of the existing AFZs is detailed in **Attachment 1**.

DRAFTING OF THE PROPOSED AFZs

4. During the preparation of the new draft AFZs for the City of Parramatta, extensive consultations were held with all Police Area Commands responsible for areas with the City of Parramatta local government area were consulted, along with the Parramatta, Cumberland and Flemington Liquor Accords.

Additionally, relevant council staff such as CCTV monitoring staff, cleansing and the paid parking team were involved in the review. Of the 19 existing zones, police advised that two of them no longer require an AFZ.

5. Council staff have drafted proposed AFZs (refer to attachments) for consideration of Council. A total of 28 are proposed, including 17 existing zones currently in existence and 11 are new zones requested by police and Council staff. Furthermore, the area of two AFZs at Harris Park and a section of Parramatta CBD has been extended. A comprehensive list and description of proposed AFZs are available in **Attachment 2** and maps of the AFZs at **Attachments 3 to 25**.

ISSUES/OPTIONS/CONSEQUENCES

6. The Cumberland Police Area Command (PAC) requested four new AFZs due to people buying alcohol from takeaway bottle shops and consuming it on the street nearby. One existing AFZ is no longer a concern and will be discontinued.
7. During consultation Parramatta PAC requested three new AFZs and extensions to two existing zones. The PAC advised that the area around Charles Street Wharf is no longer required as the area has been redeveloped, and when complete consideration can be given to making the area an Alcohol Prohibited Area under section 632A of the *Local Government Act 1993*. The proposed new areas to be covered include the Council owned multilevel car parks, an extension of the Harris Park zone, and extension into Campbell Street and Sorrell Street.
8. Ryde PAC requested two areas of Epping to be declared AFZs.
9. The Hills PAC requested two new AFZs – one in Winston Hills, to complement an existing AFZ created by The Hills Council, and another in Oatlands that was previously an AFZ when it was part of The Hills Council.
10. Auburn PAC did not request any AFZs as their problem areas are not part of the City of Parramatta local government area.
11. The Ministerial Guidelines under section 646 of the *Local Government Act 1993* specifies that AFZs should be as small as possible, and that it is not appropriate to zone the greater part of a town, suburb or urban area as alcohol free. All proposed AFZs comply with this guideline.
12. The Ministerial Guidelines require that AFZs be evidence based. New South Wales Police events and crime statistics do not record incidents related to street drinking or interactions in AFZs so no statistical evidence is available on incidents. The recommendations received from police are based on feedback from operational police and anecdotal evidence

CONSULTATION & TIMING

Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
22/2/2023	Parramatta Police Area Command	One AFZ to be deleted, two to be extended and three newly created	Noted and included in proposed AFZ.	City Safety and Security
17/3/2023	Cumberland PAC	Request for one new AFZ and one to be deleted	Noted and included in proposed AFZ.	City Safety and Security
14/3/2023	Ryde PAC	Request for two new AFZ at Epping	Noted and included in proposed AFZ.	City Safety and Security
2/3/2023	Auburn PAC	No areas of our LGA cause concern for the PAC	Noted and included in proposed AFZ.	City Safety and Security
9/3/2023	The Hills PAC	Request two AFZ	Noted and included in proposed AFZ.	City Safety and Security
28/2/2023	Parramatta Liquor Accord	Two licensees, Toongabbie Sports Club and Woolpack Hotel happy with requested continuation of AFZs adjacent to their premises	Noted and included in proposed AFZ.	City Safety and Security
7/2/2023	Cumberland Liquor Accord	No requests or suggestions	Noted and included in proposed AFZ.	City Safety and Security
15/3/2023	Flemington Liquor Accord	No requests or suggestions relevant to AFZs in our LGA.	Noted and included in proposed AFZ.	City Safety and Security

Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
Nil				

LEGAL IMPLICATIONS FOR COUNCIL

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

FINANCIAL IMPLICATIONS FOR COUNCIL

16. If Council resolves to approve this report in accordance with the proposed resolution, there are no unbudgeted financial implications for Council's budget.
17. The existing AFZs only require updating the dates on the signage with a sticker, while new and extended AFZs will require around 200 new signs made of printed metal plates. The City of Parramatta Sign Shop will produce and mount the signs, and most areas already have existing posts to attach them. Each sign costs \$16 and the estimated maximum cost to design and produce signage is \$3,200. This does not include Council staff time to mount the signage but this is part of normal operating costs.
18. The table below summarises the financial impacts on the budget arising from approval of this report.

	FY 22/23	FY 23/24	FY 24/25	FY 25/26
Revenue				
Internal Revenue				
External Revenue				
Total Revenue	Nil	Nil	Nil	Nil
Funding Source				
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result				
Funding Source				
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	Nil	Nil	Nil	Nil

Robert Jarrett
City Safe Operations Manager

Robert Ramsbottom
Group Manager Property Assets, Services and Securities

Bryan Hynes
Executive Director Property & Place


























Ian Woodward
Group Manager Legal Services

John Angilley

Executive Director Finance & Information

Gail Connolly

Chief Executive Officer**ATTACHMENTS:**

1	 Description of existing alcohol free zones	2 Pages
2	 Description of Proposed Alcohol Free Zones	4 Pages
3	 Lloyds Ave, Carlingford	1 Page
4	 Dundas shops	1 Page
5	 Epping	1 Page
6	 Ermington	1 Page
7	 Harris Park	1 Page
8	 Victoria Road, North Parramatta	1 Page
9	 North Parramatta	1 Page
10	 Oatlands	1 Page
11	 George Khattar Lane, Barry Wilde Bridge	1 Page
12	 Prince Alfred Park	1 Page
13	 CBD - Church, Macquarie, Marden and George Sts	1 Page
14	 Argyle and Campbell Sts	1 Page
15	 George and Harris Sts	1 Page
16	 Fitzwilliam St and Station carpark	1 Page
17	 Sorrell St	1 Page
18	 Justice Precinct Carpark	1 Page
19	 Erby Place and carpark	1 Page
20	 Pendle Hill	1 Page
21	 Rydalmere	1 Page
22	 Telopea	1 Page
23	 Toongabbie	1 Page
24	 Westmead	1 Page
25	 Winston Hills	1 Page

REFERENCE MATERIAL

ATTACHMENT 1:

DESCRIPTION OF ALCOHOL FREE ZONES:**PARRAMATTA:**

1. The footpath surrounding Prince Alfred Square, being the western footpath of Church St between Market St and Victoria Rd; the southern footpath of Victoria Rd between Church St and Marist Place; the eastern footpath of Marist Place between Victoria Rd and Market St; and the northern footpath of Market St.
2. The road, footpaths, landscaping and car parking area of George Khattar Lane.
3. The road and footpaths of George St, between Marsden St and Red Cow Lane; All of Red Cow Lane; the road and footpaths of Marsden St between George St and Macquarie St; the road and footpaths of Church St between Macquarie St and the pedestrian crossing situated between Phillip and George Sts, in the vicinity of 278 Church St; and the road and footpaths of Macquarie St between Marsden St and Smith St.
4. The road and footpaths of Argyle St between Marsden St and Station St East, including the roads and footpaths of the bus interchange at Parramatta Station.
5. The road and footpaths of Fitzwilliam St between Church St and Wentworth St and all of Firehorse Lane.
6. The road and footpath of Charles St, to the north of Phillip St.
7. The road and footpath of George St between Argus Lane and Harris St; and the western footpath of Harris St between George St and Macquarie St.

NORTH PARRAMATTA:

8. The road, footpaths and car parking areas of Iron St between Castle St and Gilbert St; and the road, footpaths and landscaping of By St between Iron St and Castle St.
9. The road, footpaths, landscaping and car parking areas of Castle St between Bellevue St and Pennant Hills Rd; and the road, footpaths, landscaping and car parking areas of Bellevue St between Castle St and Pennant Hills Rd.

HARRIS PARK:

10. The road and footpaths of Marion Street between Albion St and Station St East.
11. The road, footpaths and car parking areas of all of Jubilee Lane.

TELOPEA:

12. Telopea shopping precinct, being the roads and footpaths of Evans Rd (north side) between Sturt St and Shortland St; Shortland St (western side) between Evans Rd and Benaud Pl; Benaud Pl (being the service land behind the shops); Sturt St (eastern side) between Benaud Pl and Evans Rd; and Benaud Pl (being the road, footpaths and landscaping in front of the shops).

ATTACHMENT 1:

13. Telopea Shopping Centre precinct, being the roads and footpaths of Adderton Rd between Robert St no. 59 Adderton Rd; and Telopea St between Adderton Rd and Garden St.
14. Children's playground and commuter car parking area, being the unformed portions of Sturt St adjacent to the Telopea Railway Station used for recreation and car parking purposes.

ERMINGTON:

15. Ermington shopping precinct, being the roads, footpaths and car parking areas of Betty Cuthbert Ave and associated pathways; the road and footpaths of Club Lane; and the road and footpaths of River Road between Betty Cuthbert Ave and Lister Ave.
16. The road and footpaths of Bartlett St between Sinfield St and Ashcroft St; the road and footpath of Ashcroft St between Bartlett St and the service lane behind Bartlett St shops; and the road and footpaths of the service lane behind the Bartlett St shops.

PENDLE HILL:

17. The road, footpaths and car parking areas of Wentworth Ave between Ballandella Rd and Bungaree Rd; road and footpaths of Bungaree Rd between Wentworth Ave and the service lane behind the Wentworth Ave shops; and the service lane behind the Wentworth Ave shops.

TOONGABBIE:

18. The road and footpaths of Station Rd between Mimosa Ave and Fitzwilliam Rd, and the road and footpaths of Wentworth Ave between Fitzwilliam Rd and Cornelia Road.

WESTMEAD:

19. The road and footpaths of Railway Pde between Hawkesbury Road and Ashley Lane.

ATTACHMENT 2:

DESCRIPTION OF ALCOHOL FREE ZONES:**CARLINGFORD:**

1. The roads and footpaths Tiptrees Avenue and Tiptrees Lane; the western side of Coleman Avenue between Tiptrees Lane and Lloyds Avenue; Lloyds Avenue between both entrance to Pennant Hills Road; and Pennant Hills Road (both sides) between Tiptrees Avenue and Coleman Avenue; and the carparks enclosed in that area.

DUNDAS:

2. The carpark behind the shops in Station Street, Dundas; the footpath of Calder Road between the carpark and Station Street; and the car parking area and footpath outside the shops on Station Street.

EPPING:

3. The roads and footpaths of Rawson Street and the carpark at 51A Rawson Street; the roads and footpaths of Beecroft Road between Carlingford Road and Bridge Street; and all of Hunts Lane.
4. The roads and footpaths of Langston Place between Epping Road and Cambridge Street; Cambridge Street between Langston Place and the northern end of the roundabout; Oxford Street between Cambridge Street and no. 36 Oxford Street; Pembroke Street between Epping Railway Station and Chambers Court; and all of Chambers Court, including the carpark at Epping Library. (APA at Pembroke Street Park)

ERMINGTON:

5. Ermington shopping precinct, being the roads, footpaths and car parking areas of Betty Cuthbert Ave and associated pathways; the road and footpaths of Club Lane; and the road and footpaths of River Road between Betty Cuthbert Avenue and Lister Avenue.

HARRIS PARK:

6. The road and footpaths of Ada Street; the road and footpath of Wigram Street between Ada Street and Marion Street; the road and footpath of Albion Street from the vicinity of 38 Albion Street to Marion Street; the road and footpath of Marion Street between Albion Street and Stations Street East; the road and footpath of Station Street East between Ada Street and Marion Street; and the pathway from Harris Park Railway Station to Station Street East.
7. The road, footpaths and car parking areas of all of Jubilee Lane.

ATTACHMENT 2:**NORTH PARRAMATTA:**

8. Carpark and footpaths on northern side of the intersection of Victoria Road and Pennant Street.
9. The road, footpaths and car parking areas of Iron St between Castle St and Gilbert St; and the road, footpaths and landscaping of By St between Iron St and Castle St.
10. The road, footpaths, landscaping and car parking areas of Castle St between Bellevue St and Pennant Hills Rd; and the road, footpaths, landscaping and car parking areas of Bellevue St between Castle St and Pennant Hills Rd.

OATLANDS

11. The roads, footpaths and laneways surrounding the Oatlands shops on Belmore St East, consisting of Belmore St East between Charles St and the laneway on the south western side of the shops, including the carpark area; Charles St between Belmore St East and the laneway on the north western side of the shops; and the two laneways.

PARRAMATTA:

12. The road, footpaths, landscaping and car parking area of George Khattar Lane.
13. The footpath surrounding Prince Alfred Square, being the western footpath of Church St between Market St and Victoria Rd; the southern footpath of Victoria Rd between Church St and Marist Place; the eastern footpath of Marist Place between Victoria Rd and Market St; and the northern footpath of Market St.
14. The road and footpaths of George Street, between Marsden Street and Red Cow Lane; All of Red Cow Lane; the road and footpaths of Marsden Street between George Street and Macquarie Street; the road and footpaths of Church Street between Macquarie Street and the Mayfair Arcade situated between Phillip and George Streets, in the vicinity of 278 Church Street; and the road and footpaths of Macquarie Street between Marsden Street and Smith Street.
15. The road and footpaths of Argyle Street between and Station Street East, including the roads and footpaths of the bus interchange at Parramatta Station; the roads and footpaths of Marsden Street between Argyle Street and Campbell Street; and the roads and footpaths of Campbell Street between Church Street and Marsden Street.
16. The road and footpath of George St between Argus Lane and Harris St; and the western footpath of Harris St between George St and Macquarie St.

ATTACHMENT 2:

17. The road and footpaths of Fitzwilliam Street between Church Street and Wentworth Street and all of Firehorse Lane and the lane ways surrounding the Station Carpark (formerly known as the Wentworth Street Carpark) and all levels of the Station Carpark.
18. The roads and footpaths of Sorrell Street between Victoria Road and Ross Street; Ross Street between Sorrell and Church Streets; Church Street between Ross Street and Victoria Road (Eastern side); and Victoria Road between Church and Sorrell Streets (Northern side).
19. All levels and all areas, including lane ways and access ways of the Hunter Street Multilevel carpark, also known as the Justice Precinct Parramatta Carpark.
20. All levels and all areas of the Erby Place Multilevel Carpark, also known as the Eat Street Carpark; China Rose Walk; all of Auctioneer Lane and Erby Place itself.

PENDLE HILL:

21. The road, footpaths and car parking areas of Wentworth Avenue between Ballandella Road and Bungaree Road; road and footpaths of Bungaree Road between Wentworth Avenue and the service lane behind the Wentworth Avenue shops; and the service lane behind the Wentworth Avenue shops itself.

RYDALMERE

22. Roads and footpaths of Park Road between Victoria Road and Pine Street; Victoria Road (northern side) between Myrtle Street and the eastern end of John Carver Reserve; Pine Street between Myrtle Street and the service laneway and carpark behind the shops at eastern side of Park Street between Pine Street and John Carver Reserve; and the carpark and service laneway therein.

TELOPEA:

23. Telopea shopping precinct, being the roads and footpaths of Evans Road (north side) between Sturt Street and Shortland Street; Shortland Street (western side) between Evans Road and Benaud Place; Benaud Place (being the service land behind the shops); Sturt Street (eastern side) between Benaud Place and Evans Road; and Benaud Place (being the road, footpaths and landscaping in front of the shops).
24. Telopea Shopping Centre precinct, being the roads and footpaths of Adderton Road between Robert Street and no. 59 Adderton Road; and Telopea Street, between Adderton Road and Garden Street.

ATTACHMENT 2:

25. Footpath and commuter car parking area, being the unformed portions of Sturt Street adjacent to the Telopea Light Rail Station used for recreation and car parking purposes.

TOONGABBIE:

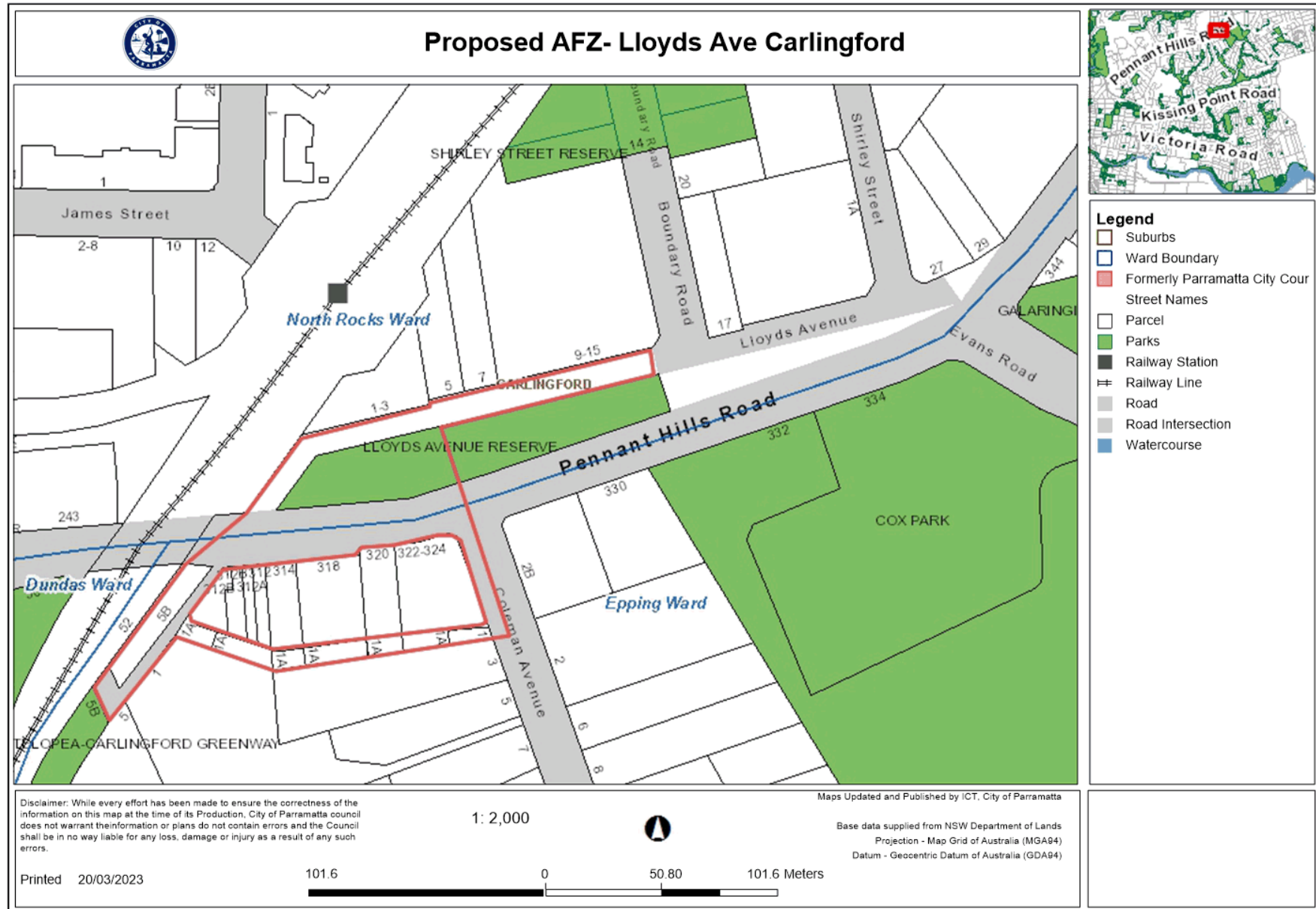
26. The road and footpaths of Station Road between Mimosa Avenue and Fitzwilliam Road, and the road and footpaths of Wentworth Avenue between Fitzwilliam Road and Cornelia Road.

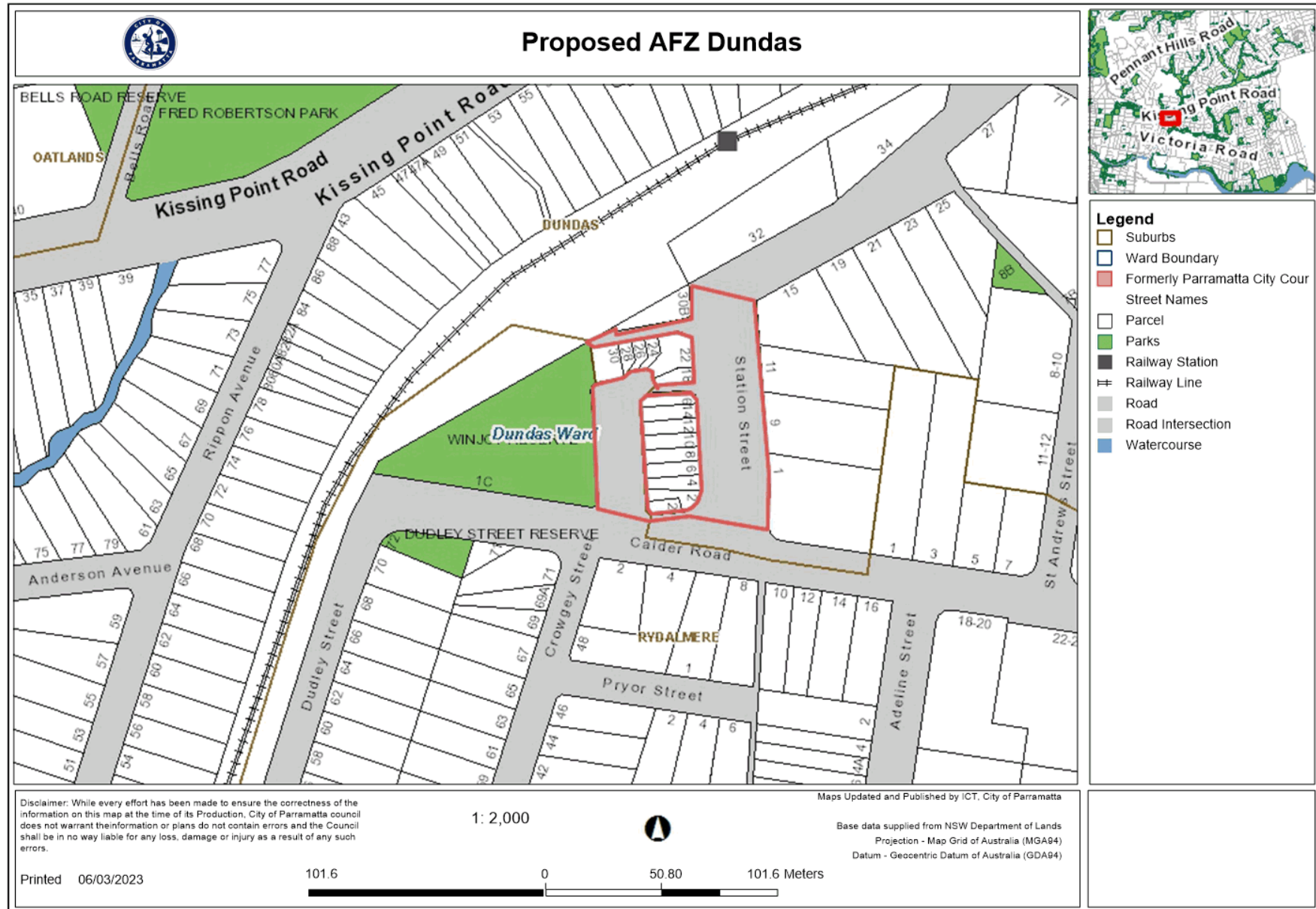
WESTMEAD:

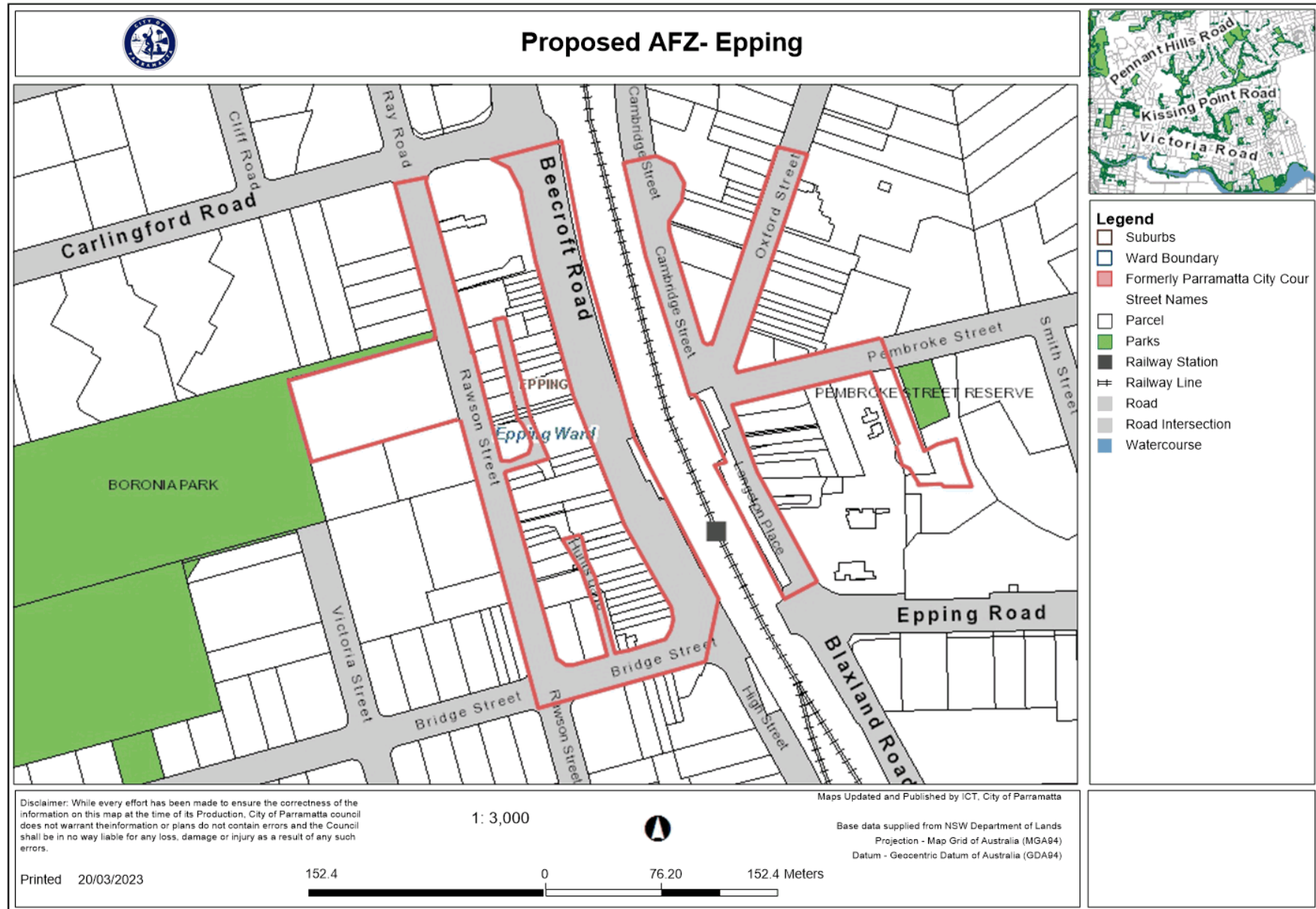
27. The road and footpaths of Railway Parade between Hawkesbury Road and Ashley Lane.

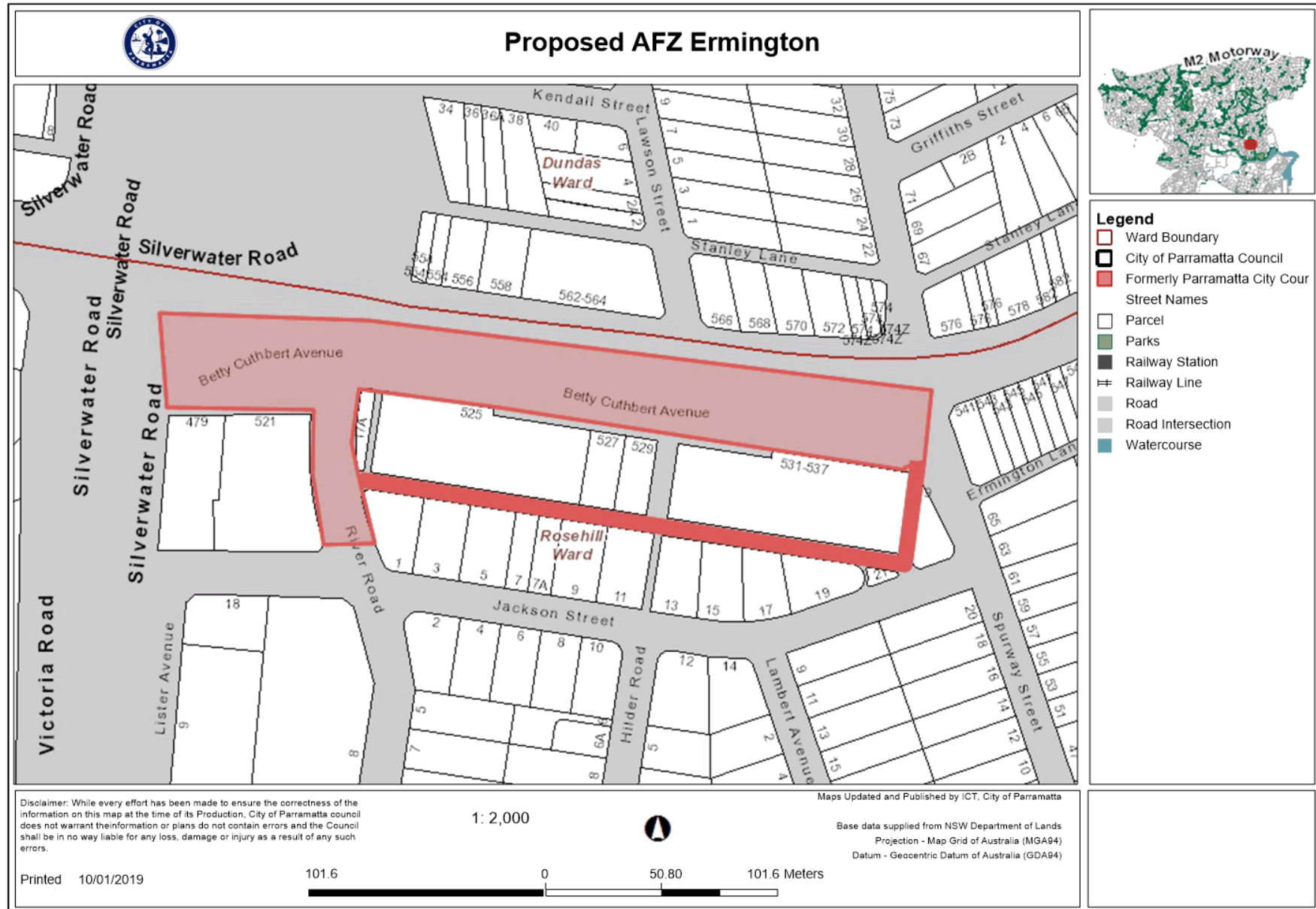
WINSTON HILLS:

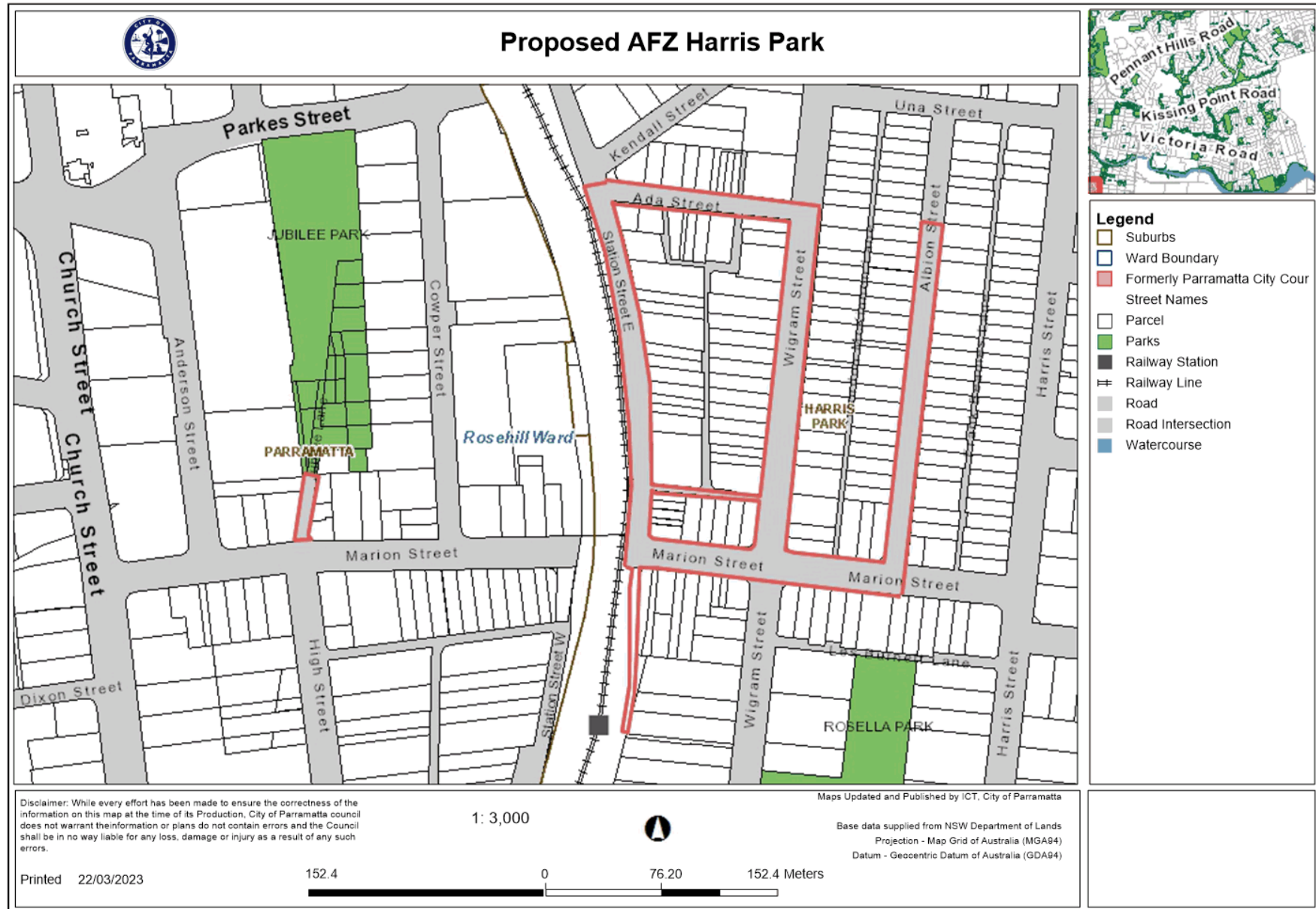
28. The road and footpath of Caroline Chisholm Drive between Langdon Road and Junction Road; and the roads and footpath of Junction Road between Caroline Chisholm Drive and Romulus Street.

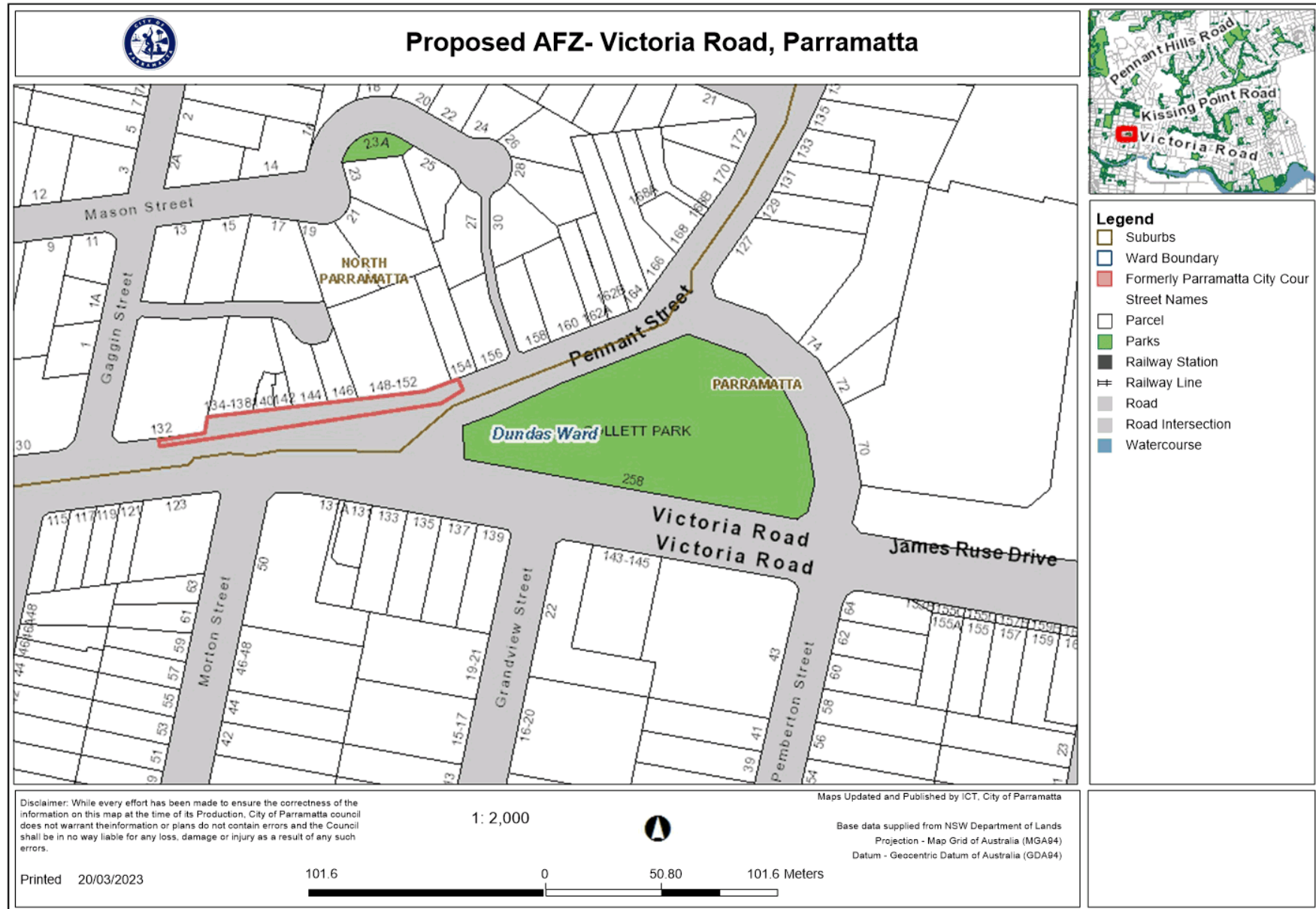


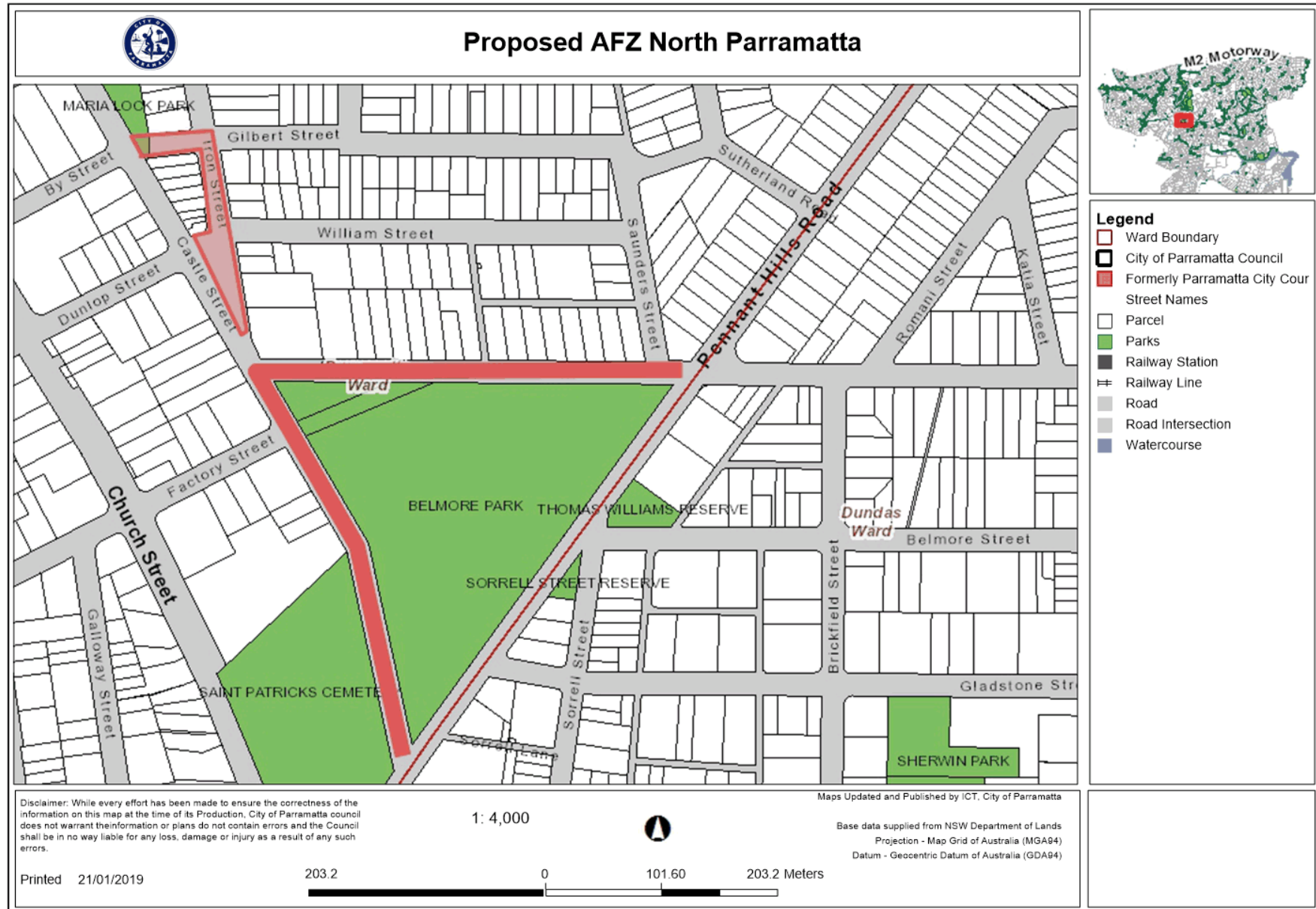


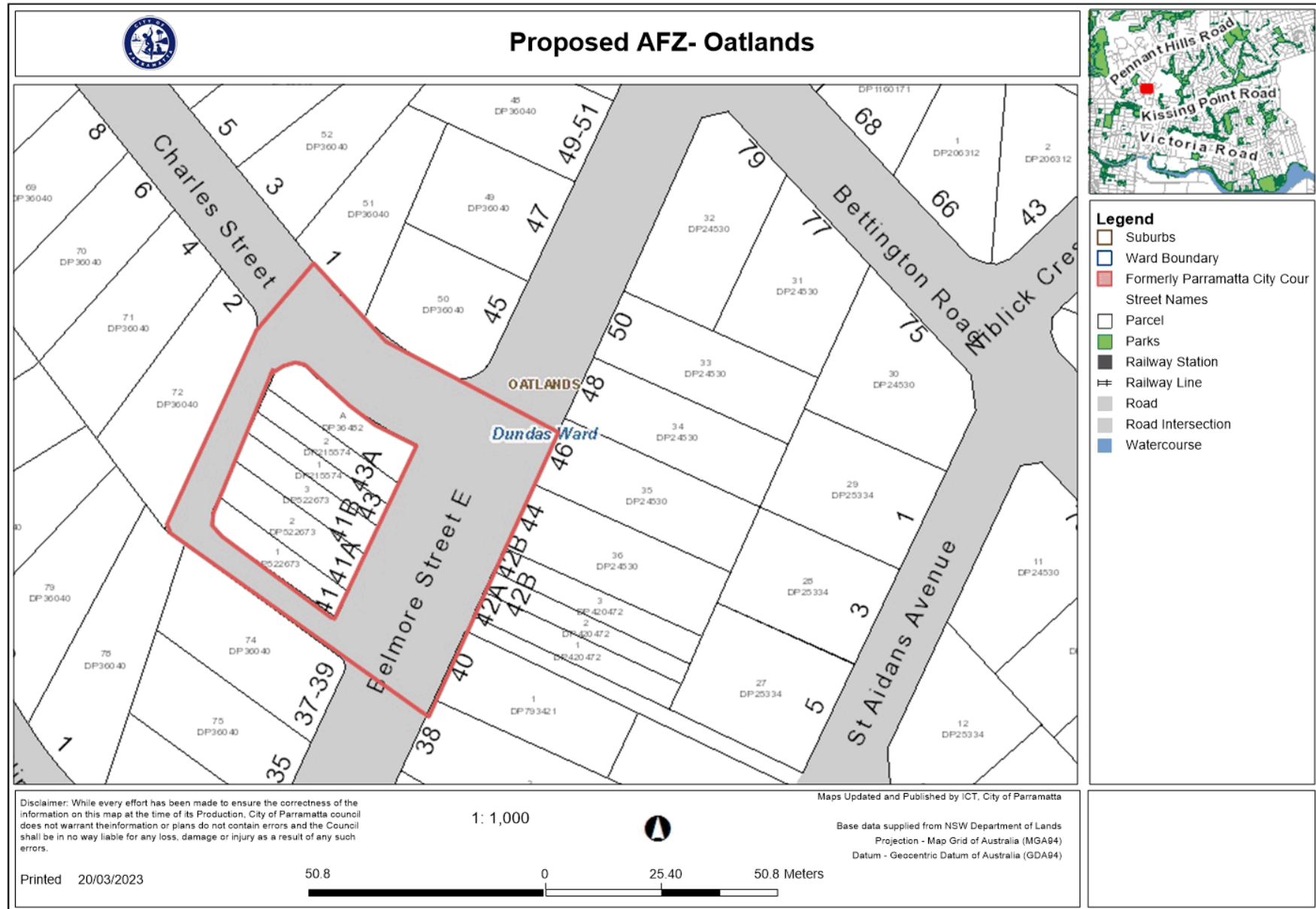


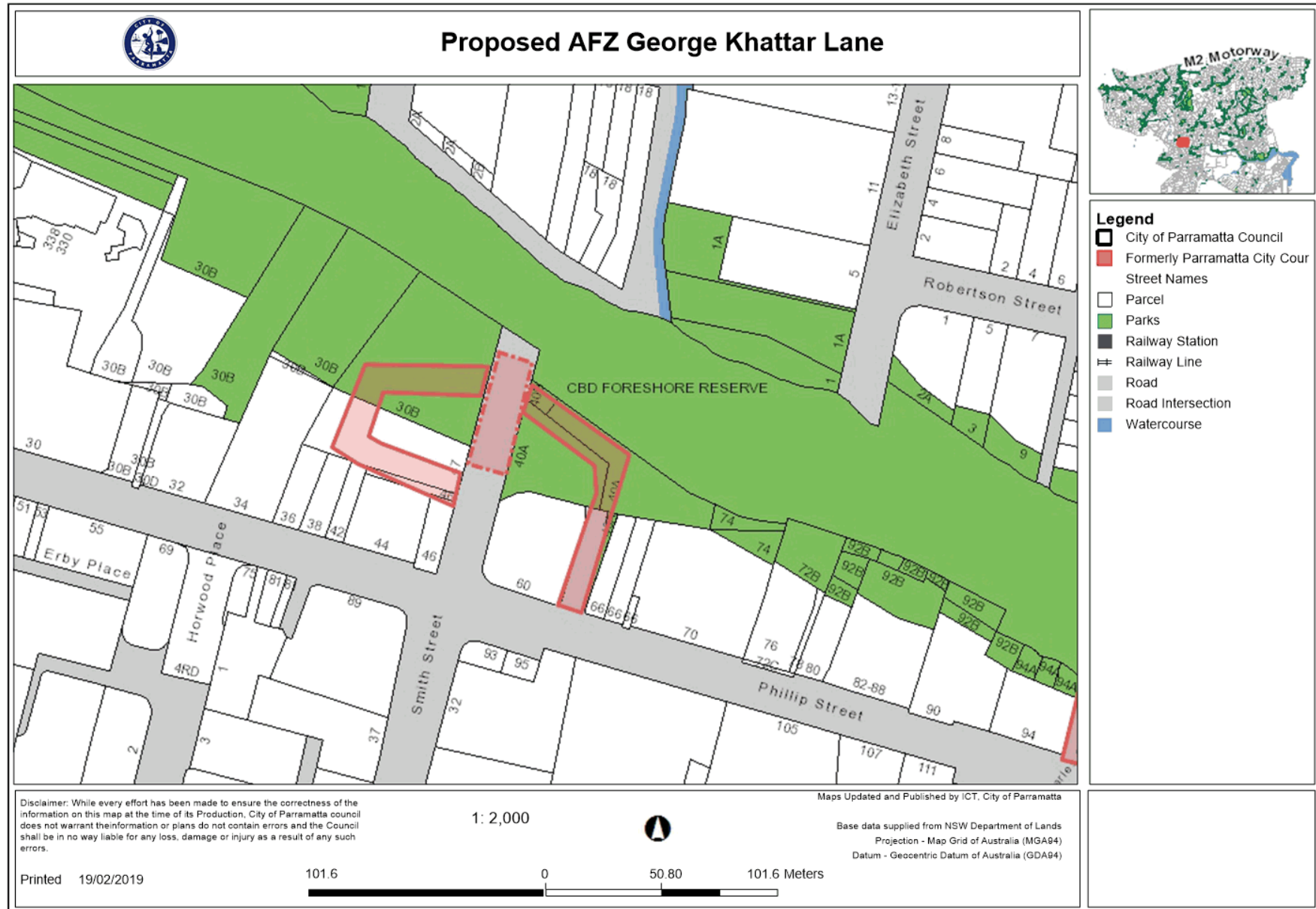


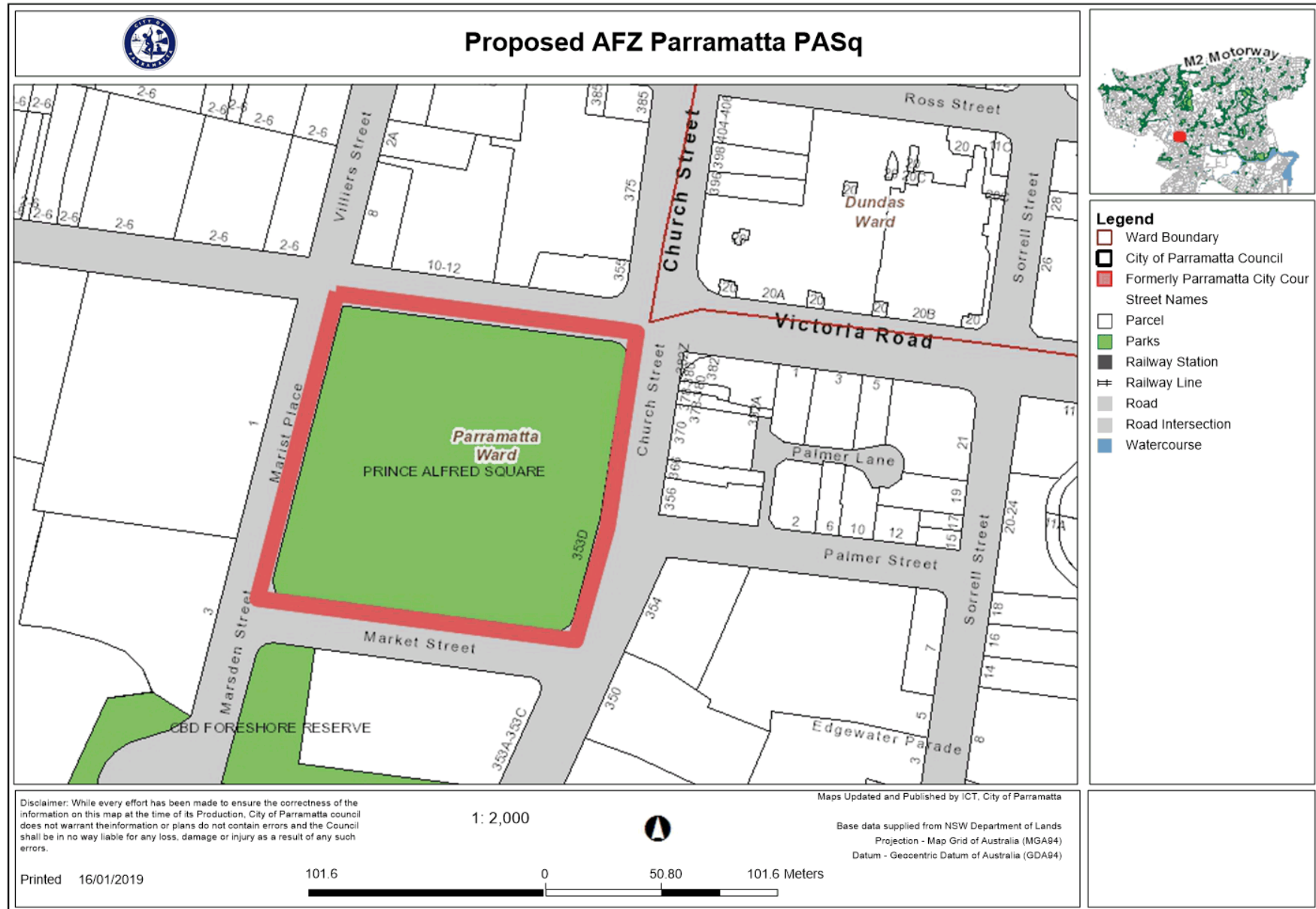


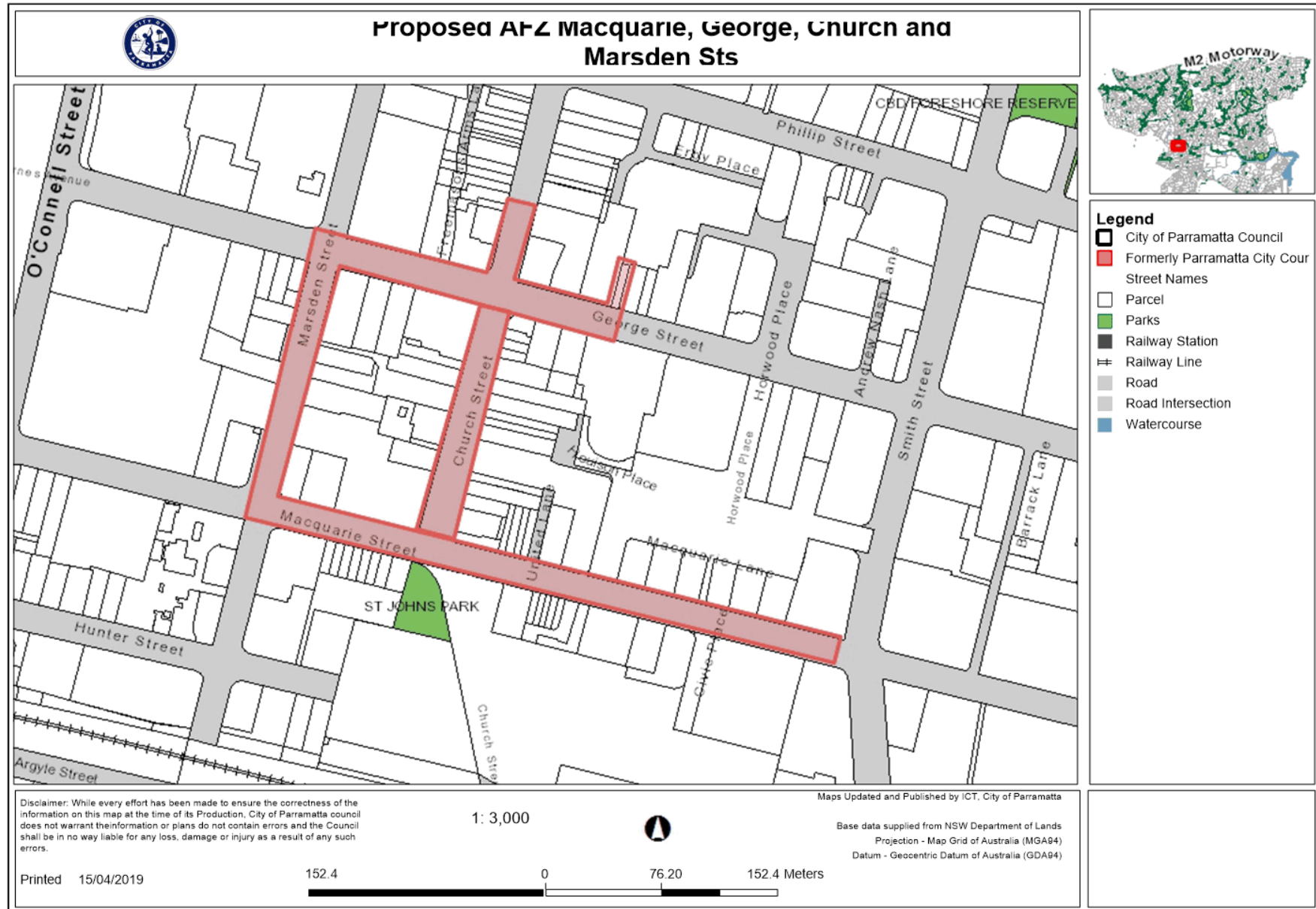


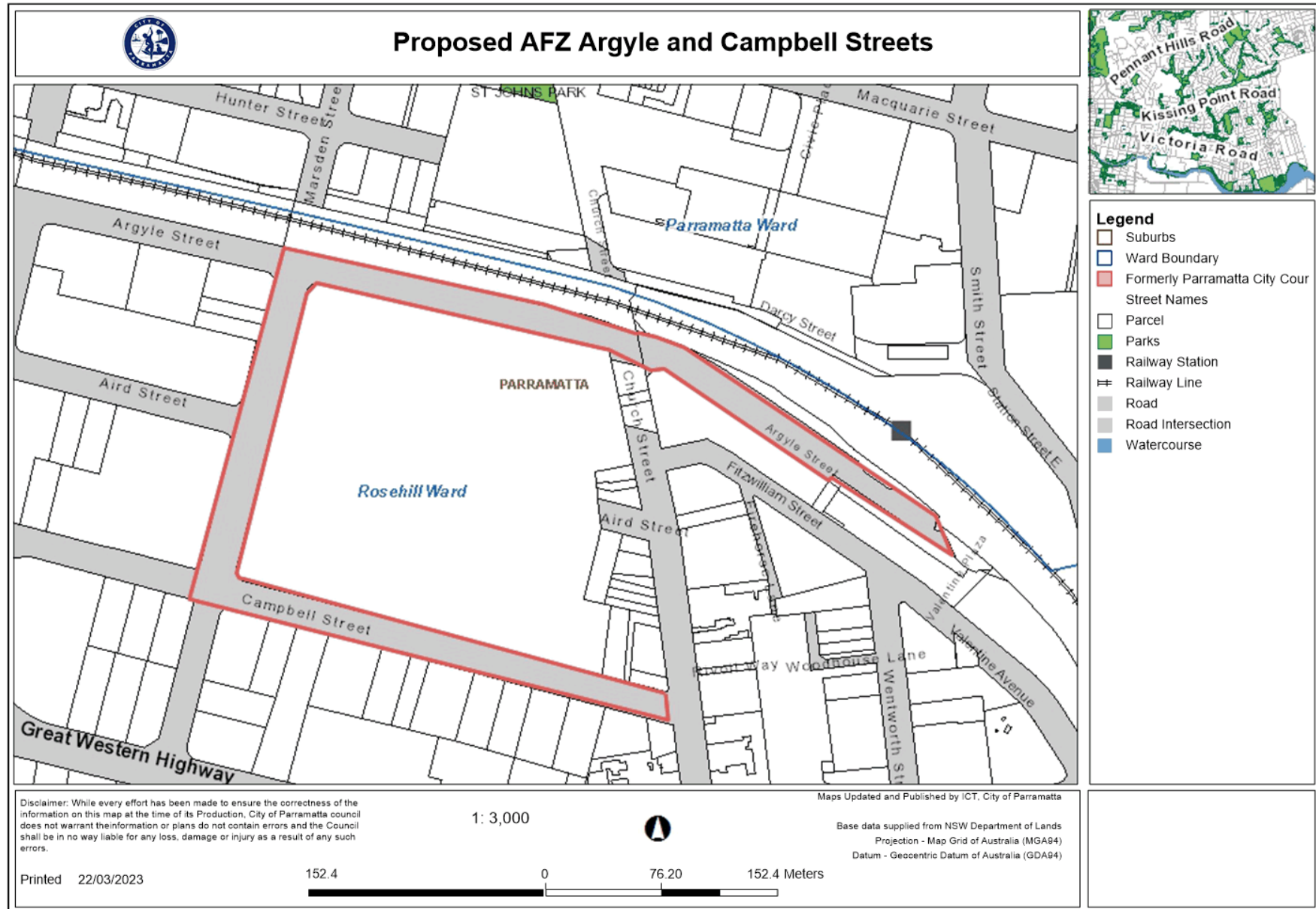


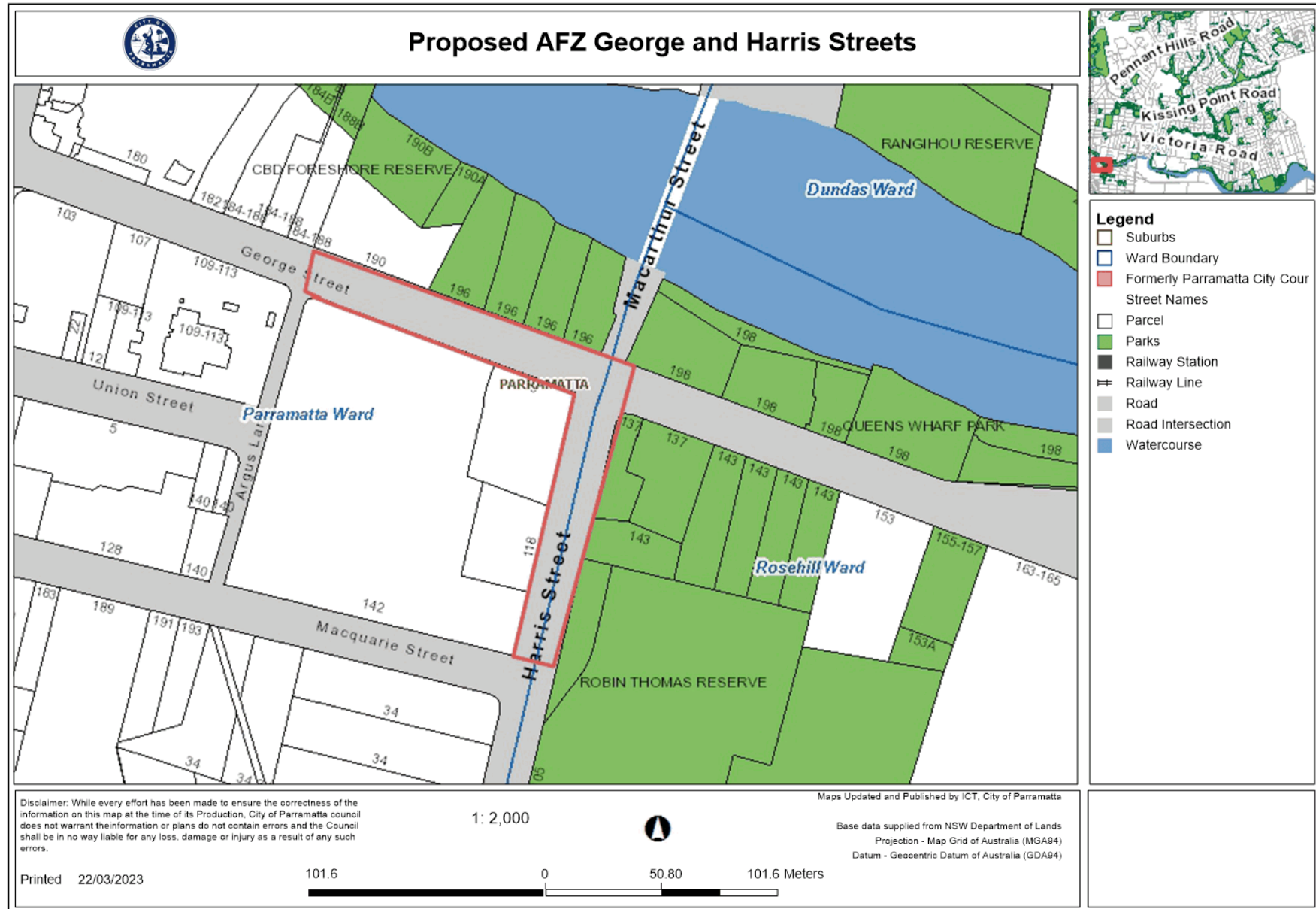


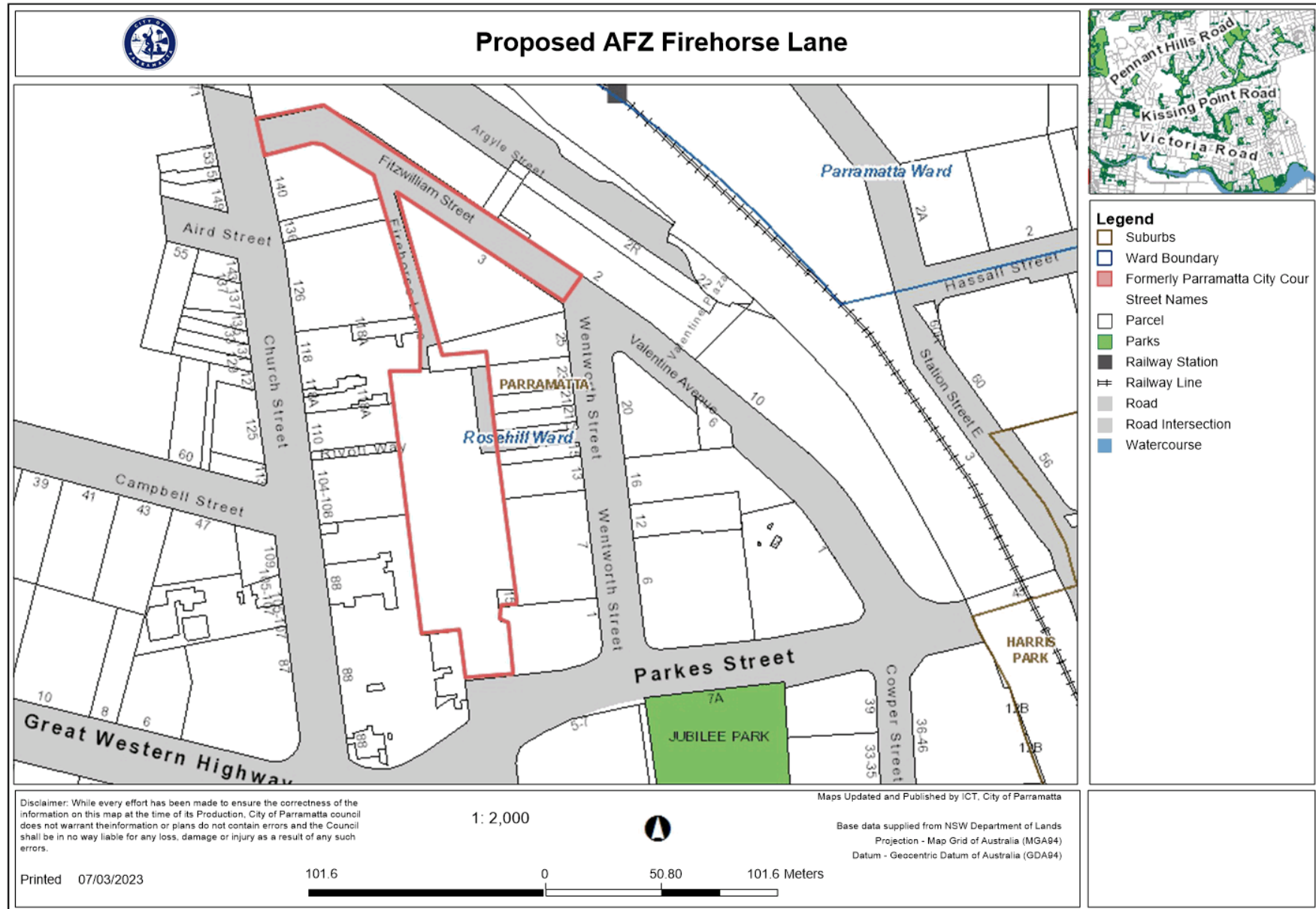


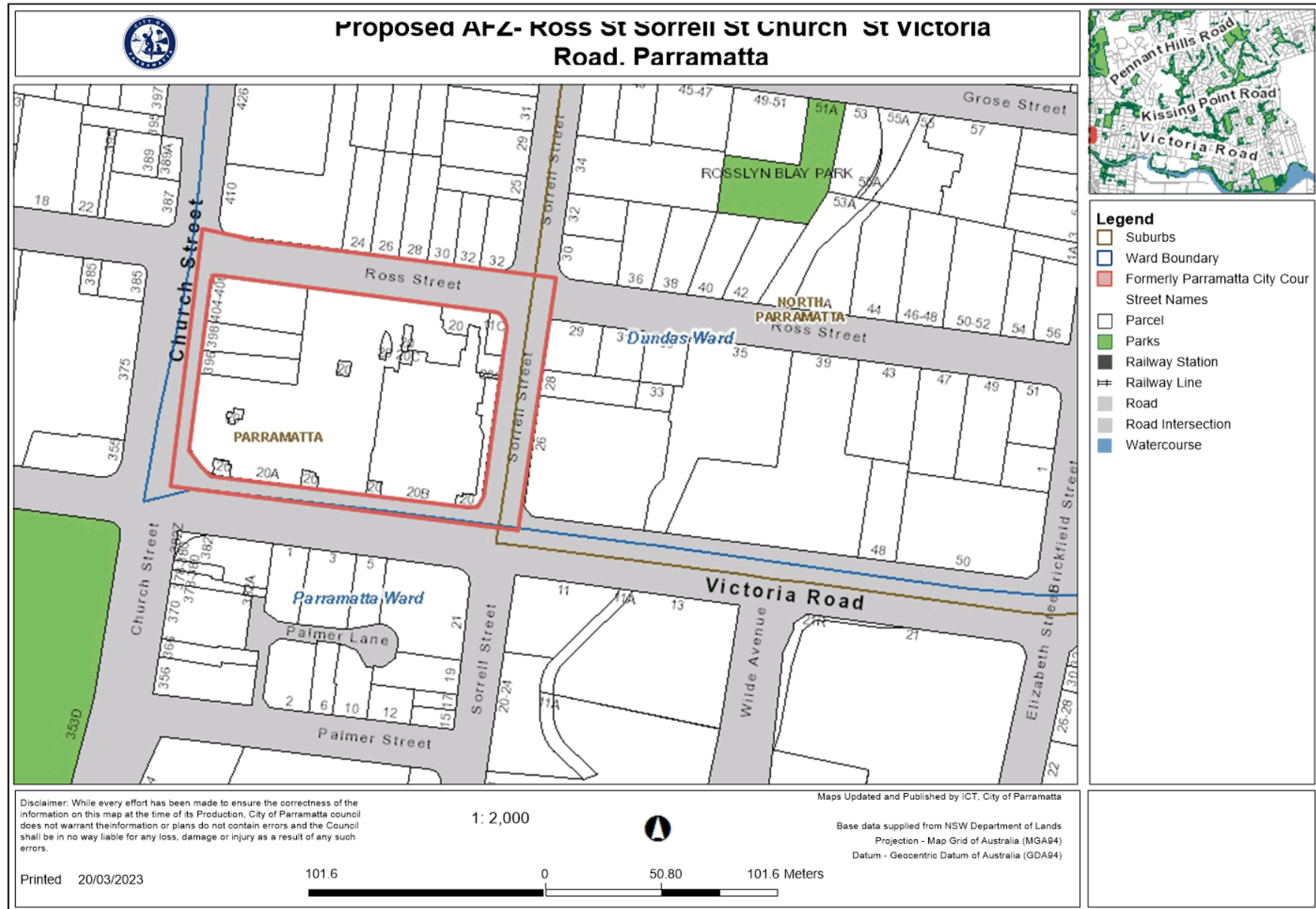


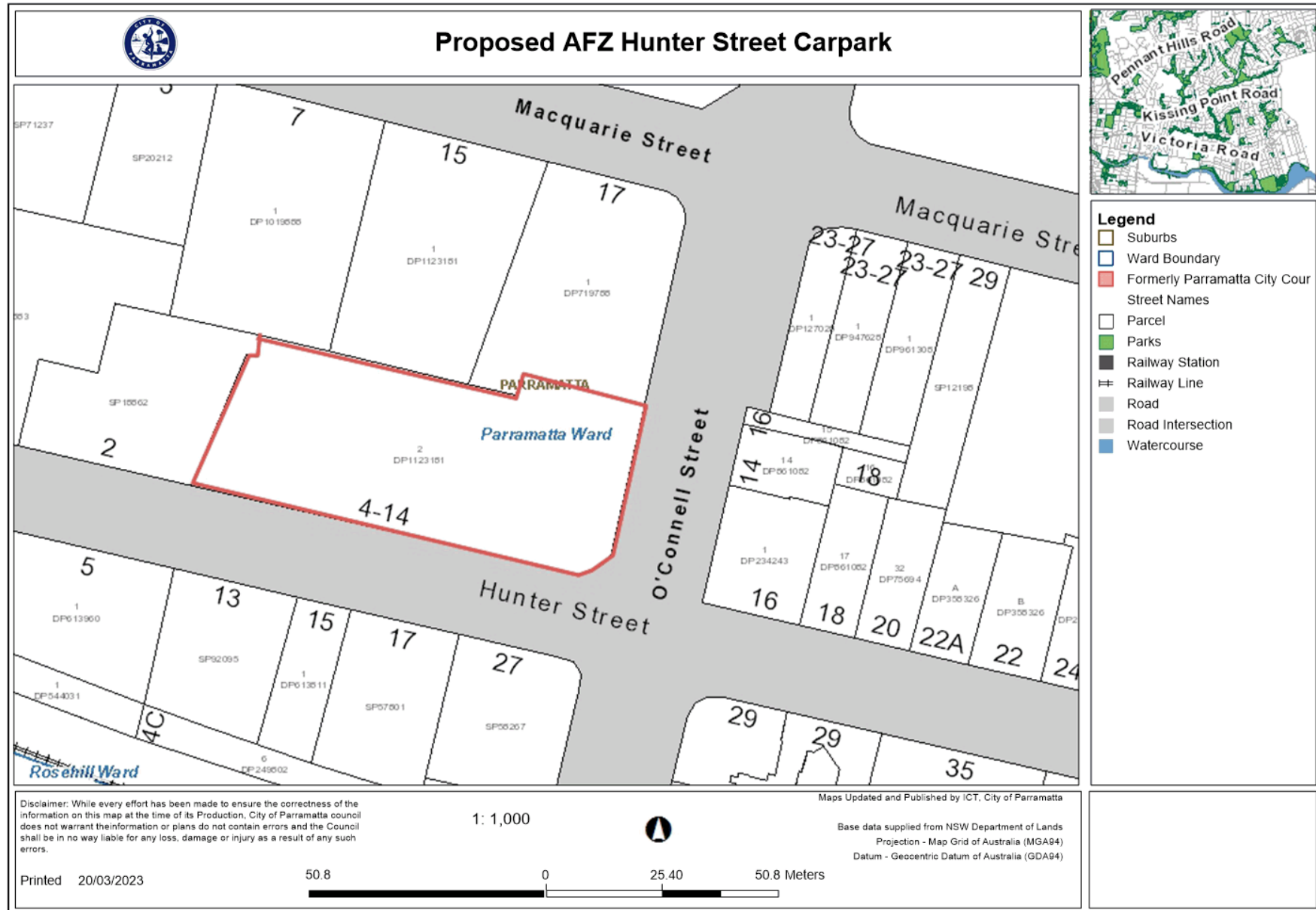


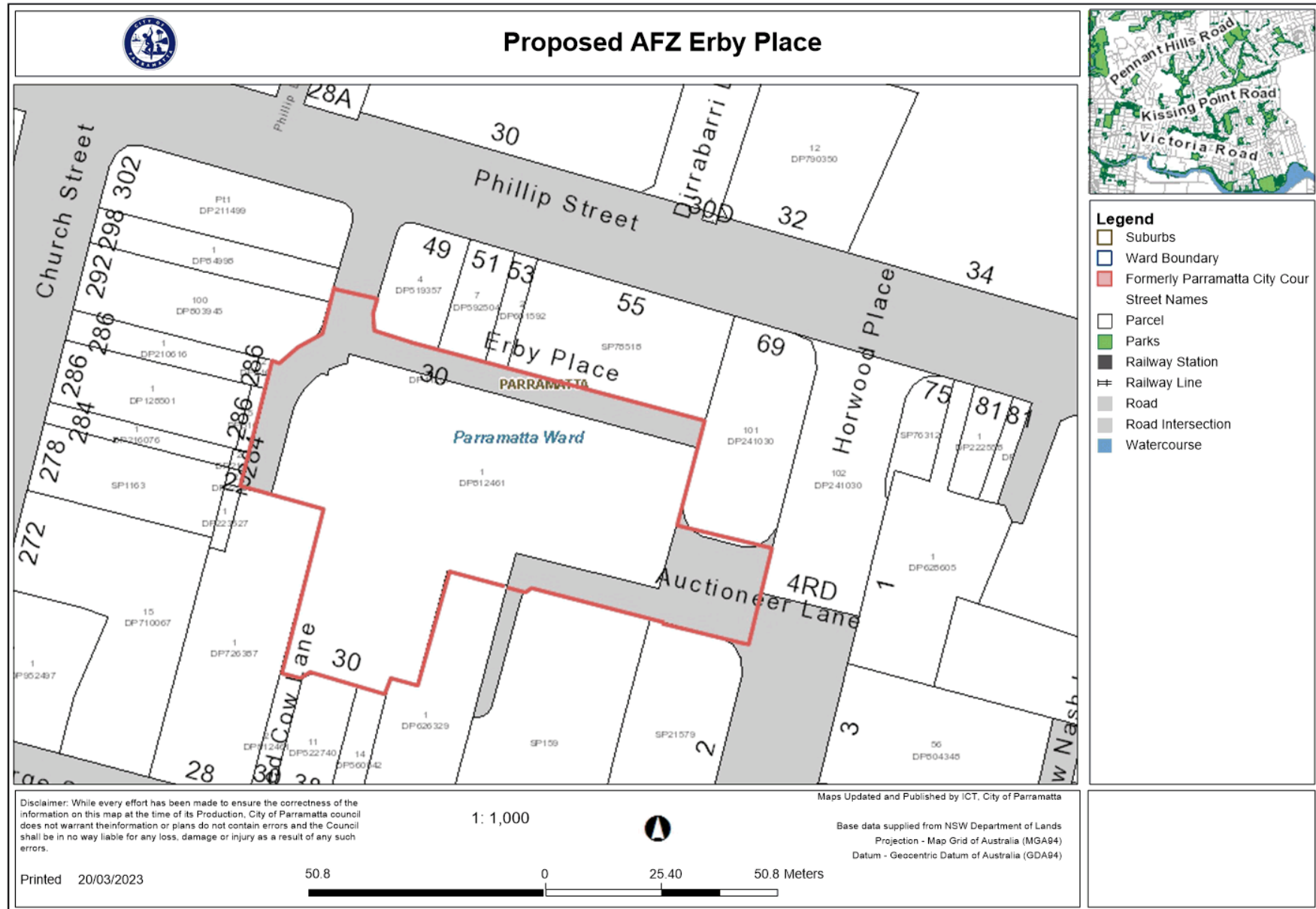


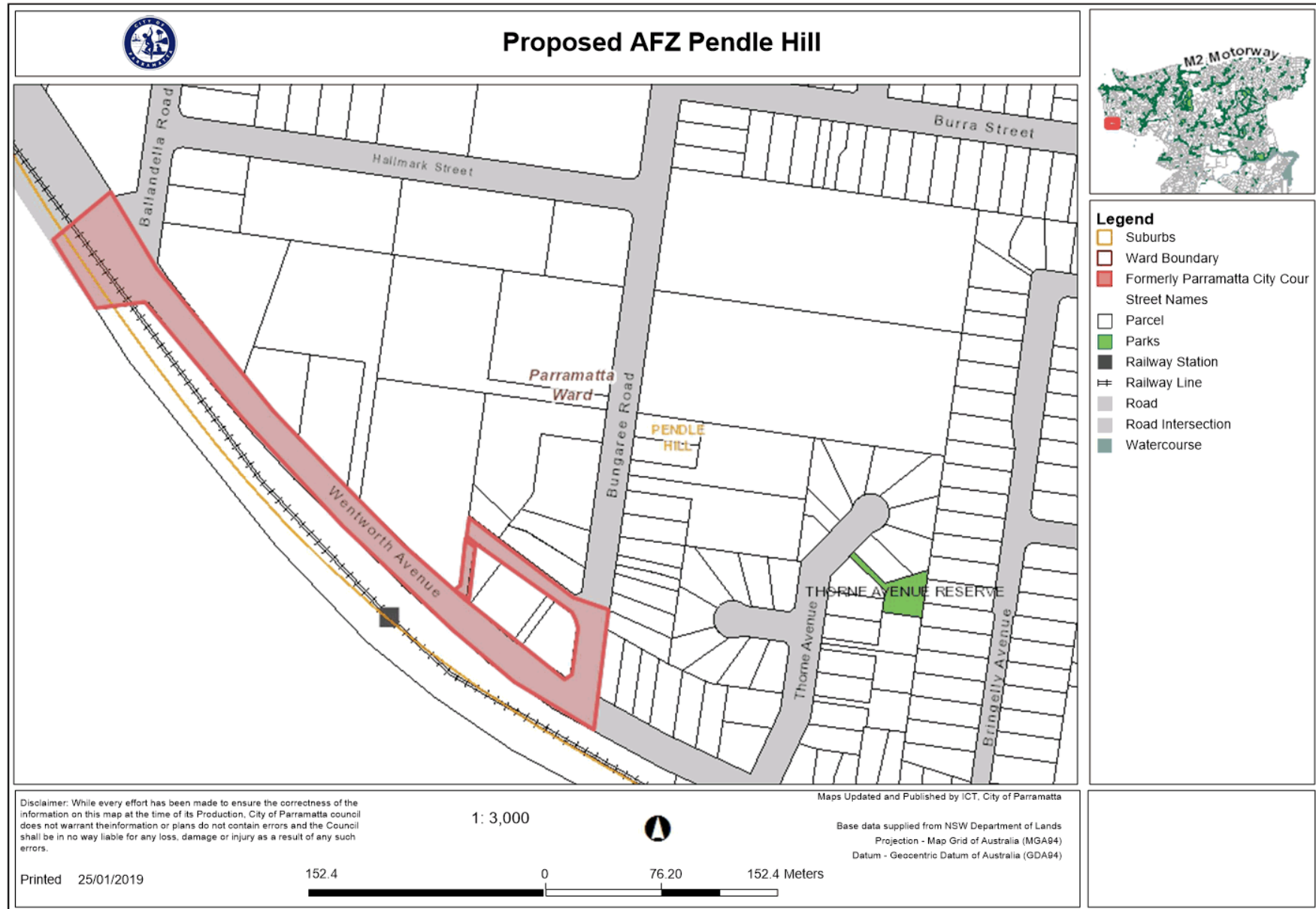


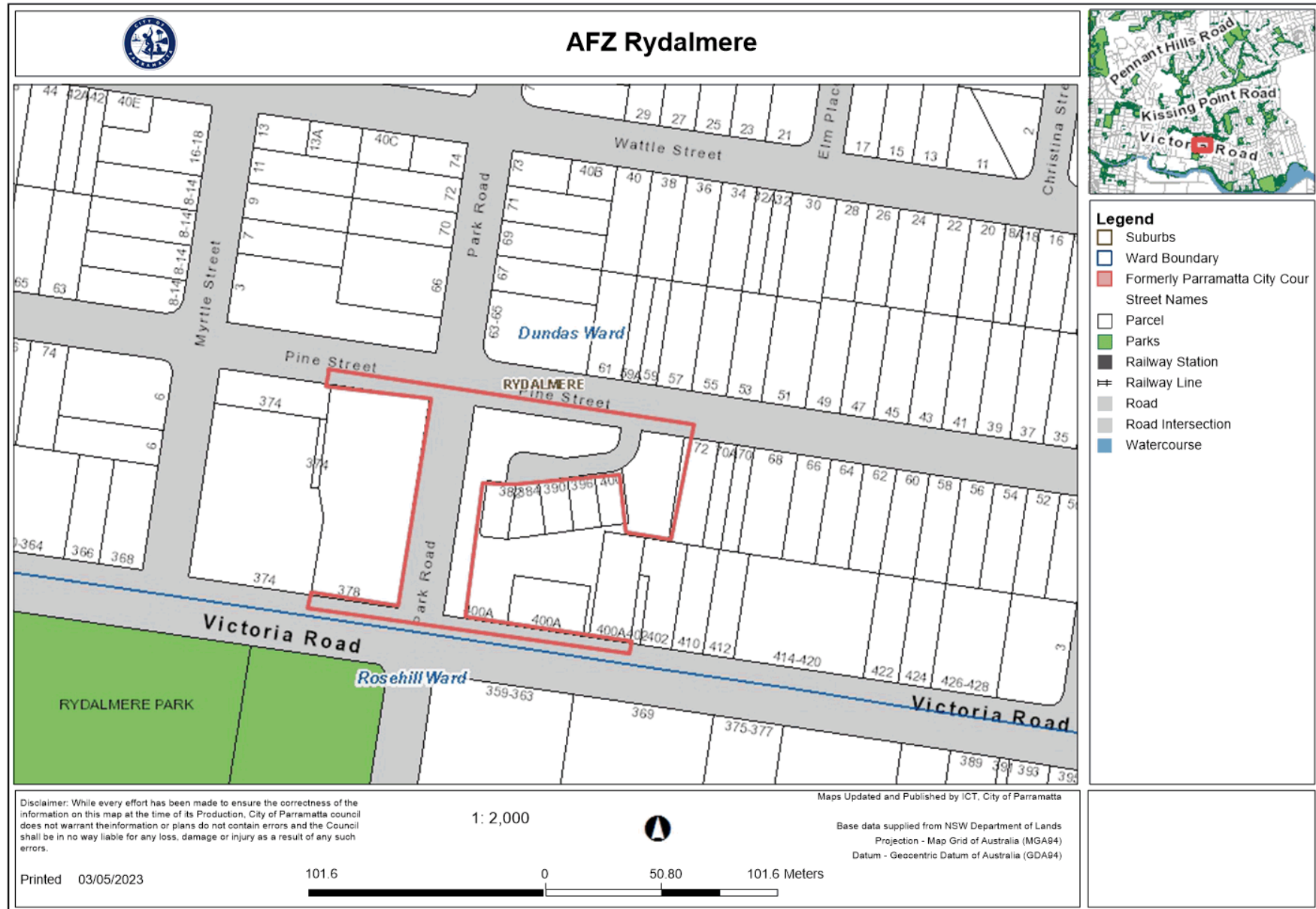


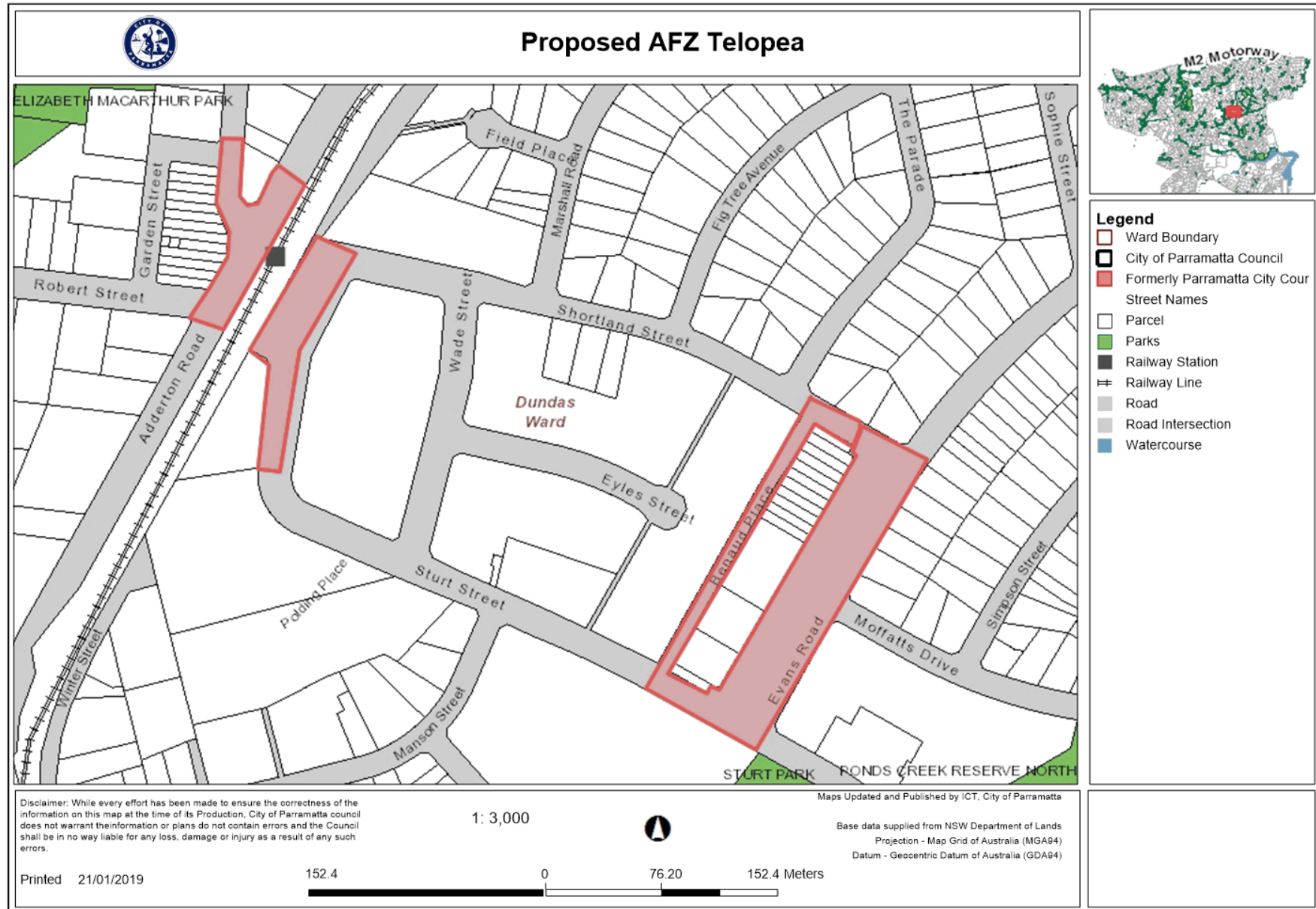


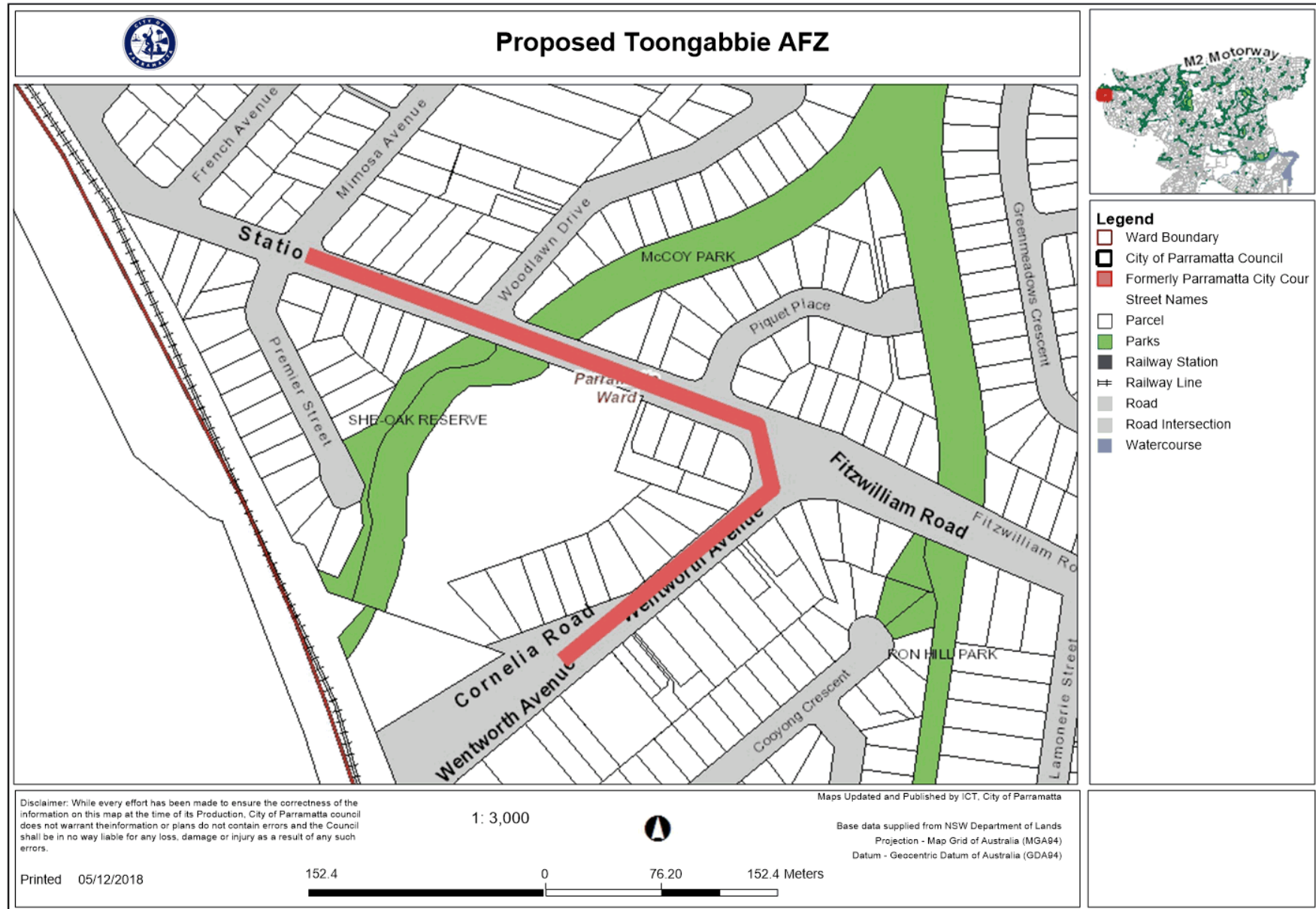


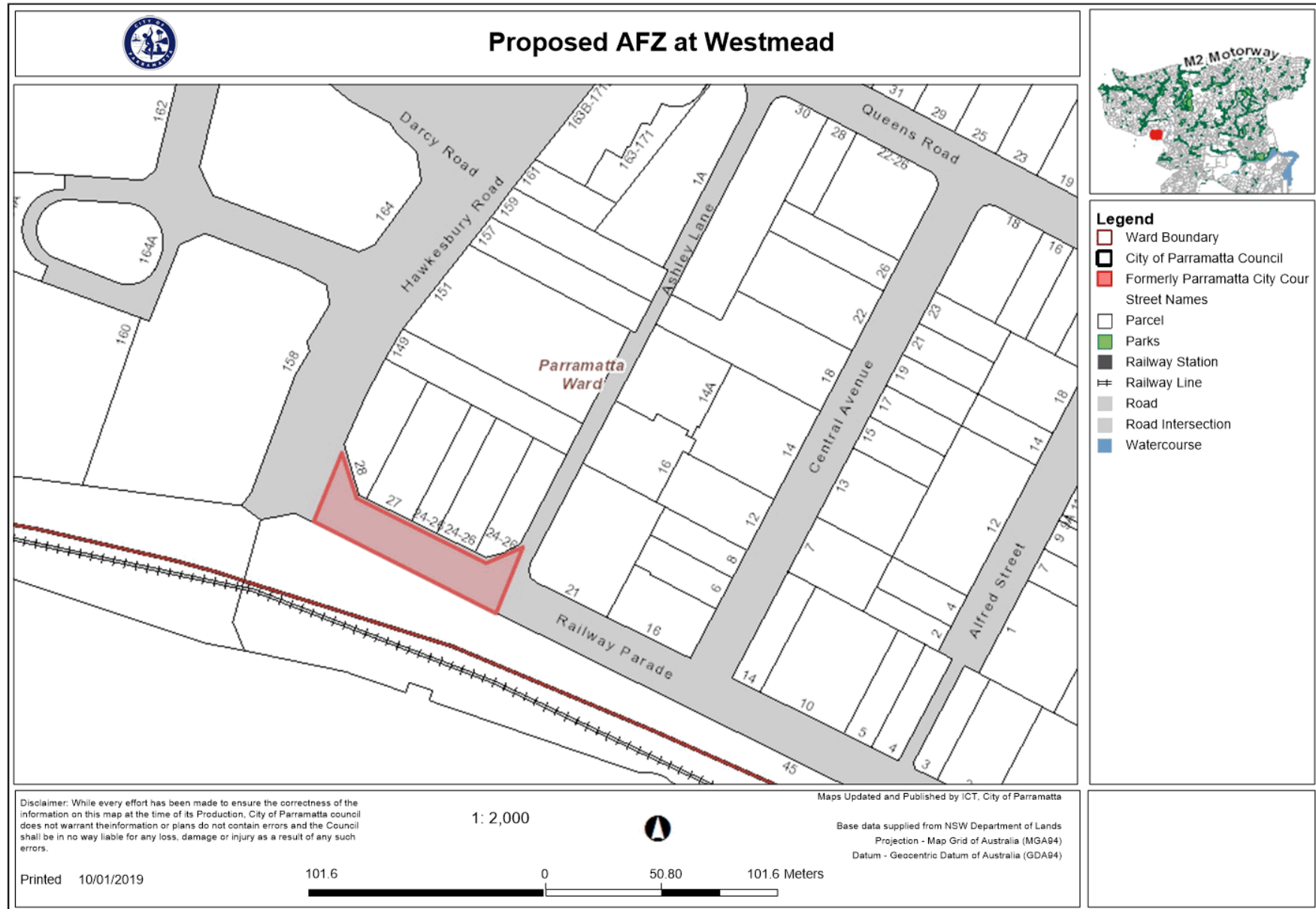


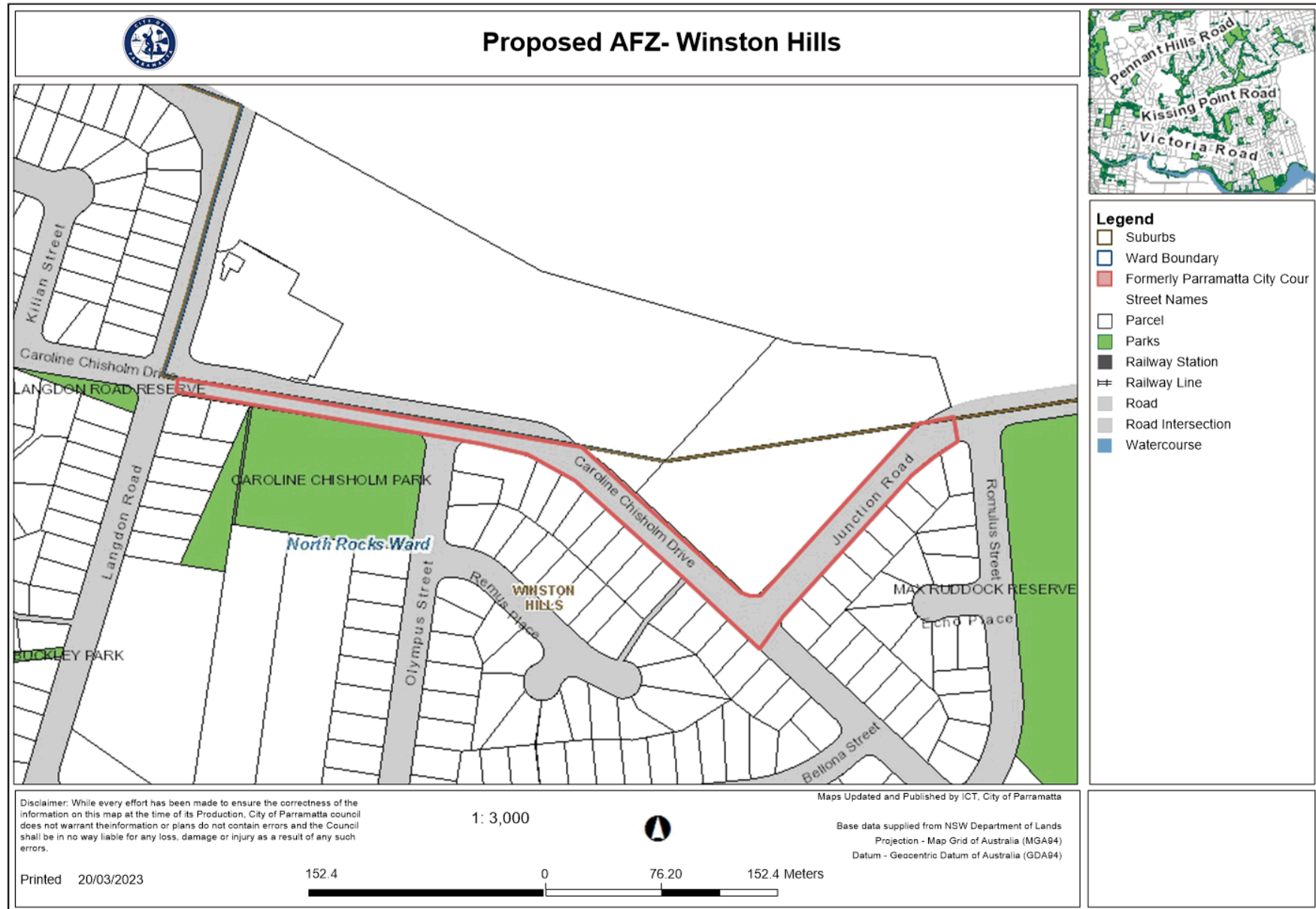












NOTICES OF MOTION

22 MAY 2023

14.1	Proposed Recognition of Country in Parks and Reserves	302
14.2	Opening of PHIVE on Public Holidays	303

NOTICE OF MOTION

ITEM NUMBER 14.1
SUBJECT Proposed Recognition of Country in Parks and Reserves
REFERENCE F2022/03176 - D08959458
FROM Councillor Dr Patricia Prociv

MOTION

- (a) **That** the CEO prepare a report to Council to investigate Recognition of Country through the placement of new signage and/or adaption of existing signage in Council owned and controlled parks and reserves.
- (b) **Further, that** the report investigate options for the signage to be in both English and Darug language.

BACKGROUND

1. No background provided.

Patricia Prociv
Councillor

EXECUTIVE DIRECTOR, CITY ASSETS & OPERATIONS RESPONSE

2. A written staff response will be included in the Supplementary Agenda A and distributed to all Councillors prior to the Council Meeting.

FINANCIAL AND RESOURCE IMPLICATIONS

3. Should the motion be supported, any financial and resource implications will be included in the future report to Council.

Patricia Prociv
Councillor Prociv

John Warburton
Executive Director, City Assets & Operations

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

NOTICE OF MOTION

ITEM NUMBER 14.2
SUBJECT Opening of PHIVE on Public Holidays
REFERENCE F2022/03176 - D08967330
FROM Councillor Michelle Garrard

MOTION

- (a) **That** the Chief Executive Officer prepare a report to Council investigating the feasibility of opening PHIVE on public holidays and that the report include, but not be limited to:
- i. potential activation of Parramatta Square and the CBD on public holidays;
 - ii. options for opening hours;
 - iii. staffing and resource costs; and
 - iv. potential communications and media.
- (b) **Further, that** the report be presented to Council in time to consider the opening of PHIVE over the October 2023 long weekend.

BACKGROUND

1. Opened in September 2022, PHIVE is Council's flagship community, cultural and civic centre located in the heart of the Parramatta CBD at Parramatta Square. PHIVE is home to the Parramatta central branch library, community meeting and event spaces, and Council customer service functions. PHIVE, as an accessible and inclusive community facility, plays an important role in activating the Parramatta Square precinct by day and by night.
2. PHIVE is currently open seven days a week across extended hours (68 hours per week) - 9am to 8pm Mondays to Thursday and 9am to 5pm Fridays to Saturdays. PHIVE is currently closed on public holidays in line with the COP Library network and most Council owned and operated community facilities. However, there are exceptions to this practice, with Council's Aquatic Centers operational on selected public holidays, in response to customer demand.

Michelle Garrard
Councillor

EXECUTIVE DIRECTOR, COMMUNITY SERVICES RESPONSE

3. A Council report to consider the feasibility of extending PHIVE's opening hours to include select public holidays can be prepared to a timescale that would allow consideration of opening PHIVE over the October 2023 long weekend. The Council report can also include the financial implications related to the opening of both the Parramatta branch library and PHIVE ground floor on public holidays.

FINANCIAL AND RESOURCE IMPLICATIONS

4. There are no financial and resource implication associated with the preparation of this report, other than the writing of the report which can be undertaken utilizing existing resources.

Michelle Garrard
Councillor Garrard

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.

QUESTIONS WITH NOTICE

22 MAY 2023

15.1	LATE REPORT: Questions Taken on Notice - 8 May 2023 Council Meeting.....	306
15.2	LATE REPORT: Questions with Notice	307

QUESTIONS WITH NOTICE

ITEM NUMBER	15.1
SUBJECT	LATE REPORT: Questions Taken on Notice - 8 May 2023 Council Meeting
REFERENCE	F2022/03176 - D08977225
REPORT OF	Governance Manager

QUESTIONS TAKEN ON NOTICE FROM THE COUNCIL MEETING OF 8 May 2023

Questions taken on Notice from the Council Meeting of 8 May 2023 are to be provided in Supplementary Agenda A.

BACKGROUND

Nil

EXECUTIVE DIRECTORS' RESPONSE

Staff response from Executive Directors will be provided in Supplementary Agenda A.

ATTACHMENTS:

QUESTIONS WITH NOTICE

ITEM NUMBER 15.2
SUBJECT LATE REPORT: Questions with Notice
REFERENCE F2022/03176 - D08977284
FROM Councillor Phil Bradley

Question with Notice

Question to be provided in Supplementary Agenda A.

BACKGROUND

Nil

EXECUTIVE DIRECTOR CITY ASSETS AND OPERATIONS RESPONSE

Response will be provided in the supplementary Agenda A.

FINANCIAL AND RESOURCE IMPLICATIONS

1. If Council resolves to approve this Notice of Motion in accordance with the proposed resolution, the financial impact on the budget are set out in the table below.
2. The financial impacts to the budget, as set out in this section, will be included in the next Quarterly Budget Review for endorsement by Council.
3. The table below summarises the financial impacts on the budget arising from approval of this Notice of Motion.

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

Phil Bradley
Councillor

ATTACHMENTS:

There are no attachments for this report.