

# COMMUNITY ENGAGEMENT REPORT

Draft Local Strategic Planning Statement, Draft Local  
Housing Strategy and Draft ELS Review and Update  
(Second Edition)

July 2020

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# 1. Overview

## 1.1. Purpose of this report

This report provides an overview of the community engagement phase undertaken for the Local Strategic Planning Statement (LSPS) and Local Housing Strategy (LHS) and Employment Land Strategy (ELS) Review and Update. It details how engagement with the community was carried out by Council between Monday 30 September and Monday 11 November 2019 and includes:

- the approach to engagement;
- the methodology used to reach the community and other stakeholders;
- a summary of the submissions received and a response to the key issues raised; and
- a summary of the changes made to the draft LSPS.

This second and final edition of the Community Engagement Report replaces the version prepared for the endorsement of the final LSPS considered at the 23 March 2020 Council meeting. It constitutes a consolidated response on the exhibition of the draft LSPS, draft LHS and Draft ELS Review and Update.

## 1.2. Introduction

The City of Parramatta Council has prepared a Local Strategic Planning Statement (LSPS) in response to changes to the *Environmental Planning and Assessment Act 1979 (EP&A Act)* that recognises the critical role of Council in strategic planning for the City. The LSPS sets out a 20-year vision to 2036 for land use in the local area, the special character and values that are to be preserved, and how change will be managed into the future.

Council's first Local Housing Strategy (LHS) in nearly over a decade has also been prepared to help inform the planning priorities and actions in the LSPS relation to housing on growth, location, diversity, and styles to cater for the City of Parramatta's diverse community.

Furthermore, an ELS Review and Update has been prepared to respond to the Greater Sydney Commissions' *Central City District Plan* (March 2018) and ensure consistency with Council's now endorsed LSPS. It updates the recommendations contained within the ELS (2016). Further, the ELS Review and Update, together with the LHS, enable Council to respond to the GSC's Draft Greater Parramatta to Olympic Park Place-based Infrastructure Compact (GPOP PIC).

With the City of Parramatta's population expected to double in the next 20+ years, the need for a long term vision and strategic direction is important to ensure land use change and infrastructure delivery is managed to accommodate for the current and future community.

Community engagement in the preparation of both the LSPS, LHS and the ELS Review and Update is crucial in ensuring these long term plans have accounted for all the necessary things needed to ensure the city is well-planned, liveable, productive and sustainable.

## 1.3. Background

In March 2018, the State Government introduced new requirements for all councils in NSW to prepare a LSPS. The purpose of the LSPS is to succinctly set out:

- The 20-year vision for land use planning in the local government area.
- The special characteristics of the natural and built environment that contribute and celebrate

local identity.

- The shared community values to be maintained and enhanced for the current and future community.
- The planning priorities, directions and actions required to manage growth and change with respect to land use and infrastructure.

Each LSPS must align with the key priorities and actions of the relevant Regional and District Plans, the relevant Council's Community Strategic Plan, and any other supporting strategies relating to housing or employment (such as a Local Housing Strategy and/or Employment Lands Strategy/ies). This is to ensure a cohesive and holistic planning framework across all levels of government and strategic planning frameworks.

Once finalised, the LSPS, LHS and ELS Review and Update will be used by Council to:

- inform changes to the planning controls in the relevant local environmental plan (LEP) and development control plans (DCP) to achieve the planning priorities;
- Inform Council decision making on planning proposal applications; and
- inform other planning tools, such as contribution plans, to ensure that local facilities are provided as the community's needs change.

State agencies will also use the LSPS, LHS and ELS Review and Update (and original ELS (2016)) to inform their infrastructure planning and service delivery such as schools, hospitals and transport to support local communities.

## 2. Preparation of the LSPS, LHS and ELS Review and Update

Preparation of Council's LSPS commenced in July 2018, and involved consultation with the Department of Planning, Industry and Environment (DPIE), the Greater Sydney Commission (GSC), and Councillors around the process and content of the draft LSPS and the supporting draft LHS (explained below). Preliminary consultation was also undertaken with community members through focus groups.

As per the requirements of Clause 3.9 of the EP&A Act, the LSPS was prepared in line with the vision, planning priorities and actions of the GSC's *Central City District Plan* (March 2018) and Council's *Community Strategic Plan 2018-2038: Buttut Yura Barra Ngurra*. It plans for a city that is liveable, productive and sustainable (as per the District Plan), and ensures consistency across the broader strategic planning framework.

Three critical technical strategies helped inform the LSPS: the LHS and the Employment Lands Strategy (or 'ELS (2016)') and ELS Review and Update (2020). All three strategies provided the 'evidence base' for certain recommendations and key findings within the LSPS.

The LHS provides direction on where and when future housing growth will be delivered within the City of Parramatta. It also aligns with the housing requirements in the *Central City District Plan* (including the targets) and has informed the housing direction within the LSPS.

The ELS for the City of Parramatta was prepared in July 2016 while the ELS Review and Update (2020) was carried out in the latter half of 2019. It was appended to the draft LSPS and exhibited with it. The ELS (2016) and ELS Review and Update (2020) inform the employment lands vision for the City and within the LSPS, with the latter providing further analysis and information which updates on some of the ELS precincts. Importantly, they provide the future direction regarding land use for these employment lands precincts to ensure the large majority of this land is retained for employment uses.

### 2.1. Local Strategic Planning Statement

The LSPS as exhibited was structured as follows:

- Section 1 explained the purpose of the document.
- Section 2 provided the strategic context for the entire LGA.
- Section 3 provided Council's 20 year vision.
- Section 4 listed the priorities, policy directions and actions to deliver the 20 year vision.
- Section 5 detailed the implementation, monitoring and reporting framework
- Appendix comprising the draft ELS Review and Update (August 2019)

A summary of the elements of the 20 year vision is as follows:

- Housing growth will be predominantly focused in Growth Precincts in the Greater Parramatta Olympic Peninsula (GPOP) and in Housing Diversity Precincts.
- Low-scale character will be focused largely outside the GPOP area.
- Housing diversity will be increased by investigating medium density, low-rise housing types (ie.

terraces, townhouses, seniors) outside of Growth Precincts.

- Commercial floorspace will be focused in Council's Greater Parramatta Metropolitan Centre (Parramatta CBD and surrounds, including Westmead) and its two Strategic Centres at Sydney Olympic Park and Epping.
- Silverwater to Rydalmere Metropolitan Significant Employment Lands will be protected and/or intensified.
- Local Urban Service Hubs will be identified/retained.
- The amount of affordable rental housing will be incentivised/increased.
- Green Grid and River foreshore connections will be completed.

A copy of the LSPS can be found [here](#).

## 2.2. Local Housing Strategy

The LHS is structured as follows:

- Section 1 provided the strategic context at both the regional and local levels and includes Council's housing vision which was informed by the consultation process on the Community Strategic Plan 2018-2038 and focus groups held in early 2019.
- Section 2 provided the evidence around housing supply, covers opportunities and constraints, built form typologies and areas needing conservation.
- Section 3 detailed Council's priorities as filtered through the Central City District Plan which are supported by key goals and mechanisms and grouped under the District Plan's themes.
- Section 4 contained the Actions required to implement the draft LHS which are ranked as high, medium or low and are grouped under the District Plan themes.

The key findings from the LHS are as follows:

- The City of Parramatta will exceed the dwelling targets identified in the District Plan for the year 2036 (extrapolated) by approximately 18,000 dwellings.
- Most of the City of Parramatta's growth is already "locked-in" (ie. it is in-train on account of decisions made on current Growth Precincts and planning proposals).
- No new or additional high density residential precincts or areas need to be identified for the purpose of housing supply. (This will be subject to review when the next housing strategy is prepared).
- The majority of new housing growth (c84%) will be delivered across 13 growth precincts, 76% of which are within the Greater Parramatta to Olympic Peninsula (GPOP) where existing employment and transport infrastructure is located.
- More one bedroom dwellings need to be delivered to meet anticipated demand to support changed household types.
- There is a lack of housing diversity across Parramatta – In 2036, without intervention, 70% of all dwellings may be apartments.
- There is a need to investigate more medium density housing types – terraces and townhouses in suitable locations (referred to as 'Housing Diversity Precincts').
- Staged precinct release in line with infrastructure delivery (eg. the Parramatta Light Rail Stage 2 and Sydney Metro West projects which are at early planning or business case stages are key to unlocking this housing capacity).

The LHS recommendations are to:



- Finalise Parramatta CBD Planning Proposal and Granville (South) Planning Proposal (Parramatta Road Urban Transformation Strategy).
- Implement Westmead Innovation District Master Plan.
- Continue housing delivery in already zoned precincts and their related site-specific planning proposals.
- Investigate more medium density, low-rise housing types (terraces and townhouses) in suitable locations.
- Pursue an Affordable Housing Scheme for new Growth Precinct Planning Proposals.
- Complete structure plan and design guidelines for all Growth Precincts.

A full copy of the LHS can be found [here](#).

## 2.3. ELS Review and Update

The Draft ELS Review and Update (August 2019) was originally appended to the Draft LSPS when exhibited. However, owing to feedback from the GSC through the LSPS Assurance process, the ELS Review and Update has been detached from the LSPS and re-created as a stand-alone document.

The ELS Review and Update (June 2020) reviews and updates the status of Council's Employment Land Precincts that were contained in the ELS (2016) on account of further planning analysis and policies coming into effect. It also revises the strategic actions for each of the employment land precincts addressed in the ELS (2016). Therefore, the ELS (2016) must be read in conjunction with this ELS Review and Update (2020). Together, both documents comprise the detailed Strategy for the City's Employment Land Precincts.

A copy of Council's ELS strategies can be found [here](#).

# 3. Community engagement

Community engagement, also known as 'public participation', is about involving people in decision making and lies at the very core of our democratic processes in local government. Council has an organisation-wide commitment to engaging with the community on city shaping issues and strategies in a way that is transparent, open, and accountable via its *Community Engagement Strategy* which came into effect on 11 December 2019 (see [https://www.cityofparramatta.nsw.gov.au/sites/council/files/2019-12/final\\_community\\_engagement\\_strategy\\_0.pdf](https://www.cityofparramatta.nsw.gov.au/sites/council/files/2019-12/final_community_engagement_strategy_0.pdf)).

It is important for Council to receive community feedback, ideas, suggestions and sentiments during the preparation of the LSPS to ensure Council is aware of the local knowledge and 'grass roots' experience when drafting policies, directions and actions that have not yet been determined.

## 3.1. Who is the community?

For the purposes of the LSPS and LHS engagement process, the term 'community' includes (but is not limited to) residents, businesses, workers, visitors, interest groups, non-government organisations, not-for-profit organisations, the development industry and applicants, other industry sectors and stakeholders and State public authorities. These groups were advised of, or invited to participate in, the engagement process to provide feedback on the draft LSPS and draft LHS.

## 3.2. Engagement principles

Council's approach to community engagement is guided by eight key principles, which are based on the Community Participation principles outlined in the *EP&A Act*:

- 1) **Building relationships** - we act in an honest, open and respectful way at all times to build strong relationships, partnerships and trust with our stakeholders.
- 2) **Right to be involved** - we believe that our stakeholders have a right to be involved in decisions that affect them.
- 3) **Clarity of purpose** - we are clear on why, how and about what we are engaging with our stakeholders.
- 4) **Accessible and inclusive** - we provide a range of engagement activities to ensure that the broadest possible range of stakeholders can participate.
- 5) **Timely and coordinated** - we engage early on and provide enough time for stakeholders to provide input, and we actively collaborate to ensure our engagement activities are well coordinated.
- 6) **Tailored** - we use a range of engagement and communication methods that suit the purpose and type of project we are consulting on.
- 7) **Transparent** - 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.
- 8) **Learning from practice** - we evaluate our engagement activities and learn from the feedback that has been provided to us.

### 3.3. Engagement objectives

The overall objectives of the LSPS and LHS engagement process have been to:

- Present to the community the broader State government strategic planning framework of the Region Plan and District Plan.
- Inform the community of the growth prescribed to the City of Parramatta under the broader state level strategic planning framework; and Council's 20 year vision and approach to manage population growth and land use change.
- Develop and raise awareness of the LSPS and LHS and their respective purposes in guiding development across the LGA to ensure the coordinated delivery of housing and infrastructure.
- Understand the community sentiment towards growth within the City of Parramatta and the associated social and environmental concerns around managing growth.
- Seek feedback on the vision, policy directions and actions within the draft LSPS and draft LHS.
- Establish a clear base line for the project with stakeholders – what is negotiable and non-negotiable within the draft LSPS and draft LHS to manage expectations and administer a genuine engagement process.
- Be transparent on how stakeholder input and feedback will be captured and considered in the final LSPS and LHS.

### 3.4. Engagement timeframe

Council at its meeting of 9 September 2019 endorsed the public exhibition of the draft LSPS and draft LHS in conjunction with the draft Community Infrastructure Strategy (CIS). The CIS formed a companion strategy that supports the LSPS's vision on community infrastructure. The outcome of the consultation on the CIS is subject to another report, and has not been captured in this report.

The LSPS preparation process has a legislative requirement to exhibit an LSPS for a minimum of 28 days to provide the community with the opportunity to provide feedback following its initial drafting to help inform the content of the final LSPS.

Council understands and acknowledges the significance, scope and implications of the draft LSPS and LHS for the community and development industry. In line with Council's engagement principles in its *Community Engagement Strategy*, Council sought to provide the community with sufficient time to review the draft strategies and exhibition material; speak to the Council project team; and prepare well-considered and informed submissions, given the feedback was to help inform the long term vision and strategic direction of the management of growth in the City of Parramatta.

Council tailored the engagement process in response to the significance and importance of the draft LSPS and LHS in city-shaping by extending the statutory exhibition period from 28 days to six weeks. This was considered appropriate to provide more than sufficient opportunity to the community to engage in the drafting process of this important strategic planning framework which is set to guide development and growth over the next 20 years.

The six (6) week exhibition period commenced on **Monday 30 September and ceased on Monday 11 November 2019**. During this timeframe the community had various opportunities to participate in the engagement process, which is discussed below. Further, it is worth noting that Council also accepted late submissions. (Note: clause 3, Schedule 1 of the *EP&A Act* requires a minimum exhibition period of 28 days).

### 3.5. Engagement approach

Council's Land Use Planning Team and City and Community Engagement Team collaborated to combine expertise in delivering an engagement process that was wide-reaching, genuine and

transparent. An 'inform', 'consult' and 'involve' engagement approach consistent with the *Community Engagement Strategy* was used for the draft LSPS and draft LHS:

- 'Inform' the community and key stakeholders on the anticipated growth and land use change prescribed to the City of Parramatta under the broader State government strategic planning framework of the Region Plan and District Plan.
- 'Consult' on the approach to managing this growth over the next 20 years, and seek feedback on the vision, planning priorities, policy directions and actions to ensure Parramatta is liveable, productive and sustainable for the current and future community.
- 'Involve' the community so their concerns and feedback are reflected in decision-making.

### 3.6. Engagement mechanisms

During the six week exhibition period, Council used a number of engagement mechanisms to promote the exhibition and the opportunity to provide feedback on the draft LSPS (including the ELS Review and Update) and draft LHS. These are outlined in Table 1, below. These mechanisms went beyond the statutory requirements of Schedule 1 of the *EP&A Act* and are consistent with the level of public participation associated with an LSPS - to 'inform' - as stipulated in Council's endorsed *Community Engagement Strategy*.

Almost half a million people were presented with the opportunity to provide feedback on the draft LSPS and draft LHS based on newspaper readership figures, total letter box distribution, social media follower numbers, email recipients (total send), web traffic and other channels shown in Table 1.

Given the technical nature of some of the content of the draft LSPS and draft LHS, it was important to ensure the exhibition material was made available in 'Plain English'. This was to make sure the key information and planning concepts of the draft LSPS and draft LHS were accessible to the community; and to help facilitate a genuine engagement process where the community could ask informed questions to staff and provide meaningful feedback to help inform the drafting process.

As the City of Parramatta has a large Culturally and Linguistically Diverse (CALD) community, the FAQs and Community Summary that formed part of the exhibition material was also translated into the top four languages spoken in the City of Parramatta: Arabic, Simplified Chinese, Hindi and Korean. This was to help deliver an exhibition process that was accessible and inclusive to the community.

**Table 1 – Engagement mechanisms**

Tool	Who	Where/When	Why	Reach / Engagement
<b>Frequently Asked Questions (FAQs) sheet</b> (See Section 7.1 of Appendix for extract)	All community. Available in: Arabic, Simplified Chinese, Hindi and Korean.	Available on Council's website from Monday 30 September 2019.  Hard copies available at Council's seven libraries; Council's Customer Contact Centre and at the drop-in sessions.	Provide answers to commonly asked questions relating to the 'how, what, where' of the draft LSPS and LHS process. This was important given the LSPS process is a new planning initiative introduced by the State Government in March 2018 and the community has not been involved in this sort of strategic planning process before.	The number of unique downloads in:  English – 48 Arabic – 7 Hindi – 4 Korean – 7 Chinese – 21
<b>Community Summary document</b>	All community. Available in:	Available on Council's website	Summarises the technical content of the draft LSPS and LHS to	The number of unique downloads in:  English – 362

Tool	Who	Where/When	Why	Reach / Engagement
(See Section 7.2 of Appendix for extract)	Arabic, Simplified Chinese, Hindi and Korean.	from Monday 30 September 2019.  Hard copies available at Council's seven libraries; Council's Customer Contact Centre and at the drop-in sessions.	provide a high-level overview of the key planning challenges, data, concepts, vision, objectives and plan for managing growth.	Arabic – 13 Hindi – 4 Korean – 9 Chinese – 40
<b>Project notification letter</b>  (See Section 7.3 of Appendix for example)	Letter sent to 50,100 residents in the LGA	Distribution occurred across the LGA from Monday 30 September 2019.	Introduce the draft LSPS and LHS; inform of its purpose in strategic planning and managing growth; inform of the exhibition and outline where to view the exhibition material; promote the community drop-in sessions; and outline how to provide feedback.	50,109 households; letters sent to detached dwellings and to strata managers of all strata complexes across the LGA.
<b>Media Release</b>	Media release sent to approximately 80 journalists and news desks in NSW.	4 October 2019	Raise awareness of the draft LSPS and LHS and its purpose in strategic planning and managing growth; inform the community about the exhibition process and where to view the exhibition material; promote the community drop-in sessions; and outline how to provide feedback.	An article was published in the Sydney Morning Herald on 1 October 2019 in response to the Media Release issued on the draft LSPS.  The Community Connective (online) also included a story on the draft LSPS and LHS.
<b>Social Media</b>  (See Section 7.4 of Appendix for example)	7,019 followers on 'Our City, Your Say' Facebook page  35,392 followers on the 'City of Parramatta' Facebook page  8,533 followers of the City of Parramatta twitter page	Five posts were shared across the exhibition period.  Five paid posts were shared across the exhibition period.  Three tweets were shared across the exhibition period.	Raise awareness of the draft LSPS and LHS and its purpose in strategic planning and managing growth; inform the community about the exhibition process and where to view the exhibition material; promote the community drop-in sessions; and outline how to provide feedback.	The exhibition was presented to a total of 50,944 social media followers which generated 1,047 link clicks to the draft LSPS and LHS page on Council's engagement portal.
<b>Our City, Your Say panel email</b>	Council's database of 9,385 community members who have expressed interest in	Initial email sent on 16 October.  Follow up email sent on 4 November to those who had not	Introduce the draft LSPS and LHS; inform of its purpose in strategic planning and managing growth; inform of the exhibition and outline where to view the	Email sent to 9,385 members which resulted in 307 clicks to the guided response, and 218 clicks through to the draft LSPS and LHS on

Tool	Who	Where/When	Why	Reach / Engagement
	hearing about and participating in engagement opportunities	completed the survey/guided response.	exhibition material; promote the community drop-in sessions; and provide a direct link to complete the survey / guided response.	Council's engagement portal.
<b>City Engagement Community Updates</b>	393 community subscribers	An update was sent on 30 September 2019 and 30 October 2019.	Introduce the draft LSPS and LHS; inform of its purpose in strategic planning and managing growth; inform of the exhibition; promote the community drop-in sessions; and provide a direct link to the exhibition.	<p>From the 30 September 2019 update, there was an open rate of around 60%, with 26 clicks through to the home page of Council's engagement portal and 13 clicks directly through to the material on the Council's engagement portal.</p> <p>For the 30 October 2019 update, there was an open rate of around 43%, with 7 clicks through to the home page of Council's engagement portal.</p>
<b>Public Notices in newspapers</b> (See Section 7.5 of Appendix for example)	All community	<p>Advertisements were featured simultaneously across the following newspapers in the Council pages on 7 October 2019 and 21 October 2019:</p> <p><i>Parramatta Advertiser</i></p> <p><i>Hills Shire Times</i></p> <p><i>Auburn Review</i></p> <p><i>Northern District Times</i></p>	Advise the wider community of the draft LSPS and LHS exhibition period; promote the drop-in sessions; and advise on where to view the exhibition material and how to provide feedback.	<p>In total, 342,000 readers were presented with the opportunity to engage based on the readership of the newspapers:</p> <p><i>Parramatta Advertiser</i> (readership of 78,000)</p> <p><i>Hills Shire Times</i> (readership of 157,000)</p> <p><i>Auburn Review</i> (readership of 45,000)</p> <p><i>Northern District Times</i> (readership of 62,000)</p>
<b>City of Parramatta corporate website</b> (See Section 7.6 of Appendix for example)	All community	The exhibition information and material was available on Council's website from the start of the exhibition period on 30 September 2019.	Advise the wider community of the draft LSPS and LHS exhibition period; promote the drop-in sessions; and advise on where to view the exhibition material and how to provide feedback.	<p>Traffic was generated to the exhibition period through a number of pages on Council's website.</p> <p>The carousel on the City of Parramatta's website had 18,352 views during the exhibition period. The</p>

Tool	Who	Where/When	Why	Reach / Engagement
				<p>carousel was clicked 124 times, taking people to the on-exhibition page for the project.</p> <p>Council's 'On exhibition' section of the website received 13,911 views.</p> <p>The 'Community engagement – Have your say' page on Council's website had 208 views.</p>
<b>Community Connective website:</b> E-News Bulletin	1,709 community subscribers	Across the exhibition period from 30 September 2019 to 11 November 2019.	Advise the wider community of the draft LSPS and LHS exhibition period; promote the drop-in sessions; and advise on where to view the exhibition material and how to provide feedback.	From the 1,709 community subscribers, the exhibition material had 76 views.
<b>Drop-in Sessions</b> (See Section 7.7 of Appendix for example)	All community; but particularly residents in the Dundas Ward.	Telopea Shops: Saturday, 19 October 2019	Provide the community with the opportunity to 'drop in' to meet the project team and discuss the draft LSPS and LHS. This was to provide an informal setting for questions, in depth discussion, and to provide feedback.	41 visitors
	All community; but particularly residents in the Rosehill Ward.	Newington Marketplace: Saturday, 19 October 2019		39 visitors
	All community; but particularly residents in the North Rocks Ward.	North Rocks Markets: Sunday, 20 October 2019		55 visitors
	All community; but particularly residents in the Parramatta Ward.	Parramatta Farmers Market, Centenary Square: Friday, 25 October 2019		31 visitors
	All community; but particularly residents in the Epping Ward.	Rawson Street Car Park, Epping: Saturday, 26 October 2019		50 visitors
<b>Posters / Displays boards</b> (See Section 7.8 of Appendix for example)	Used at Drop-In sessions	The dates of the Drop-In sessions included above.	To display key concepts from the LSPS to the community (such as the Structure Plan, vision and key demographic information, and planning priorities). The	Viewed by the visitors to the Drop-In sessions included above.

Tool	Who	Where/When	Why	Reach / Engagement
			display boards were also used in discussions with the community and as a way to easily explain some the key planning and transport initiatives.	
<b>Survey / guided response</b>  The four key themes which framed the guided response were: <ul style="list-style-type: none"> <li>• Local Planning</li> <li>• Liveability</li> <li>• Productivity</li> <li>• Sustainability</li> </ul>	All community. Survey available in English, Arabic, Hindi, Korean and Simplified Chinese	The duration of the exhibition period – i.e. between Monday, 30 September and Monday, 11 November 2019.	To understand the community sentiment towards growth and the associated social and environmental concerns in the context of the key priorities of the draft LSPS and the District Plan.	Total of 495 responses (an additional 109 were unfinished).
<b>Project email contact list</b>	500+ 'subscribers'	At key milestones during the preparation of the LSPS and LHS and up to the LSPS and LHS being endorsed.	To notify the community of critical milestones during the preparation and up to the finalisation of the LSPS and LHS.	500+ 'subscribers'
<b>Project email address</b> (LSPS@cityofpar ramatta.nsw.gov .au)	All community	From the commencement of the exhibition until the LSPS came into effect on 31 March 2020.	To enable the community to email their submissions directly to the LSPS and LHS Project Team.	82 submitters



# 4. Overview of feedback

## 4.1. Overview

Feedback on the draft LSPS and draft LHS, including the ELS Review and Update could be made via:

- written submission to Council via mail or email; or
- online survey / guided response through Council's Community Engagement Portal.

Sentiment from the Drop-In Sessions was also recorded in staff notes.

Council received the following feedback during the exhibition period:

- 90 submissions were received from 82 respondents (i.e. some respondents provided more than one submission). This total includes submissions from all sectors of the community (as defined in Section 3.1 – Who is the community).
- 495 survey responses (an additional 109 surveys were unfinished) to the community survey / guided response.

## 4.2. Written submissions

The 87 written submissions (from 83 respondents) received during the exhibition period came primarily from residents, interest groups/non-for-profit organisations (41 submissions), the development industry, investors (37 submissions), and state public authorities and Councils (9 submissions). The table at Appendix 2 provides a detailed summary of all the submissions received, along with a response from Council staff and if any changes have resulted in the draft LSPS and draft LHS.

Below is a snapshot of the groups/sectors represented in submissions:

- Residents (29%)
- Land owners and developers (27.5%)
- Not-for-profit, non-government, community groups (9.7%)
- State agencies/authorities (7%)
- Retail sector (3.5%)
- Adjoining Councils (1.7%)
- Property advocacy groups (1.7%)

**Key points raised from residents and interest groups/ non-for-profit organisations were around the following:**

- Concern around the doubling of the City's population from 2016-2036, and why the City is taking on this much growth compared to other Greater Sydney Councils.
- The impact of growth on the capacity of roads and public transport, along with the impacts on amenity and liveability, air quality, waterways, local character and the visual impacts of towers.
- The need to ensure growth occurs with infrastructure delivery, and the need to address the existing deficits in infrastructure across the LGA.
- The need to protect low-density areas, and protect tree coverage.
- The need to provide housing diversity.
- Concern around the role of developers in the planning process, with developers having too much influence over where growth occurs and its density.

#### **Key points raised from the development industry, applicants and investors:**

- The desire to accelerate renewal and/or land use change for their respective precinct/site which is not earmarked for change within the ELS, LHS or LSPS.
- Requests to review and/or amend planning controls relating to specific sites (e.g. zoning, zone permissibility, additional uses, height and/or FSR).
- Requests for site-specific planning proposals to be fast-tracked outside the recommended LHS sequencing and infrastructure delivery/sequencing. These requests related mostly to industrial land that is either earmarked for land use change or is protected industrial land that is recognised a significant industrial employment or land use role.
- The assertion that certain sites or precincts containing Employment Lands are underperforming and that alternative land uses (contrary to the recommendations of the ELS) should be introduced such as mixed use (with residential uses) or strictly residential development. This view was put by the bulky goods industry; Superannuation firms that own industrial land; landowners of land categorised in the ELS Review and update as Metropolitan Significant or Strategic Employment lands.

#### **Key points raised from the state public authorities:**

- The need for the LSPS to align with the actions of the District Plan and have a line of sight to other state level strategies and plans.
- The need to sequence housing growth in line with infrastructure delivery.
- Ensuring the LSPS and LHS has flexibility to accommodate for the final recommendations of the Place-based Infrastructure Compact for the GPOP area.
- Reinforcing the importance of integrated transport and land use planning to achieve a sustainable, liveable and productive city including protecting strategically important employment lands.

The feedback received on the draft LSPS, LHS and ELS Review and Update has been summarised in the table in Appendix 2 along with a response to the key matters raised in each individual submission.

#### **4.3. Survey / guided response**

A total of 495 responses were received to the survey / guided response. An additional 109 were also received, however these were unfinished (however this data was still captured to report on the questions they did complete). Below is a snapshot of the demographic data of those who responded to the survey / guided response (*note: not all respondents provided demographic data*):

- 183 respondents (47.29%) were female, 177 (45.74%) were male, six (1.55%) were non-binary, 21 (5.43%) preferred not to say
- The greatest number of responses were from those aged 70 and over (62 people or 16.02%) followed by those aged 50-54 (43 people or 11.11%)
- 46.90% of responses came from residents, followed by property owners with 30.86% of responses (respondents could select more than one option)
- The greatest number of responses were from those living in 2150 Harris Park / Parramatta (39 people or 10.05%) followed by those living in 2127 Newington / Sydney Olympic Park / Wentworth Point (37 people or 9.54%)
- A strong majority of responses came from those residing in separate houses with 240 people or 62.18%

The survey / guided response was structured around the four key planning priorities of the draft LSPS: local planning, liveability, productivity, sustainability. A summary of the key findings are included

below:

- 78.66% of respondents 'strongly agreed' or 'agreed' with the Draft Local Strategic Planning Statement vision statement.
  - Of the 144 respondents that provided additional comment on the Draft Local Strategic Planning Statement vision statement, most expressed support for the Draft Local Strategic Planning Statement, although there was some concern that the vision would not be actioned. There were also significant concerns about population growth, the capacity of transport infrastructure, the potential impact on heritage and the overall lack of recognition about the impact of growth on the City.
- Of the 152 responses which provided further feedback about the draft LSPS and LHS, a number of the comments focused on the need for better planning and infrastructure, in particular increased transport options and better roads. There was also significant concern about the growth focus and the doubling of the population and the impact that this will have on quality of life.
- 91.89% of respondents indicated that it was 'very important' or 'somewhat important' that low density areas are protected from high density development.
- 92.42% of respondents indicated support for the staging (or sequencing) of growth across precincts so that redevelopment is carefully rolled out over a period of time rather than all at once.
  - Of the respondents that disagreed with the above statement, the primary motivators were the desire to see the benefits of growth sooner rather than later and avoid the ongoing disruptions that come with a staging process for growth precincts.
- More low-rise housing, detached housing and seniors housing were seen as important in creating greater housing diversity and choice for the residents of the City of Parramatta.
  - Of the 183 respondents that provided additional comments on the types of housing necessary to create greater housing diversity, there was very strong support for additional social or affordable housing options as well as seniors housing options. There was also significant commentary on high rise developments and the impact this has on the City in terms of amenity, social infrastructure, and the environment.
- 80.90% of respondents indicated that they felt it was 'very important' or 'somewhat important' that affordable rental housing is provided within the City of Parramatta.
  - Of the 172 respondents that provided additional comments on other issues Council should consider to ensure affordable rental housing options are provided, the standout themes demonstrated a desire that all new affordable housing locations be well thought out and better integrated into the broader community. A number of respondents were also quite concerned about the possibility of anti-social behaviour.
- 71.57% of respondents indicated that they 'strongly agree' or 'agree' with the Draft Local Housing vision statement.
  - Of the 52 respondents that provided further comment on the vision statement, most were quite positive, however there was significant concern about population growth and high density living, and the potential impacts of this on quality of life.
- 75% of respondents indicated that they are able to access a broad range of entertainment opportunities, education options, quality health facilities, and open space and recreation facilities within 30 minutes of their home. However, 62.35% said they can access employment opportunities within 30 minutes of their home.
- 91.63% of respondents selected 'very important' or 'somewhat important' when asked about the importance of protecting certain critical areas for employment and urban services from

residential development.

- 88.04% of respondents support the increasingly critical role that strategic centres and the Parramatta CBD have in underpinning the economy of the Central City.
  - Of the 36 respondents that provided comment on why they disagreed with the above statement, the key sentiment was that there was very strong opposition to growth and development as well as concerns about the capacity of current and future infrastructure to meet the needs of a rapidly increasing population.
- Overall, there is support for protecting and increasing the tree canopy on private land, although there is a mixed response on the approach that should be taken to make this happen.
- 95.66% of respondents support the idea that all new development should incorporate the latest sustainability technologies and design to reduce the cost of living and impact on the environment.
  - Of the 14 respondents that provided comment on why they did not support the above statement, the main reason was due to cost and affordability.
- Overall, there is relatively even support for the four different initiatives relating to enabling a future proof city and doing more with less energy, water and waste. Over 200 respondents chose to support each of the four presented actions.

## 5. Outcome & Changes

The written submissions and key sentiments received from the community as part of the survey / guided responses raised matters that were both inside or outside the scope of the LSPS and LHS.

### 5.1. Matters outside the scope of the LSPS and LHS and ELS Review and Update

A number of matters were raised during the public exhibition which are outside the scope of the city-wide integrated land use planning process of the LSPS and LHS, the purposes of which are to address land use and housing provision.

However, Council understands that these matters are of concern and are important to the community. Where possible, the out of scope matters have been forwarded to the respective teams at Council for consideration to help inform future strategies and policies at Council that relate to that particular matter.

The out of scope feedback is summarised Appendix 2 and broadly are in relation to:

- Other functions of Council relating to things like parking, rates, and utilities.
- Other functions of the State Government such as the police, education and health.
- The historic planning decisions made in Epping Town Centre and the associated planning and traffic projects that fall within the Epping Planning Review Project.
- The application and use of development contribution frameworks and funding.
- Requests to review and/or amend heritage listings at specific properties.
- Requests to review and/or amend planning controls relating to specific sites (e.g. zoning, zone permissibility, additional uses, height and/or FSR).
- Proposed changes to State Level planning legislation or strategies (e.g. the Affordable Rental Housing SEPP).
- Environmental considerations that are subject to project specific strategies or plans (i.e. the provision of tree canopies and shade).
- The reference of specific social, community, and human service programs.
- Requests that relate to work being carried out in other strategic planning projects (e.g. the Harmonisation Planning Proposal).
- Matters relating to the site specific planning proposal process; or requests to accelerate the master-planning or planning proposal process for certain sites or precincts across the City.
- Matters relating to detailed urban design and public domain work.

A response to each individual out of scope matter is also provided in Appendix 2.

### Equity of growth

A general sentiment expressed by the community was around the equity of growth across Greater Sydney. Specifically, residents asked why the rate of growth in the City of Parramatta LGA was so significant (i.e. the population is forecast to double from 2016-2036) when other Councils' growth rates within Greater Sydney appeared to be much lower or less significant. Questions were raised around

why this growth was not being shared across the wider Greater Sydney area.

Whilst the topic of housing growth is technically within the scope of the LSPS and LHS, the level of growth within the City of Parramatta has been prescribed to Council from the broader state-level strategic planning framework, and therefore is not subject to change at this point in time. The Greater Sydney Region Plan and Central City District Plan provide the strategic rationale for growth in Parramatta, with the intention of the LSPS being a 'roadmap' or plan for how this growth is to be delivered and managed in a way that will deliver a city that is sustainable, productive and liveable.

The LSPS continues to reflect the growth prescribed to the City under the State-level planning framework. However, this sentiment from the community reinforced the need to ensure growth is coordinated with infrastructure delivery for current and future communities. It also reinforces the need to concentrate the growth in precincts that can accommodate higher densities; whilst protecting the lower density neighbourhoods across the LGA. The LSPS in the Structure Plan shows the areas that could accommodate additional housing, whilst protecting the existing low density neighbourhoods outside of these centres. This will help ensure the growth is located in the right locations, with the necessary supporting infrastructure.

### **Status of precincts**

The community raised concern around the amount of development currently progressing within the LGA (for example, in Epping). In summary, a number of the precincts have previously been, or are currently, subject to master planning processes being led either by the State government or Council. A status of each precinct has been included in the LSPS in Table 3 to explain to the community where development is currently 'in train'. The growth currently 'in train' across the LGA was accommodated for prior to the LSPS process. The intention of the LSPS is not to supersede or undo these planning decisions, but rather to ensure we manage the delivery of this growth in a sustainable way and make sound decisions on any future growth for the life of the LSPS and LHS. Therefore, the LSPS has not been changed to scale back growth within these precincts; rather, it has been updated to support the integrated delivery of infrastructure and housing within its planning policies and actions. The LSPS also contains where the growth is being located to protect the existing low density neighbourhoods surrounding the centres.

## **5.2. Matters within scope of the LSPS, LHS and ELS Review and Update**

### **Sequencing of growth with infrastructure delivery**

The community (mostly residents) expressed a strong concern with the rate of forecasted growth which is expected to see Council's population double from 2016-2036. Residents specifically raised concerns over the impact of this growth on the capacity of roads and public transport, along with the impacts on amenity and liveability, air quality, waterways, local character and the visual impacts of towers. Residents feel that the growth rate over the next 20 years is a rate that is too fast and have concern that growth will outpace infrastructure provision, significantly impacting on their way of life and the liveability of their neighbourhood. In contrast, submissions from land owners and developers mostly sought to promote housing on their sites and have such proposals quickly progressed as planning controls changes.

This conflicting sentiment from the section of the community reinforces the importance of sequencing housing growth within the City with the delivery of the necessary infrastructure to support this growth. The need to sequence development to ensure growth is managed in a coordinated way is consistent with the policy position of the Greater Sydney Region Plan and District Plan; and the intention of the draft *Place-based Infrastructure Compact* (PIC) for GPOP released by the Greater Sydney Commission in November 2019. The LSPS and LHS are consistent with this strategic approach to managing growth, and is a key policy position to deliver a City that is liveable, productive and sustainable.

As a result of the public exhibition, the planning priorities, directions and actions of the LSPS and the content on staging plans in the LHS have been further refined to support a city where new dwellings

and jobs are delivered alongside the necessary infrastructure needed to create great places.

### **Loss of local character and neighbourhood impact**

The community expressed concern at the increasing loss of local character which they saw occurring in locations throughout the City from new residential tower re-development. The locations referenced included Wentworth Point, Epping, Carlingford and Granville and there was a fear that this trend would continue across the City of Parramatta area with little or no planning oversight, particularly given the LSPS and LHS see the number of residents living in apartments will increase from 35 per cent (2016) to 70 per cent (2036).

This sentiment reinforces the need for any new residential growth to be undertaken in a sympathetic manner that is sensitive to surrounding local character and considers housing diversity. To that end, the Housing vision in the LHS (and LSPS) and along with the Housing Diversity Precinct Criteria in the LSPS were strengthened to ensure that any proposal to change residential density considers local character and brings in housing styles that are not residential towers. This ensures that any residential tower development is limited to the Parramatta CBD Metropolitan Centre and within the City's Strategic Centres at Epping, Sydney Olympic Park and other identified Growth Precincts. To that end, the LSPS and LHS also confirm there are to be no new Growth Precincts for the life of the LSPS and LHS. The only allowable change to residential uses is by way of the Housing Diversity Precincts pathway.

### **5.3. Changes to the LSPS, LHS and ELS Review and Update**

Matters within the scope of the LSPS and LHS raised from the community and key state agencies have helped inform the final Strategies. In particular, feedback and key sentiments have been used to validate and inform the planning priorities, policy directions, and actions to ensure the final drafts are robust and reflective of the ways needed to manage the projected growth within the City.

Key changes made to the LSPS, LHS and ELS Review and Update have been made to ensure they manage growth appropriately for the current and future community.

Changes have been made to all three documents. These changes are detailed in Appendix 3 (LSPS), Appendix 4 (LHS) and Appendix 5 (ELS Review and Update) with a summary of changes provided below.

The changes to the LSPS were as follows:

- Additional discussion has been included in Section 2 – Strategic Context to provide a full snapshot of the context of Parramatta, and the physical and built environment features that need to be considered when planning for growth. The additional content added was in relation to Parramatta's history, waterways, climate change, sustainability, flooding, bushland and biodiversity, employment centres and corridors, job targets, local centre accessibility, open space, tree canopy, cultural infrastructure, night time economy, resource use and employment lands. This helps address some of the questions raised by the community around growth, transport delivery, and sustainability, and provides context to the key planning policy directions and actions in Section 4.
- The planning priorities, directions, and actions have been updated in response to feedback around strengthening the approach to managing environmental sustainability, transport planning, employment lands, local character protection, and housing diversity. These have been updated to align with the District Plan actions to ensure we have a growth management plan that delivers a city that is liveable, sustainable and productive. The priorities and actions have also been consolidated where appropriate; numbered for ease of reference; and the actions have had timeframes set against them (short, medium and long-term).
- Changes have been made to the Housing Diversity Precinct Criteria to clarify the criteria required to be met to determine if site constitutes a Housing Diversity Precinct.
- Disclaimers added in relation to the sequencing of housing release in precincts to provide



flexibility to accommodate for the final GSC recommendations of the draft Place-based Infrastructure Compact for GPOP in relation to housing sequencing and infrastructure delivery (dependent on the decision of the NSW Government in response to the GSC).

- Editorial changes of a non-policy nature have been made to improve the readability of sections and to be consistent with Council's branding.
- Some figures and maps have been expanded to improve legibility; or had additional data overlayed on them to provide further explanation or context for the priorities and actions.

Key changes made to the **LHS** were as follows:

- Amending the Housing vision to better reflect the importance of promoting housing diversity and protecting local character
- Including a Feedback on Draft Strategy section
- Updating dwelling numbers based on GSC feedback (see 'Assurance process with the GSC – LSPS' below)
- Enhancing the content around the Housing Diversity Precinct Criteria consistent with the LSPS
- Updating the narrative around delivering affordable housing in planned precincts and/or planning proposals in terms of proportion of development on government and privately owned sites
- Including Draft PIC discussion and references where appropriate.

Key changes made to the **ELS Review and Update** were as follows:

- Creating the exhibited version into a stand-alone document and enhancing its relationship to the ELS (2016) drawing on content from the LSPS
- Adding references to the CCDP, the Draft PIC, and LSPS as well as the LHS where appropriate
- Referencing the GSC's Review and Manage approach in the CCDP
- Allocating a strategic direction to each of the employment land precincts/sites consistent with the LSPS
- Updated the Strategic Action for each employment land precinct/site.

Appendix 2 of this Engagement Report summarises the submission feedback received during the exhibition process whilst Appendices 3, 4 and 5 summarise the changes made to the LSPS, LHS and ELS Review and Update.

### **Assurance process with the GSC - LSPS**

The LSPS was accompanied by an Assurance process which is established under the *EP&A Act*. The Assurance process enables the GCS to guide all Greater Sydney Councils preparing their LSPS so they can come into effect by the prescribed date of 31 March 2020.

The GSC requested a number of changes to the LSPS to ensure a direct line of sight to the District Plan. The changes relate to:

- Restructuring the document so that the strategic context is clearer and the narrative around the planning priorities, policy directions and actions are more clearly linked.
- dwelling forecasts – these needed to be spread over a wider time frame (beyond 2036) to more accurately reflect realistic housing delivery rates.
- references to LHS and ELS and ELS Review and Update – these required revision to show that DPIE review and approval was still required.
- detaching the Employment Lands Strategy - Review and Update from the LSPS to create a stand-alone document (to be discussed in a later Council report).



- revised wording to certain actions so as not to pre-empt certain outcomes not yet resolved by Government.
- revising wording that does not reflect endorsed Government policy (eg. affordable housing).
- amending figures for improved legibility.

Other changes to the LSPS have been made on account of GSC feedback. However, where an amendment reflects the GSC's feedback, this is indicated in the Table (Appendix 3).

## 6. Next steps

The LSPS has now been endorsed by Council and a letter of support was received by the GSC to enable its finalisation. The LSPS subsequently came into effect on 31 March 2020 in accordance with statutory requirements. The LSPS project webpage (at <https://www.cityofparramatta.nsw.gov.au/draftlsp>) has been updated to provide a link to the endorsed LSPS.


The LHS and ELS Review and Update (2020) will be used by Council to guide strategic planning decisions. In addition, the endorsed LHS and ELS Review and Update (2020) will be provided to the DPIE for their endorsement in accordance with relevant Ministerial directions. Furthermore, those on the 'Project contact email subscriber list' (refer to Table 1) will be advised of the LHS and ELS Review and Update (2020) coming into effect. The webpages for these strategies have also been updated, refer to links below:

- The Local Housing Strategy webpage (at <https://www.cityofparramatta.nsw.gov.au/local-housing-strategy>).
- The Employment Lands Strategy webpage (at <https://www.cityofparramatta.nsw.gov.au/employmentlandsstrategy>).

The City of Parramatta Council thanks everyone involved in the engagement process for the LSPS, LHS and ELS Review and Update.

# Appendix 1 – Engagement material

## Extract of the Frequently Asked Questions Sheet

**CITY OF  
PARRAMATTA**

### Draft Local Strategic Planning Statement and Draft Local Housing Strategy

#### FREQUENTLY ASKED QUESTIONS

##### What is a Local Strategic Planning Statement?

A Local Strategic Planning Statement (LSPS) sets out Council's 20-year vision for land use planning in the area along with planning priorities for jobs, homes and infrastructure, and actions to achieve the priorities and vision.

The NSW Government introduced requirements for councils to prepare a LSPS in March 2018 as part of planning legislation changes to align state and local government plans, and coordinate and guide long-term planning and infrastructure decisions.

The LSPS summary sheet ([https://oursay-files.s3-ap-southeast-2.amazonaws.com/production/fm/osp-ug-73/cis/lsp/lhs\\_cis\\_community\\_summary.pdf](https://oursay-files.s3-ap-southeast-2.amazonaws.com/production/fm/osp-ug-73/cis/lsp/lhs_cis_community_summary.pdf)) provides further detail. We recommended you refer to either the summary sheet or the full LSPS ([https://oursay-files.s3-ap-southeast-2.amazonaws.com/production/fm/osp-ug-73/lsp/lhs/draft-lsp-lhs\\_exhibition\\_copy.pdf](https://oursay-files.s3-ap-southeast-2.amazonaws.com/production/fm/osp-ug-73/lsp/lhs/draft-lsp-lhs_exhibition_copy.pdf)) for in-depth information.

##### What technical analysis supports the draft LSPS?

Three technical strategies support Council's draft LSPS. The draft Local Housing Strategy (LHS) informs the housing direction in the draft LSPS, with the Employment Lands Strategy Review and Update (August 2019), informing the job targets and direction for employment lands as well as the NSW Government's Central City District Plan (District Plan).

The District Plan requires councils to develop a LHS. The LHS provides direction at the local level about when and where future housing growth will occur.

Council's draft LHS explains the current housing situation across the City of Parramatta local government area (LGA). It also reports on Council's performance against the District Plan's housing targets for the period 2016-2021 and the (expected) 2036 year by:

- Tracking housing growth across different formats from growth precincts (large areas undergoing or identified for change),
- Planning proposals (areas or sites being considered for change)
- Analysing residential capacity (existing residential land that has not been developed consistent with its zoning).

Relying on this data, Council's LHS identifies a doubling in the number of homes in the 20 year period from 2016 to 2036.

##### What change is projected in the City of Parramatta over the next 20 years?

The City of Parramatta is undergoing significant change, particularly in the provision of housing to support the predicted growth in population. High density development (apartments) are the dominant type of housing being constructed across the Council area over recent years and typically occurring within growth precincts\* which have close proximity to existing public transport infrastructure. High growth areas such as Epping, Carlingford,

FAQs - September 2019

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## Extract of the Community Summary Sheet

# Draft Local Strategic Planning Statement

# Draft Local Housing Strategy

**COMMUNITY SUMMARY**

**CITY OF PARRAMATTA**

## Draft Local Strategic Planning Statement (LSPS)

The draft Local Strategic Planning Statement (LSPS) is Council's 20 year vision (2016-2036) for land use planning for the City of Parramatta local government area (LGA).

All councils must prepare and exhibit a draft LSPS for their area by 1 October 2019, and must be endorsed by Council by 31 March 2020. A council's LSPS must respond to the planning priorities and objectives within the NSW Government's Central City District Plan (District Plan) and with the statutory requirements set out in section 3.9 of the Environmental Assessment and Planning (EPGA) Act 1997 and supporting regulations.

Council's draft LSPS is informed by the findings in the draft Local Housing Strategy (LHS) and other supporting documentation and communicates Council's 20 year vision for the City of Parramatta through planning priorities, policy directions and actions to deliver the 20 year vision, and details the implementation, monitoring and reporting framework.

### Strategic context

The draft LSPS summarises issues around land use, community infrastructure, heritage, local and strategic centre access, employment areas and job access, Greater

Parramatta's role as the Central City for Greater Sydney and management of our green grid (trees/open space) and blue grid (waterways, creeks and rivers).

The draft LSPS tracks how Council is meeting the job and housing targets for the 2016 and 2036 periods detailed in the District Plan. The table below illustrates Council's performance against the job targets established for our strategic centres/ employment lands.

Strategic / employment Centre	2016	2036	Change	Target achieved? (Baseline/Higher)
Parramatta CBD	31,300	85,400	+54,100	No target provided
Westmead	19,800	45,500	+25,700	No target provided
Rydalmere	10,400	11,300	+1,300	No target provided
North Parramatta	4,000	6,600	+4,600	No target provided
Greater Parramatta*	65,200	154,000	+88,800	103,000 / 151,000
Epping	5,100	9,400	+4,300	17,000 / 75,000
Sydney Olympic Park**	12,500	34,000	+21,500	19,400 / 31,900*

\* As in the District Plan.

\*\* Sydney Olympic Park Masterplan 2030 (2018 Review) figure relied on owing to the District Plan incorporating a wider area.

## Example Notification Letter

Dear Landowner or Resident,

RE: Exhibition of key City Strategies

From 30 September 2019, the City of Parramatta is exhibiting the Draft Local Strategic Planning Statement (LSPS), Draft Local Housing Strategy (LHS) and Draft Community Infrastructure Plan (CIS). These strategies play a critical role in Council's 20 year vision (2016-2036) for land use and local infrastructure for the City. The City of Parramatta will need to accommodate the following growth:




For more information, or to make a submission, please visit:

- Draft LSPS and Draft LHS: <https://oursay.org/cityofparramatta/draftlsp>
- Draft CIS: <https://oursay.org/cityofparramatta/draftcis>




Example of Social Media Post



Our City, Your Say Parramatta

10 November at 15:00 · 🌐

There is still time to share your feedback on our vision and future direction for a well-planned, liveable and sustainable city. Visit [www.oursay.org/cityofparramatta/draftlsp](http://www.oursay.org/cityofparramatta/draftlsp) to have your say on the draft Local Strategic Planning Statement and draft Local Housing Strategy which are on exhibition until 11 November.



OURSAY.ORG

**Draft Local Strategic Planning Statement & Draft Local Housing Statement - OurSay.org**

👍 Like

💬 Comment

➦ Share

🔔

Performance for your post

158 People Reached

0 Likes, Comments & Shares 📊

0 Likes	0 On Post	0 On Shares
0 Comments	0 On Post	0 On Shares
0 Shares	0 On Post	0 On Shares

4 Post Clicks

0 Photo views	4 Link clicks	0 Other Clicks 📊
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NEGATIVE FEEDBACK

0 Hide post	0 Hide all posts
0 Report as spam	0 Unlike Page

Reported stats may be delayed from what appears on posts

Example of Newspaper Advertisement – Auburn Review, 22 October 2019

**PUBLIC NOTICES**

**Parramatta is Growing...Have Your Say!**

By 2036, the City of Parramatta's population is expected to double to 466,000 people.

The City of Parramatta invites you to have your say on how growth is managed by commenting on:

- The Draft Local Strategic Planning Statement (LSPS)
- The Draft Local Housing Strategy (LHS)
- The Draft Community Infrastructure Strategy (CIS)

These strategies will guide Council's decisions for managing future growth and be used to advocate for required infrastructure.

For more information about the Draft LSPS and LHS visit [oursay.org/cityofparramatta/draftlsp](http://oursay.org/cityofparramatta/draftlsp)

For more information about the CIS visit [oursay.org/cityofparramatta/draftcis](http://oursay.org/cityofparramatta/draftcis) or call our Customer Contact Centre on 9806 5050.

Feedback can be provided by:

- Online: Completing our online feedback form
- Email: The LSPS/LHS team at [lsp@cityofparramatta.nsw.gov.au](mailto:lsp@cityofparramatta.nsw.gov.au) or the CIS team at [cis@cityofparramatta.nsw.gov.au](mailto:cis@cityofparramatta.nsw.gov.au)
- Post: Chief Executive Officer  
Attn: Draft LSPS, LHS and/or Draft CIS  
City of Parramatta  
PO Box 32, Parramatta NSW 2150

All submissions must be received by 5pm, Monday 11 November 2019.

Persons making a submission should note the following regarding personal information included in your submission:

**Purpose of collection:** Should you wish to make a submission on the publicly exhibited matter, Council will be collecting your personal information

in order to enable Council to properly consider your submission (as required by law) and communicate further with you about this matter if required.

**Intended recipients:** The intended recipient of the information is City of Parramatta Council.

**Supply:** While the supply of this information is voluntary, the personal information you provide will enable Council to properly consider your submission (as required by law) and communicate further with you about this matter if required.

**Access/Correction:** Your personal information can be accessed by you and may also be available to third parties in accordance with the City of Parramatta's Access to Information Policy and Privacy Management Plan. You may make an application for access or amendment to personal information held by Council. Council will consider any such application in accordance with the *Privacy and Personal Information Protection Act 1998*.

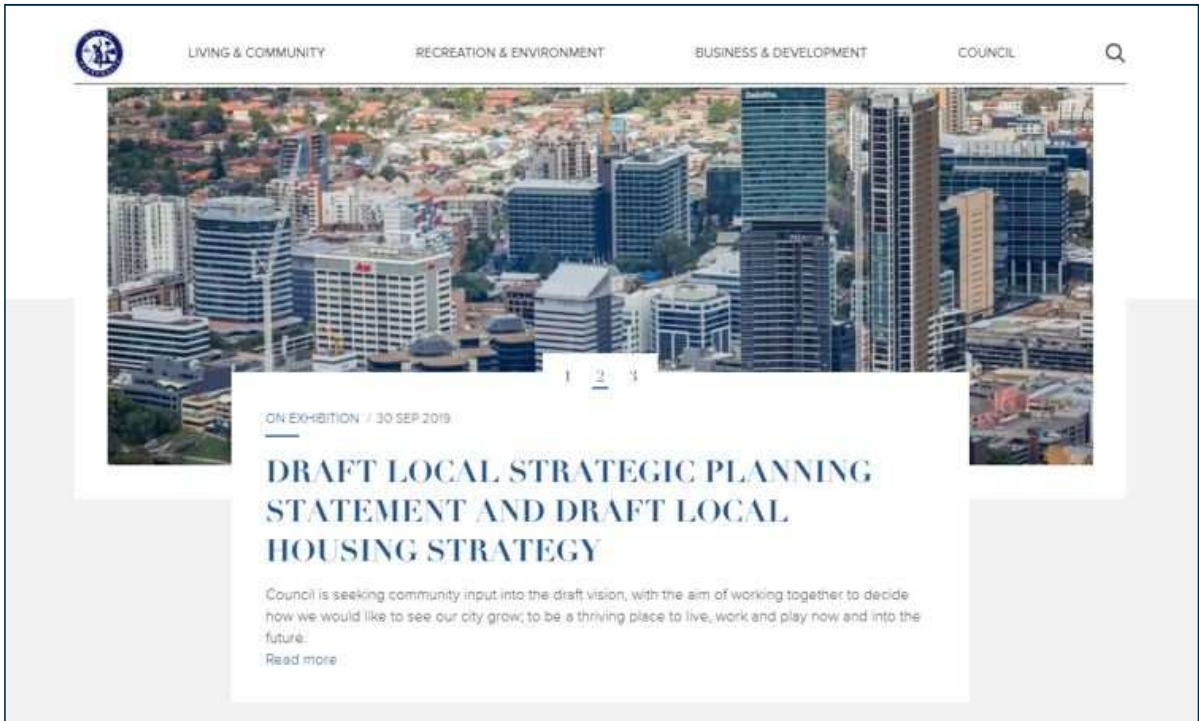
**Storage:** Council is the agency that holds the personal information. Council may be contacted on 9806 5050 or at 126 Church Street, Parramatta NSW 2150.

**North Granville Community Facilities Masterplan... Have Your Say!**

City of Parramatta is developing a masterplan to upgrade community and recreational facilities provided at FS Garside Park and adjoining reserve at Duck Creek. The masterplan provides a long term vision to guide planning for social infrastructure, population growth and active transportation.

The masterplan identifies upgrades for the playground at Gray Street, FS Garside sports field, Onslow Street car park, Alfred Street cycleway, dog park, new youth recreation facilities and a new community multi-purpose building.

# Snapshot of City of Parramatta Website





## Drop-in Sessions – Photos & Feedback Form



# Draft Local Strategic Planning Statement and Draft Local Housing Strategy

## FEEDBACK FORM

### Parramatta is Growing...Have Your Say!

The City of Parramatta is growing rapidly, with the city's population set to double in the next 20 years. To manage this growth, Council has developed a Draft Local Strategic Planning Statement (LSPS) which provides a vision and strategic direction to ensure the city is well-planned, liveable, productive and sustainable into the future.

Alongside the Draft LSPS, Council has developed a Draft Local Housing Strategy (LHS) to map out areas for housing growth and to ensure a range of housing styles will cater to the needs of Parramatta's diverse community.

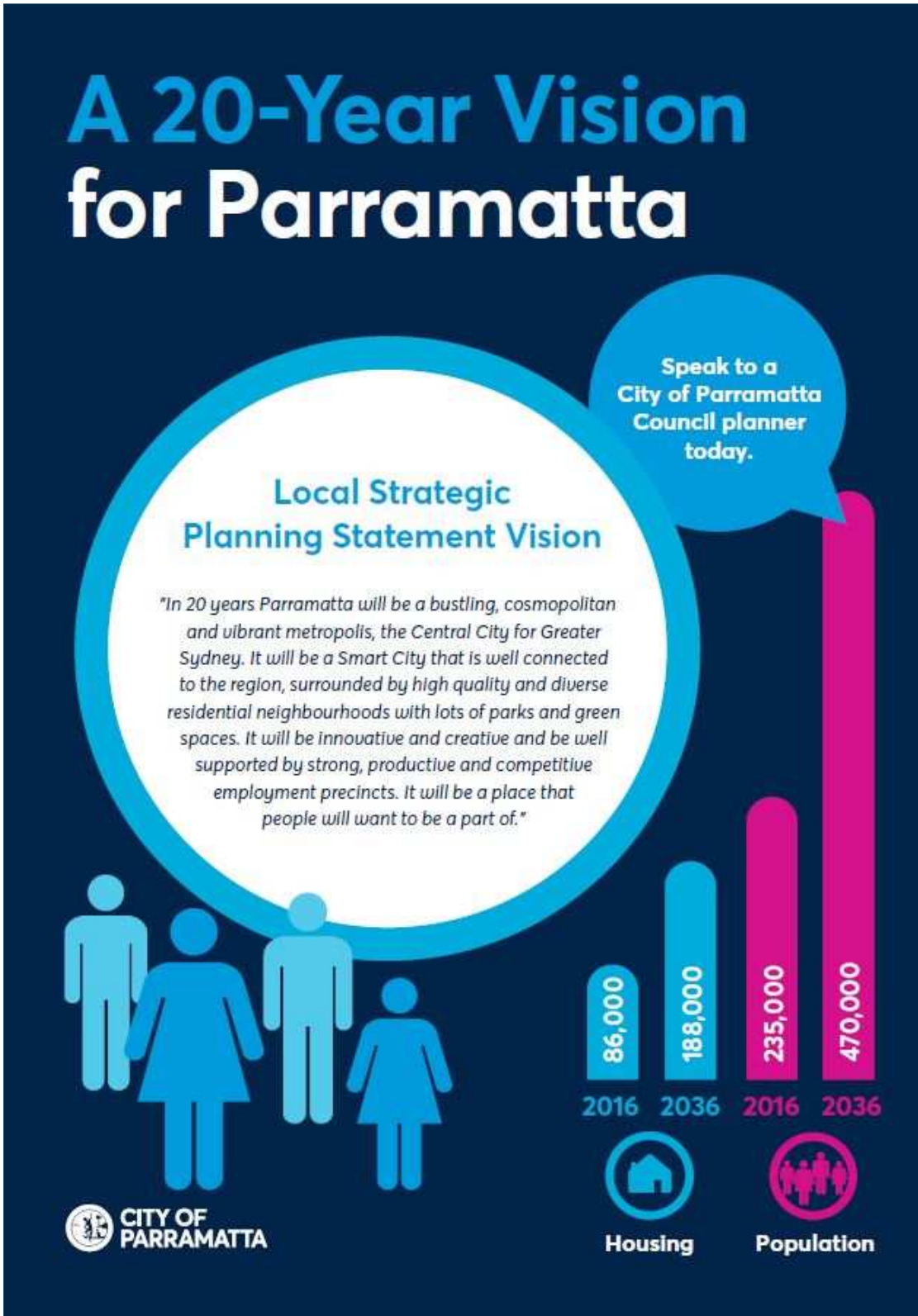
### Tell us About You...

Name:	Phone number:
Address:	How did you hear about the Drop-In Session? (please circle) Letter / Newspaper / Facebook / Other
Email:	

### Your Feedback

We value your feedback on the draft LSPS and draft LHS. Please complete this form and return to a Council staff member at the Drop-In Session.

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# Appendix 2 – Submissions Summary Table

### Summary of Submissions – Draft LSPS, Draft LHS and Draft ELS Review

The table below details the matters raised in submissions relating to the draft LSPS, LHS and ELS Review. A total of 83 submissions were received from 87 respondents. (Refer to acronyms explanations at the end of the table).

No.	Respondent and date submission received	Summary of submitters comments	Council Officers' response
1	Resident (4/10/19)	a. Questions the need for ticketed parking in the Parramatta CBD (post 8pm) and at Westmead Station.	This matter is beyond scope of the LSPS and the LHS.
		b. Notes as a resident of the City for 31 years, Council's rates do not appear to provide value for money.	This matter is beyond the scope of the LSPS and the LHS. Officers recommend that any questions/comments about rates be provided to the Rates department.
		c. Details issues around a relocated electrical pole at the front of his property.	Noted. This is outside scope of the LSPS and the LHS. Submitter's email was forwarded to the relevant business unit for their consideration.
		d. Sees the exhibition of the LSPS and LHS is a waste of money. Is of the view that a vision for the City 2036 is too far away to assist with the submitter's financial concerns.	The exhibition of the LSPS and LHS is a requirement under the EP&A Act to ensure the community has the opportunity to provide feedback on the planning for the city.  The preparation of the LSPS and LHS Strategy are partly in response to the new strategic planning framework brought in by the NSW State Government which requires all Greater Sydney Councils to prepare, exhibit and adopt an LSPS, along with any other corresponding Strategies and to be in effect by 31 March 2020. This is to deliver a holistic and well considered planning framework.
2	Resident (7/10/19)	a. Notes that bike paths linking surrounding areas of the City would reduce congestion and improve the health of residents. Queries if any of the planning priorities aim to promote walking and cycling across City of Parramatta.	Sustainability and Liveability are two key principles that the LSPS is based on and support healthy living.  Planning Priority 10 along with Policy Direction <b>P33</b> and actions <b>A62</b> , <b>A63</b> and <b>A64</b> seek to improve walking and cycling within the City and to deliver on the key themes of the District Plan.
		b. Queries whether Council has appropriately reviewed the new apartment development in Carlingford. Believes this area and Epping areas are overdeveloped and are now compromised for open/green space and community facilities.	Council acknowledges this concern and is working with the State government to assist in the delivery of housing in line with the infrastructure delivery.  The LHS has assessed all Planned Precincts and planning proposals, existing capacity and dwelling approvals and recommends sequencing

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			<p>of all planned precincts so that they develop in line with planned State infrastructure.</p> <p>Council's CIS exhibited in conjunction with the LSPS and CIS looks at how local infrastructure can be provided across the City.</p> <p>Furthermore, the GSC has released the Draft PIC which has found that If all recent and proposed land use changes in GPOP were to happen all at once, it would not be possible to fund all of the necessary infrastructure at the same time. The Draft PIC seeks to sequence housing delivery with infrastructure as per the intention of the LHS.</p>
3	<b>Resident (9/10/19)</b>	Submitter lives in Anderson Street, Rydalmere. Concerned that the street she resides is earmarked for boarding houses or apartment development.	<p>This area comprises a low density area zoned R2 Low Density Residential that adjoins the ADHC site which is owned by the NSW State Government. The zone prohibits apartment development.</p> <p>The ADHC site is earmarked for higher density via a planning proposal process where the applicant is the State Government and a Gateway determination has been issued.</p> <p>The existing ownership patterns (ie. small lots with many owners) restrict wholesale changes to the zoning of the Anderson Street area.</p> <p>The LHS recommends that No new or additional high density residential precincts or areas need to be identified for the purpose of housing supply; therefore Council would not support higher density (like apartments) in this area as the current time.</p>
4	<b>Resident (10/10/19)</b>	Submitters supports the rezoning of their property in Dudley Street, Rydalmere to the R3 Medium Density zone.	<p>This area comprises a low density area zoned R2 Low Density Residential that is near the ADHC site which is owned by the NSW State Government. The zone prohibits medium density development.</p> <p>The ADHC site is earmarked for higher density via a planning proposal process where the applicant is the State Government and a Gateway determination has been issued.</p> <p>The existing ownership patterns (ie. small lots with many owners) restrict wholesale changes to the zoning of the Dudley Street area.</p>

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5	Resident (10/10/19)	a. Believes the LSPS Focus Group was <i>an exercise in tick boxing just to say it was a consultative exercise.</i>	The initial consultations (ie. Focus Groups) assisted with the development of a preliminary "Housing Vision" for the City that was incorporated into the Draft LHS and also assisted with the vision in the LSPS for exhibition purposes.
		b. Notes Parramatta is under resourced and growth needs to be supported with key services.	The LHS has assessed all Planned Precincts and planning proposals, existing capacity and dwelling approvals and recommends sequencing of all planned precincts so that they develop in line with planned State infrastructure.  Council's CIS exhibited in conjunction with the LSPS and LHS looks at how local infrastructure can be provided across the City. The process that the GSC is undertaking with the Draft PIC also aims to ensure growth aligns with infrastructure.
		c. Raises that police are under resourced in Parramatta and are stretched to the limit, the roads are gridlocked and public hospitals do not have the capacity for an additional 200,000 residents in Parramatta Local Government Area.	The provisions of State Government infrastructure (policing, hospitals and State roads) is outside scope of the LSPS and LHS. However, Council notes the concern. The LSPS and LHS seek to ensure that growth is sequenced to align with the provision of infrastructure. See also references to the Draft PIC in 5.b. above. Council requires traffic and transport studies to be undertaken to support any rezonings that result in more density.
6	Resident (10/10/19)	Proposes that the forecast dwelling numbers need to be revised to meet the Federal Government's <i>Planning for Australia's Future Population</i> . States that if the LSPS / LHS is implemented the consequences of the strategies being actioned will lead to massive congestion of all types including housing and infrastructure in City of Parramatta LGA.	The LHS has assessed all Planned Precincts and planning proposals, existing capacity and dwelling approvals and recommends sequencing of all planned precincts so that they develop in line with planned State infrastructure.  Council's CIS exhibited in conjunction with the LSPS and LHS also looks at how local infrastructure can be provided across the City.
7	Resident (14/10/19)	a. States that the Draft LSPS is based on the forecasted growth of Parramatta LGA, however, no information is provided to explain who forecasted the growth, what evidence and analysis the forecast was based on and why Parramatta needs to double in population and dwellings.	This is explained in the LHS in Sections 2 to 4 and in the LSPS at Section 3.1.2 along with corresponding actions in Section 5. Council is required to meet dwelling targets as set by the State Government and the LSPS must show a direct 'line of site' to it.

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		b. Raises concern regarding water restrictions and Parramatta's doubling population. Notes that the strategy should address the forecast on water use and availability.	<p>Council understands there are concerns regarding sustainability for the future of the City. The LSPS has sustainability as a guiding theme, and includes policy directions and actions to address this to 'future proof' the City. As such, <b>Planning Priority 15</b> and <b>16</b> along with Policy Direction <b>P63</b> and <b>P64</b> and actions <b>A92</b>, <b>A100</b> and <b>A101</b> seek to address this issue.</p> <p>Furthermore, the LSPS must also have a direct 'line-of-site' to the relevant Actions within the NSW State Government's Central City District Plan on water infrastructure.</p>
		c. Queries if the effects of Climate Change have been factored into the LSPS forecasts. Notes that the statement should consider the impacts of a warmer, drier climate coupled with sea level changes.	<p>Council understands the concerns regarding sustainability for the future of the City. The LSPS has sustainability as a guiding theme, and includes policy directions and actions to address this to 'future proof' the City. As such, <b>Planning Priority 16</b> along with a series of policy directions and actions (eg. covering tree canopy, waste, flood risk, and the like) seek to address climate change.</p> <p>Furthermore, the LSPS must also have a direct 'line-of-site' to the relevant Actions within the NSW State Government's Central City District Plan on these matters.</p>
		d. Notes the LSPS should consider the wants and needs of the current population.	Agreed. The exhibition of the LSPS, LHS and CIS have sought to obtain the wants and needs of the residents, land owners and workers of the City. Key sections of the LSPS/LHS that address current needs include Sections, 3, 4 and 5 (LSPS) which comprises the planning priorities, policy directions and actions and Sections 3 and 4 (LHS).
8	Sorrell Lane Community Garden residents	a. Submitter explains the objectives of the Sorrell Lane Community Garden.	<p>The issues raised in this submission are outside the scope of the LSPS and LHS.</p> <p>This submission was forwarded to Council's Social Outcomes team for the purposes of the CIS which was exhibited concurrently with the LSPS and LHS.</p>
9	Resident (16/10/19)	a. Raises that the exhibition Summary document of the LSPS does not represent the full LSPS - example: page 4 does not mention liveability which is a core goal of the GSC.	Noted. The Summary document was intended to summarise the key elements of the LSPS with further detail available in the LSPS, LHS and CIS documents.

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		<p>b. Says that the provision of infrastructure and facilities can occur, but that Parramatta must still remain a liveable place with good amenity and sustainability.</p> <p>Notes that the liveability planning priorities are devoid of priorities related to liveability - focus should be on liveable, enjoyable places with high amenity.</p>	<p>The LSPS contains a series of Planning Priorities, Policy Directions and Actions that target ways to address local character and amenity and address sustainability issues. The LSPS is supported by other City strategies and plans that address liveability, amenity and sustainability such as Council's <i>Environmental Sustainability Strategy</i>, <i>Parramatta Ways</i>, <i>Parramatta Walking Strategy</i>, <i>Socially Sustainable Parramatta</i>, <i>Disability Inclusion Action Plan</i> and forthcoming Cultural Strategy. Collectively, these will help deliver a City that is liveable and sustainable.</p>
		c. Believes that delivering housing priorities do not contribute to liveability.	<p>The planning priorities targeting housing do not work in isolation but work alongside other planning priorities, policy directions and actions that seek to address liveability and will be applied concurrently with the LSPS.</p>
		d. Says that Council needs better sustainability priorities for the residents of Parramatta LGA, rather than a swimmable Parramatta river.	<p>The LSPS has been amended to include further detail on the sustainability issues affecting the City. These changes align with comments received from the GSC. However, Council's <i>Environmental Sustainability Strategy</i> includes many of Council's priorities relating to sustainability.</p>
		e. Believes the LSPS should make a strategic statement about working with and consulting developers and the community. Needs to be transparent on how development contributions and VPAs can provide good community outcomes.	<p>Council's recently endorsed its Community Engagement Strategy outlines how Council engages with the community on urban planning policy and development proposals.</p> <p>Council's Voluntary Planning Agreement (VPA) Policy and associated framework ensures that the community benefit provided by developers in VPAs for community infrastructure or via monetary contribution is based on need and decision making is transparent. Council's CIS which was exhibited concurrently with the LSPS and LHS also identifies community infrastructure that is needed to manage the envisaged growth outlined in the LSPS and LHS.</p>
		f. Believes that community want to know how developers are contributing to making Parramatta a better place. Notes that population growth is directly impacting on traffic growth and this is most noticeable around the Epping Railway Station and Town Centre. Says Council's response to the Epping Traffic Study is inadequate.	<p>With regards to Council's response to the Epping Traffic Study, this is outside scope of the LSPS and the LHS.</p> <p>This part of the submission was forwarded to the Project Officer managing the Epping Planning Review Project.</p>

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			Council acknowledges there has being significant growth in Epping. Section 2.1 of the LHS states that <i>in the last 5 years the LGA has seen the most dwelling completions of any LGA in Greater Sydney.</i>
10	NSW Office of Sport (16/10/19)	a. Acknowledge and support the policy direction and action in the LSPS.	Noted.
		b. Raises matters relating to the value of community sport, active recreation and social infrastructure in building well connected and healthy communities.	This submission was forwarded to Council's Social Outcomes team for the purposes of the CIS which was exhibited concurrently with the LSPS and LHS.
11	Resident (19/10/19)	a. Concerned that Parramatta City is absorbing more growth to that of other parts of Greater Sydney.  Sees issues regarding traffic congestion, parking and overcrowding as well as financial, social and infrastructure risks resulting from rapid growth. As well, sees social issues and infrastructure problems from growth to date are already apparent and believes these will worsen over the next 20 years.  The city needs to grow with careful thought and at a more natural pace.	Section 2.1 of the LHS states that <i>in the last 5 years the LGA has seen the most dwelling completions of any LGA in Greater Sydney.</i> Furthermore, the LHS has assessed all Planned Precincts and planning proposals, existing capacity and dwelling approvals which will see a doubling of the population in the next 20 years. Thus the LHS recommends sequencing of all planned precincts so that they develop in line with planned State infrastructure.  Furthermore, the GSC has released the Draft PIC which has found that <i>If all recent and proposed land use changes in GPOP were to happen all at once, it would not be possible to fund all of the necessary infrastructure at the same time.</i> The Draft PIC seeks to sequence housing delivery with infrastructure as per the intention of the LHS.
		b. The charms of Parramatta Council including Heritage, multiculturalism and parklands and reserves are becoming overshadowed by the congestion and building chaos.	The LSPS and LHS recognise the City's heritage attributes and propose no watering down or weakening of the existing heritage framework which seeks to protect all of the City's heritage items. Actions in the LSPS and LHS consider character and streetscape.
12	Resident (20/10/19)	Submitter lives in Murray Street, Northmead. Is concerned about a DA for a 3 storey <b>boarding house</b> development in his street which he argues is not in keeping with the character of his street.  Submitter asks if the LSPS can address this issue.	The Murray Street, Northmead area is of low density character on the eastern side and higher density development on the western side. The applicable DCP controls on local character are considered in the assessment of a DA. Providing a submission during the DA's notification process is the most effective way to influence the outcome.  The State Government's <i>SEPP (Affordable Rental Housing) 2009</i> permits <b>boarding house</b> development in areas of low density. A Council's LSPS is not able to override a State Government SEPP.

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			However, local character and DCP controls are considered during the assessment of a development application.
13	Resident (21/10/19)	Submitter's proposal has been prepared in relation to his landholdings located in the block bounded by Church Street, Barney Street, O'Connell Street and Board Street.  Seeks specific direction for the site in the Draft LSPS details as owner sees an opportunity for a gateway site at this location.	This site sits in an Investigation Area which is defined in the LSPS as <i>Employment lands which could be considered for alternate uses in the future, including some residential uses, subject to detailed analysis and investigation, and preparation of structure plans in the case of larger sites</i> , consistent with the ELS (2016) and ELS Update and Review (2019).
14	Resident (22/10/19)	Understands that once the LSPS process is complete, it will be followed by a LEP amendment. Asks if residents will be able to view and comment on the LEP amendment.	Consistent with the GSC's Assurance framework associated with the LSPS process, the nominated LEP amendment that will be Council's Harmonisation Planning Proposal. The planning proposal was endorsed by Council for a submission to the DPIE seeking a Gateway determination in November 2019 and submitted to the DPIE in mid December. The exhibition of this planning proposal is anticipated in approximately mid 2020. The community can comment during its exhibition period.
15	Resident (23/10/19)	Epping resident raises concerns that relate to the preservation of houses and streets and trees in Epping.	These specific Epping-related matters are being addressed by way of the Epping Planning Review project. This submission was forwarded to the Epping Project Officer. The project's corresponding project webpage is at: <a href="https://www.cityofparramatta.nsw.gov.au/council/precinct-planning/epping-planning-review">https://www.cityofparramatta.nsw.gov.au/council/precinct-planning/epping-planning-review</a>
16	Resident (24/10/19)	Epping resident raises the need for services (open space, library and other community resources) should be provided on both sides of the railway line within the Strategic Centre.	See above comment (point 15).
17	Ethos Urban on behalf of Woolworths Group (25/10/19)	a. Notes Woolworths has 26 sites in the Parramatta LGA comprising full-line supermarkets (standalone, mixed-use development within centres) and distribution centres within industrial zones.	Noted.
		b. Woolworths supports the intention to focus housing and employment growth within the Growth Precincts and within the Epping Strategic Centre area.	Noted.



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		<p><b>Reviewing retail land uses</b></p> <p>c. Sees the need for greater flexibility for retail land uses to facilitate new retail ideas. To that end, requests to that Council undertake a review of its land use tables to enable this.</p>	<p>The DPIE expanded the suite of retail definitions in the Standard Dictionary in 2018. These have been incorporated as a part of the Harmonisation PP process.</p> <p>The issue of greater flexibility for retail is best addressed at a Greater Sydney wide level which requires the NSW State Government to lead otherwise individual responses from Greater Sydney Councils may lead to an ad hoc approach across Greater Sydney.</p>
		<p><b>Councils working with industry</b></p> <p>d. Sees that Council should work closely with the retail industry through the LSPS process to identify and facilitate site specific opportunities for retail and mixed-use renewal.</p>	See response to 17c. above.
		<p><b>Road infrastructure</b></p> <p>e. Sees that the <i>location of retail in relation to key transport corridors should be carefully considered in the planning of any new retail centres</i> and innovation in transports methods and corresponding <i>retail impacts should be factored into development assessment and future consideration of development controls.</i></p>	See response to 17c. above.
		<p><b>Prioritising retail floorspace</b></p> <p>f. Sees that the LSPS <i>should promote and provide for sufficient retail floor space in centres by allowing for mixed-use zoning, avoiding restrictions on the size of retail premises, and considering the requirements of retailers, such as servicing, location, visibility and accessibility.</i></p>	See response to 17c. above. Also, matters relating to servicing, location, visibility and accessibility to retail premises are dealt with at the development application stage. These considerations are too detailed and specific for the purposes of the LSPS. However, Council's <i>Economic Development Plan 2017</i> does recognise the importance of retail in the City's economy.
		<p><b>Flexibility in retail formats</b></p> <p>g. Retail formats are evolving and given rise to a 'new generation' of retail formats (eg. 'click and collect', 'on-demand' and 'just-in-time'). Sees that the LSPS <i>should support and nurture new retail formats by allowing for flexibility in land uses and the size of retail premises across the LGA.</i></p>	See response to 17c. above.

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		<p><b>Mixed-use and hybrid development types</b></p> <p>h. Sees that the <i>evolution of technology is resulting in a blending of uses and sectors in a single location</i> and therefore, that mixed use development <i>will be increasingly common around major activity centres (generated by transport nodes, education or health hubs and community centres)</i>. As a result, Council should consider the need for <i>a flexible approach to development and zoning</i>.</p>	See response to 17c. above.
		<p><b>Certainty around developer contributions</b></p> <p>i. Sees that the <i>cumulative impact which layered contributions may have (local and State contributions, value capture mechanisms and VPAs), as well as uncertainty regarding the timing of those contributions, should be addressed</i>. Certainty on required contributions is required to provide certainty to the industry.</p>	This matter is beyond the scope of the LSPS and LHS. However, council is undertaking a comprehensive review of its multiple developer contributions plan framework – as part of the Harmonisation process - to ensure a robust framework is in place that ensures the City collects fund for infrastructure.
		<p><b>Out of cycle updates to the LSPS</b></p> <p>j. Notes LSPS's need to be reviewed every seven years so <i>provision should be made for out-of-cycle updates to the LSPS</i>.</p>	It is Council's intention to comprehensively review the LSPS every 4 or so years (as noted in the exhibited Draft LSPS). However, there is also likely to be the need for out of cycle updates in-between each 4 year period. The scope around out of cycle updates is clarified in the supporting Council report.
		<b>Specific comments on the LSPS content</b>	-
		k. Generally supports the LSPS to focus housing and growth within the Growth Precincts.	Noted.
		l. Retention of low-scale character outside of the Growth Precincts <i>should not become the rigid policy of Parramatta</i> .	<p>The LHS identifies the need for greater housing diversity which includes the retention of low density character outside of Growth Precincts. This is on account of the forecast of 70% of residents will reside in apartments by the year 2036.</p> <p>However, on account of a few submissions seeking clarification on the Housing Diversity Criteria in the LSPS, this criteria has been amended.</p>
		m. Sees that the <i>draft LSPS is generally silent on retail development and does not provide a Planning Priority or</i>	This is too specific a matter for the LSPS to address. Rather, the issue of how the City addresses specific retail use issues is best addressed in Council's <i>Economic Development Plan</i> .

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		<i>Action to articulate and guide the vision for retail development in the LGA for the next 20 years.</i>	
		n. Sees Council has <i>appropriately acknowledged the existing rigidity of existing land uses in limiting the evolution of existing business practices. This is reflected in several actions and is particularly important to Woolworths in relation to integrating retail, business and industrial land uses.</i>	Noted.
		o. Council should <i>continue to identify, by working with Industry investigate and plan sites within the LGA capable of appropriate redevelopment (including out-of-centre retail), which is outside of the identified Growth Precincts and is capable of supporting the employment and liveability objectives of the LSPS.</i>	This matter should be addressed at a Greater Sydney-wide (or NSW-wide) level which would require the NSW State Government to take the lead. Ad hoc individual responses from Councils will lead to inconsistent policy across Greater Sydney.
		p. Supports evidence based planning and requests the timeframe of specific Strategies and Plans referenced across a number of Actions in the LSPS.	Noted. The final LSPS has been revised to set short, medium and long term timeframes against each of the Actions. This comment is consistent with changes recommended by the GSC.
		<b>Comments on Local planning priorities</b>	-
		q. Generally, supports Actions A1, A4 and A5 in Planning Priority 1 that deal with regarding growing the night time economy and balancing retail and commercial uses.	Noted. (These are now known as Policy Direction <b>P4</b> and Actions <b>A3</b> , <b>A4</b> and <b>A6</b> ).
		r. Action A3 in Planning Priority 2: sees that this action stresses reliance retail has on car parking.	Noted. Council is working to address this issued. Council's pilot project has been the revision of the parking controls within the Epping Town Centre which requires the preparation of Green Travel Plans.
		s. Action A1 in Planning Priority 3: seeks more information on local character statements.	The local character references in the LSPS and LHS are referencing the forthcoming framework being introduced by the DPIE ( <a href="https://www.planning.nsw.gov.au/Policy-and-Legislation/Local-Character">https://www.planning.nsw.gov.au/Policy-and-Legislation/Local-Character</a> ).
		t. Supports Action A5 in Planning Priority 3 pertaining to the rezoning of Parramatta East Growth Precincts and Melrose Park.	Noted.
		u. Policy Direction 2 in Planning Priority 4: Sees that while the LSPS identifies the Growth Precincts as the areas	The Final LHS has detailed the rationale for Council's preferred locations for growth in residential and mixed use development across

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		intended to support the majority of growth, believes that <i>this should not preclude such development in Local Centres to low rise building forms where demand can be appropriately justified.</i>	the LGA. This action is to do with ensuring that apartment development occurs in the centres that have the infrastructure. Not all of council's centres have high levels of public transport and infrastructure.
		<b>Comments on Liveability planning priorities</b>	-
		v. Action A4 in Planning Priority 5: supports the housing diversity criteria but proposes the criteria should also provide for retail development.	The Housing Diversity Criteria has been informed by the findings within the LHS. Therefore, introducing retail uses as one of the Housing Diversity Precincts criteria is inconsistent with the LHS.
		w. Action A4 in Planning Priority 7: seeks timeframe on the Integrated Heritage Study referenced in this action.	Consistent with comments received from the GSC, timeframes have been allocated to each of the Actions in the LSPS.
		x. Action A7 and A8 in Planning Priority 7: submitter reiterate position on multi-layer contributions frameworks made elsewhere in their submission.	This is beyond the scope of the LSPS and LHS.
		y. <b>Comments on Productivity planning priorities</b> - Raises objection to the State Government's restrictions on <b>neighbourhood supermarket</b> definition.	This matter should be addressed at a Greater Sydney-wide (or NSW-wide) level which would require the NSW State Government to take the lead. Ad hoc individual responses from Councils will lead to inconsistent policy across Greater Sydney.
18	Resident and disability advocate (29/10/19, 5/11/19, & 11/11/19)	<b>LSPS comments</b>	-
		a. Notes that disability is not mentioned in the LSPS and where 'accessible' is mentioned, it is not in relation to people with a disability.  Proposes specific amendments to the LSPS in Sections 2.1.14, 2.2, and the Planning Priorities relating to Liveability, Productivity, and Sustainability to clarify that accessibility means providing access, housing, etc to people with disability, wheelchair access and universal housing.	Council recognises the importance of accessibility to all community members. Sections 3.1 and 3.2 discuss accessibility to centres and open space and the Housing Vision in the LHS references accessibility.  Council's Disability Inclusion Action Plan 2017-2021 addresses these matters and Council's approach. This plan operates underneath the LSPS in a more fine-grain way as the LSPS addresses broader planning principles as the City's highest strategic document for land use.  The State Government's <i>SEPP (Housing for Seniors or People with a Disability) 2004</i> also address the issue of disability access to housing.
		<b>LHS comments</b>	-

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		<p>b. Sees it as important that all residents have a place to live as <i>secure, permanent or long-term tenure to a home enables citizens to ...pursue...activities people hold dear: belonging to a community...getting an education, securing and holding paid employment, and, for many, raising a family</i></p> <p>Sees that all housing <i>whether affordable or not</i> should be accessible to people with a disability.</p>	<p>The LSPS and LHS seeks to address the community's access and housing affordability by increasing the housing targets for the delivery of affordable rental housing for private and government owned sites.</p> <p>There are other strategies and plans including Council's <i>Disability Inclusion Action Plan 2017-2021</i> and the State legislative framework that ensure that people with a disability have access to appropriate infrastructure.</p> <p>The State Government's <i>SEPP (Housing for Seniors or People with a Disability) 2004</i> also address the issue of disability access to housing.</p>
		c. Proposes specific amendments to the LHS in Sections regarding universal housing.	The GSC's CCDP provides guidance to Council's on the parameters around what a Council's LHS should address. As the Council's most principle land use strategy, its role is to be broad and overarching. Specific, more detailed plans should address the issue of universal housing.
		d. Provides key statistics in relation to disability, older people, carers as well as outlining the financial and social benefits of <i>a Parramatta that is fully accessible to people with disability.</i>	<p>This data is noted.</p> <p>This submission has been forwarded to Council's Community Capacity Building Officer, Community Services.</p>
		e. Is of the view that people with disability were consulted at the very beginning of the process	Noted. The exhibition program undertaken for the LSPS (and LHS) were over and above the minimum statutory requirements for LSPSs as spelled out in the <i>Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017</i> . Whilst members of Council's Disability Committee were consulted during the exhibition of the strategies, to provide opportunity to comment.
		f. Provided comments on the CIS.	These comments were forwarded to the Social Outcomes Team for consideration.
19	AMP Capital on behalf of two AMP Capital assets at Rydalmere (11/11/19)	<p>a. This submission relates to two AMP Capital assets at Rydalmere:</p> <ul style="list-style-type: none"> <li>• Metro Centre on South Street</li> <li>• 2-4 Park Road.</li> </ul>	Noted.
		b. Supports the LSPS's 20 year vision.	Noted

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		<p><b>Rydalmere Employment Lands Precinct</b></p> <p>c. Sees the retainment of the Rydalmere Employment Lands Precinct for retention of employment lands as <i>short sighted</i>. Recommends:</p> <ul style="list-style-type: none"> <li>• Council <i>needs to review the assumptions of Rydalmere Precinct, and address the market realities faced by landowners in maintaining industrial uses in the short, medium and long term.</i></li> <li>• Council <i>carefully consider the coexistence and compatibility of residential and heavy industrial zones in...Rydalmere</i> in light of the vision for the DPIE's Camellia Planned Precinct.</li> </ul> <p>Recommends a review of the Rydalmere Lands Employment Precinct and that this commence as soon as possible to retain employment uses and <i>meaningfully responding to market needs.</i></p>	<p>Rydalmere Employment Lands are identified as Metropolitan Significant in the LSPS due size, scale, employment and economic significance.</p> <p>Council officers have recently commenced a review of the Rydalmere Employment Lands Precinct given its significance, which is at its early stages.</p>
		<p><b>Employment targets</b></p> <p>d. Seeks clarification on Council's ELS, specifically, how the principle of <i>no nett loss of local employment with respect to planning proposals in Local Services Hubs</i> will be implemented or assessed.</p>	<p>The ELS Review and Update identifies Rydalmere as "Metropolitan Significant Employment Lands" given its size, scale and strategic importance. The Strategic Action for the precinct is to "Prepare Structure Plan to ensure precinct responds to light rail and / or metro, but ensure employment capacity is not reduced". Council officers have recently commenced a review of the Rydalmere Employment Lands Precinct given its significance, which is at its early stages.</p> <p>The principle behind ensuring employment capacity is not reduced is to ensure that employment numbers before a rezoning occurs are maintained in a post-rezoning environment. This is desired so as to ensure these precincts keep providing job opportunities for the growing population.</p>
		<p><b>Sustainable Building requirements</b></p> <p>e. Notes that the draft LSPS identifies an action to review sustainability and high-performance building requirements (including higher BASIX targets) to determine their applicability across the GPOP and Greater Parramatta</p>	<p>Noted.</p>

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		urban renewal areas and requests consultation with land owners.	
		<b>Sydney Metro West</b> Supports the location of the Metro West station at Rydalmere. Proposes the LSPS should be updated to reflect this.	The State Government's announcement of 21 October 2019 confirmed funding and planning delivery of this rail corridor. This occurred during the exhibition of the LSPS and LHS.  The LSPS maps have been revised to show the preferred principal route and the alternate route to Rydalmere.
		<b>Review of developer contributions frameworks</b> f. Requests further information in relation to how the State Government's SIC and PIC and Council's review of its section 7.12 Contributions Plans will operate.	This is beyond the scope of the LSPS and LHS as they address housing growth and sequencing not contribution frameworks in any detail. However, the City is presently undertaking a review of its various contributions plans as a part of Harmonisation.
		<b>Review of Heritage</b> g. Recommends that the heritage listing for Truganini House and grounds at 38-50 South Street be reviewed to exclude the curtilage when Council undertakes its Integrated Heritage Study.	This is beyond the scope of the LSPS and LHS.  One of the actions within the LSPS is to complete an Integrated Heritage Study which will inform further planning analysis. An update to Schedule 5 across Council's five LEPs is still some time away.
20	Resident (1/11/19)	Resident lives in Virginia Street, Rosehill.  Requests a change the current zoning of his property from the R3 Medium Density Residential to the R4 High Density Residential zone.	This is beyond the scope of the LSPS and LHS and inconsistent with the findings from the LHS.  An increase in the density is not proposed in this area under the LSPS and LHS as it is not considered necessary to meet the 2036 housing target set out in the GSC's CCDP.
21	Resident (1/11/19)	a. Is concerned that key workers are being <i>priced out of the housing</i> market. As well, other residents are experiencing rental stress but wish to remain in the area as they do not want to take their children out of schools or leave their communities.	The LHS provides evidence of the increase in housing stress (rental and mortgage).
		b. Proposes the LSPS include a target of 15% dedicated to affordable housing for new development.	For the delivery of permanent affordable rental housing, Council's LSPS and LHS identify an affordable rental housing target of at least 5-10% (subject to viability); however, where viable, Council's aspiration is for a higher provision.

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22	Resident (6/11/19)	a. Relies on Parramatta LGA for essential services, entertainment, recreational and lifestyle facilities but is not a resident	Noted.
		b. Supports the content and vision within the LSPS that is concerned with housing affordability.	Noted.
		c. Proposes the LSPS include a target of 15% dedicated to affordable housing for new development.	For the delivery of permanent affordable rental housing, Council's LSPS and LHS identify an affordable rental housing target of at least 5-10% (subject to viability); however, where viable, Council's aspiration is for a higher provision.
23	Evolve Housing (5/11/19)	a. Supports the intent of the LSPS and LHS including Council's vision to provide for a diverse range of appropriately located housing that meets the community's needs and for housing that is affordable and accessible to a diverse community	Noted.
		b. Supports Liveability Priorities 5 and 6 that provide diversity of housing types and sizes, and seek to meet community needs into the future and to incentivise affordable rental housing delivery and provide permanent affordable housing.	Noted.
		c. Supports the Affordable Rental Housing Policy and facilitating housing diversity on well-located, large sites or areas within the GPOP area.	Noted. Also, on account of a few submissions seeking clarification on the Housing Diversity Criteria in the LSPS, this criteria has been amended.
		d. Supports not identifying further areas for high rise apartment development outside growth precincts.	Noted.
		e. Supports the provision of affordable housing through exploring how an affordable rental housing bonus floor space can be realised within mid-rise precincts in the GPOP area.	Noted.
		f. Supports student housing close to university campuses and expect its provision on nearby government or tertiary land	Noted.



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		g. Proposes a measure to improve the current effectiveness of the Affordable Rental Housing SEPP that requires developers availing themselves of the planning concessions for <b>residential flat buildings</b> and <b>boarding houses</b> to not be able to receive an occupancy agreement until there is written confirmation from a registered community housing provider that contract or management agreement is in place.	This is beyond the scope of the LSPS and LHS (and CIS). However, this submission was forwarded to Council's Social Outcomes Team.
		h. Proposes consolidating some affordable housing provision in fewer well located projects - Council could target a small number of developers throughout the LGA on well-located sites to provide or receive target affordable housing instead of sprinkling 5-10% in every development	For the delivery of permanent affordable rental housing, Council's LSPS and LHS identify an affordable rental housing target of at least 5-10% (subject to viability); however, where viable, Council's aspiration is for a higher provision.
		i. Suggests exploring the use of VPAs and <i>consider transferring affordable housing contributions to a nominated provider.</i>	This is beyond the scope of the LSPS and LHS (and CIS).
		j. Consolidating affordable housing in a fewer well located projects can achieve efficiencies in both development and operational phases.	This is beyond the scope of the LSPS and LHS (and CIS).
24	Resident (5/11/19)	Raises the issue of a rezoning of the Rose Street Precinct which is a component of the Epping Planning Review project.	This is beyond the scope of the LSPS and LHS. This matter is being addressed via the Epping Planning Review Project. The project's corresponding project webpage is provided at point 15.
25	Resident (5/11/19)	Requests a change the current zoning of his property from R3 Medium Density Residential to the R4 High Density Residential zone at his property in Virginia Street, Rosehill (see also submission No.21).	This is beyond the scope of the LSPS and LHS and inconsistent with the findings from the LHS.  An increase in the density is not proposed in this area under the LSPS and LHS as it is not considered necessary to meet the 2036 housing target set out in the GSC's CCDP.
26	Resident (6/11/19)	Brigg Road, Epping resident raises the issue of a rezoning of the Rose Street Precinct which is a component of the Epping Planning Review project.	This is beyond the scope of the LSPS and LHS. This matter is being addressed via the Epping Planning Review Project. The project's corresponding project webpage is provided at point 15.

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27	City Plan (on behalf of Holdmark landholdings at Melrose Park South Precinct) (6/11/19)	a. <b>General</b> – Notes the draft LSPS and draft LHS provides a clear and detailed vision of the Parramatta LGA and in general, Holdmark supports the principles and objectives of the LSPS and LHS.	Noted.
		b. <b>Dwelling yield</b> – requests that the total dwelling yield for Melrose Park (inclusive of North and South precincts) in the LHS reflect the 11,000 maximum dwelling yield.	The LHS has assessed all Planned Precincts and planning proposals, existing capacity and dwelling approvals which will see a doubling of the population in the next 20 years. Thus, the LHS recommends sequencing of all planned precincts so that they develop in line with planned State infrastructure.
		c. <b>Staging and timing</b> – disagrees with the staging of the Stage South Precinct in the LHS which states a provided for a rezoning/release timeframe of 2022/23 and a delivery time of 2023 to 2036. Recommends removing any reference of staging <i>as it could be misinterpreted</i> .	The LHS has assessed all Planned Precincts and planning proposals, existing capacity and dwelling approvals which will see a doubling of the population in the next 20 years. Thus, the LHS recommends sequencing of all planned precincts so that they develop in line with planned State infrastructure.
		d. <b>Infrastructure</b> – sees that the TMAP prepared for Melrose Park does not rely on the completion of the Parramatta Light Rail Stage 2 or Metro West rail.	This is incorrect with the TMAP.
		e. <b>Existing Businesses</b> – notes their major tenants, (GlaxoSmithKline and Eli Lilly) <i>are planning to relocate to more appropriate locations by 2021</i> and therefore, will not impact on <i>the precinct's redevelopment in the short-term</i> .	The LHS has assessed all Planned Precincts and planning proposals, existing capacity and dwelling approvals which will see a doubling of the population in the next 20 years. Thus, the LHS recommends sequencing of all planned precincts so that they develop in line with planned State infrastructure.
28	KDC for Kaufland Australia (8/11/19)	a. Proposes that the draft LSPS <i>needs to explicitly recognise the important role retail developments will have in supporting and achieving the liveability and productivity targets</i> .	The LSPS is Council's overarching strategic document that is not intended to provide specific content or direction for any defined land use (single or group term) in the State Government's <i>Standard Instrument</i> LEP.  The LSPS does not contain Liveability and Productivity targets. Rather, Policy Directions and Actions support these themes.
		b. <b>Planning priority 1 in draft LSPS:</b> proposes that large form retail store can assist to expand Parramatta's business role. Large form retail spaces should be specifically referenced in this section of the LSPS.	The LSPS is Council's overarching strategic document that is not intended to provide specific content or direction for any well-defined land use term, such as large format retail. This is beyond the scope of the LSPS.

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		a. <b>Planning priority 3 in draft LSPS:</b> proposes more specific references to <i>how employment growth in the GPOP and other Strategic Centres will be generated.</i>	The LSPS addresses job targets for Greater Parramatta and its strategic centres. Further, there are other Council and State Government plans, strategies which relate to this issue, (such as Council's <i>Economic Development Plan 2017</i> ).
		b. <b>Planning priority 7 in draft LSPS:</b> agrees that precincts should be <i>designed to commemorate the history of a site</i> . Kaufland also notes the importance of delivering cultural, arts and leisure benefits and services. Argues that the role of business can also contribute to the liveability of communities through providing essential supply of necessary goods to the community.	Noted. The LSPS includes policy directions/actions to support liveability.
		c. <b>Planning priority 8 in draft LSPS:</b> agrees that if a Kaufland store is to be established in Parramatta, it would provide accessible walking and cycling routes.	Noted. Council acknowledges the importance of pedestrian and cycling accessibility.
		d. <b>Planning priority 9 in draft LSPS:</b> proposes that <i>more commercial space should be created in Strategic Centres</i> which limits residential uses so commercial uses relating to entertainment, health and education can be encouraged. Recommends the LSPS should <i>include further consideration of the current and emerging trends in retail formats.</i>	The issue of commercial space in the Epping Strategic Centre is being addressed by the Epping Planning Review project. Secondly, commercial floorspace in the Parramatta CBD is being addressed via Council's Parramatta CBD Planning Proposal (CBD PP) project. Finally, new planning controls for Sydney Olympic Park have recently come into effect enhancing the amount of commercial floorspace within that Strategic Centre.  Also, this matter should be addressed at a Greater Sydney-wide (or NSW-wide) level, which would require the NSW State Government to take the lead. Ad hoc individual responses from Councils will lead to inconsistent policy across Greater Sydney.
		e. <b>Planning priority 10 in draft LSPS:</b> Supports the productivity key planning priority and Council's vision for a 30 min city and agrees that <i>the employment capacity of the Employment Lands Precincts at Silverwater, Rydalmere and Camellia be maintained.</i>	Noted.
		f. <b>Sustainability Priorities</b> - supports these.	Noted.
29	The Hills Council	a. Supports the draft LSPS prioritising the identification of a mass transit link between Norwest and Parramatta.	Noted.

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	(8/11/19)	<p>b. Proposes that Council may wish to include the North South Rail Link in the relevant LSPS figures as the <i>extension of the Sydney Metro Northwest from Tallawong Station to St Marys will provide a mass transit option for residents of The Hills and Blacktown to access Parramatta via the T1 and T5 lines and may serve as an interim measure to better connect Parramatta to The Hills until such time as a metro link can be established.</i></p> <p>c. Supports planning for active transport networks as a priority. Notes The Hills Council will be progressing its Bike Plan which will address connectivity between the two councils.</p>	<p>The future transit links in the Structure Plan map have been informed by the State Government's <i>Future Transport 2056</i> document which does not show this proposed route.</p> <p>Noted. This submission was forwarded to Council's Transport Planning unit.</p>
30	Cancer Institute (8/11/19)	<p>a. Notes role of local policy can play in skin cancer prevention.</p> <p>b. Proposes standard text for a planning priority to be placed under a Council's relevant them that says: <i>Design and provide places and spaces that are healthy to live in, to work in and to visit.</i></p> <p>c. Proposes that the <i>Parramatta CBD Planning Proposal should include shade as an integral part of planning for street activation and comfort.</i></p> <p>d. Proposes that the <i>planning for shade should be an integral part of planning for walking and cycling networks, and for public transport interchanges and bus stops.</i></p> <p>e. Proposes that shade <i>planning should be an integral part of any placemaking undertaken in GPOP/ Strategic Centres/Growth Precincts and Local Centres</i> as well Council's CIS, Local contributions frameworks, planning agreements, schedule of works, open space planning and local character assessments. Sees that shade provision is</p>	<p>Noted. In terms of the hierarchy of Council strategies and policies, the LSPS sits above a Council's local policy.</p> <p>The LSPS is Council's overarching strategic document that is not intended to provide detailed content or direction. Despite this, owing to a few submissions raising the issue of healthy living and housing provision, Action <b>A44</b> in the revised LSPS addresses the issue of investigation opportunities to incorporate Healthy High Density Living for the Parramatta CBD DCP provisions.</p> <p>This is beyond the scope of the LSPS. However, this submission was forwarded to the CBD PP Team. The project's corresponding project webpage is provided at point 15.</p> <p>This is beyond the scope of the LSPS. This submission was forwarded to Council's Open Space and Recreation Team.</p> <p>This detail is beyond the scope of the LSPS. This detail is more specific to specific Council policies, guidelines and practices. As such, as per above, this submission was forwarded Council's Open Space and Recreation Team.</p>

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		also important in the implementation of Council's various pedestrian plans and strategies.	
31	Resident (8/11/19)	Raises the need for the prioritisation of the Rose Street Drainage Study in the Rose Street Precinct, Epping.	This is beyond the scope of the LSPS and LHS. This matter is being dealt with by way of the Epping Planning Review Project.  The project's corresponding project webpage is provided at point 15.
32	Ethos Urban on behalf of the Large Format Retail Association (LFRA) (9/11/19)	<p>a. Is of the view that the LSPS <i>does not adequately consider growth for the retail sector and in particular the large format retail.</i></p> <p>b. Is supportive of Council's identification of specialised Retail in Local Urban Service Hubs <i>however is of the view that the LSPS does not appropriately plan for the significant increase in population and large format retail required to support this growth.</i></p> <p>c. Recommends <i>further study of the retail sector to enable proper planning of this sector and identify key areas for growth.</i></p> <p>d. Sees the LSPS should specifically address Large Format Retail as a subsector to Retail and <i>proactively plan for large format retail floorspace</i></p> <p>e. Proposes the LSPS <i>include 'specialised retail premises' - permissible in a range of land use zones to provide further flexibility</i></p> <p>f. Proposes amending Planning Priority 11 to include <i>further expansion and opportunities within these areas</i></p> <p>g. Sees that 'Specialised retail premises' should be permissible in other land use zones</p> <p>h. Suggests that where specialised retail premises are permitted - include supporting and incidental land uses</p>	<p>A number of Council's (or other Authorities) are addressing the issue of commercial uses such as the CBD PP, Sydney Olympic Park Master plan, the Epping Planning Review.</p> <p>This matter may also be best addressed at a Greater Sydney-wide (or NSW-wide) level, which would require the NSW State Government to take the lead. Ad hoc individual responses from Councils will lead to inconsistent policy across Greater Sydney.</p> <p>See response to 32.a. above.</p> <p>See response to 32.a. above.</p> <p>See response to 32.a. above.</p> <p>See response to 32.a. above.</p> <p>See response to 32.a. above.</p> <p>See response to 32.a. above.</p> <p>Noted.</p>

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		such as Business Premises and Shops to support and underpin the day to day viability of these premises	
33	<b>Simplan on behalf of the owner land at Parramatta Road, Clyde (9/11/19 &amp; 18/12/19)</b>	Proposes a change in land use over the sites at 56, 58, 60 & 66 Parramatta Road, Clyde which are in single ownership to include mixed use development inclusive of residential and commercial uses.	<p>The sites are zoned IN1 and are part of the Clyde Industrial Lands Precinct. Council's ELS (2016) sees the 53 ha precinct protected for employment, but excludes land on the northern side of the M4 which recommends a Structure Plan process for its proximity to Camellia. This policy position is reiterated in the ELS Review and Update (2019). The LSPS further supports this by identifying the site as a Local Significant Urban Service Hub (Figure 17) recognising its critical employment role.</p> <p>This is beyond the scope of the LSPS and is inconsistent with the LHS.</p>
34	<b>Resident (10/11/19)</b>	A resident in Rose Street, Epping, the submitter raises the issue of a rezoning of the Rose Street Precinct.	<p>This is beyond the scope of the LSPS and LHS. This matter is being dealt with by way of the Epping Planning Review Project.</p> <p>The project's corresponding project webpage is provided at point 15.</p>
35	<b>Resident (11/11/19)</b>	A resident in Essex Street Epping, the submitter raises the issue of a rezoning of the Rose Street Precinct.	<p>This is beyond the scope of the LSPS and LHS. This matter is being dealt with by way of the Epping Planning Review Project.</p> <p>The project's corresponding project webpage is provided at point 15.</p>
36	<b>Resident (11/11/19)</b>	<p>Submitter is a resident who has lived in Northmead for 40 years. With regards to the predicted growth in the LSPS and LHS, he notes:</p> <ul style="list-style-type: none"> <li>• Traffic has become terrible on the main roads in and out of his suburb</li> <li>• Believes that we cannot "just keep cramming more people into the area"</li> <li>• He is concerned about the high rise developments that he sees going up – in terms of both poor appearance and population impacts.</li> </ul>	<p>The LHS has assessed all Planned Precincts and planning proposals, existing capacity and dwelling approvals and recommends sequencing of all planned precincts so that they develop in line with planned State infrastructure. The Draft CIS exhibited concurrently with the LSPS an LHS identifies ways to deliver infrastructure.</p> <p>Council is also required to meet dwelling targets set by the State Government. These targets are addressed in the LHS/LSPS.</p>
37	<b>Western Sydney Community Forum (11/11/19)</b>	a. Commends Council's commitment <i>in addressing the immense growth of the region in an equitable and sustainable manner</i>	Noted. The LSPS, LHS and Council's Affordable Housing Strategy supports affordable rental housing.

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		Notes Councils focus on building access to employment, education and infrastructure through 30-min linkages  Commends Council's commitment to <i>affordable housing is...especially in building equity amongst low income households as well as enabling key workers of the city to continue working for Parramatta</i>	
		b. Recommends Council <i>utilise planning as an integral role in determining the health and wellbeing outcomes of people</i>	This LSPS includes policy directions and actions around liveability. This is a key theme of the LSPS.
		c. Recommends Council <i>Recognise and support the delivery of human services programs as a core component of social infrastructure while matching funding investment with population growth through strategic planning directions.</i>	This is beyond the scope of the LSPS and LHS as these are broader strategic documents addressing land use and housing provision.
		d. Recommends Council <i>Enhance and enrich Parramatta's growing community, skills and cohesion through the co-location or development of place-based integrated services.</i>	This is beyond the scope of the LSPS and LHS.  This submission was forwarded to Council's Social Outcomes Team.
		e. Recommends Council <i>Increase levels of support for affordable housing especially for people in the lowest 40% of household incomes and people at risk of homelessness.</i>	For the delivery of permanent affordable rental housing, Council's LSPS and LHS identify an affordable rental housing target of at least 5-10% (subject to viability); however, where viable, Council's aspiration is for a higher provision.  Furthermore, the Housing Diversity Criteria and Housing Diversity Precinct term have been amended in the LSPS and LHS.  This submission was forwarded to Council's Social Outcomes Team.
		f. Recommends Council <i>Utilise growth in the region as a means of investing in the social needs of people in Parramatta.</i>	The CIS was exhibited in conjunction with the LSPS and LHS. This is beyond the scope of the LSPS and LHS.
38	Keylan on behalf of PAYCE (11/11/19)	a. Sees some LSPS content as potentially inconsistent with Council's adopted Melrose Park TMAP, as per the bolded text:	References have been corrected in the LSPS and LHS to include 'or equivalent bus corridor/bus service' where the PLR Stage 2 is referenced.



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		<ul style="list-style-type: none"> <li>11, 000 dwellings subject to the identified road and traffic works, the bridge to Wentworth Point with light rail <b>or equivalent bus services</b> and Sydney West (Metro) being delivered.</li> <li>6,700 dwellings - no state government commitment towards Sydney Metro, the bridge to Wentworth Point and <b>associated light rail or bus service</b>.</li> </ul>	
		b. Sees that the timing/sequencing for the dwellings permitted within Melrose Park is inconsistent with Council's resolution of 12 August 2019 as detailed above and also identified in the endorsed TMAP.	See above.
39	Stockland (11/11/19)	<p>a. Stockland has two interests within Parramatta LGA, both involving partnerships with existing landholders:</p> <ul style="list-style-type: none"> <li>Site at corner of Church Street and Victoria Road (McDonald's Australia); and</li> <li>Seniors living development in the Epping Strategic Centre (Catholic Church).</li> </ul>	Noted.
		b. <b>Defining local character in the Parramatta CBD</b> – Proposes the Parramatta CBD be defined by a number of sub-precincts (eg. City Core and North CBD) so that place-based planning and design controls can be established in a way that reflects the unique characteristics of sub-precincts.	This is beyond the scope of the LSPS and LHS and is being addressed by way of the CBD PP Project. A DCP will be prepared for the CBD which addresses local character.
		c. <b>Incentivise consolidation of small sites to attract major business owners outside of the CBD core</b> – Proposes Council consider a <i>place-based approach to establishing car parking controls for Parramatta CBD, and potential reflecting different car parking controls for different sub-precincts to reflect the connectivity and locational characteristics of different parts of the CBD</i> .	This is beyond the scope of the LSPS and LHS. Any new parking policy will be addressed as part of Council's CBD PP and DCP.
		d. <b>Seniors Housing</b> – Proposes that Council considers the unique design and planning requirements for Seniors Housing (in terms of apartment floorplates and parking	This is beyond the scope of the LSPS and LHS. Whilst these focus on ensuring the delivery of appropriate housing over the next 20 years,



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		requirements) when establishing the Housing Strategy and making amendments to planning controls.	they are largely broader strategies not intended to address design issues for Seniors Housing.
40	Boral (11/11/19)	<b>Camellia Precinct</b>	-
		a. Boral's NSW manufacturing plant located in the Camellia Planned Precinct is situated on Thackeray Street, Camellia and is <i>extremely important asset as Boral's only plasterboard plant in NSW, and the only plant in Australia to produce various lines of plaster products.</i>	Noted.
		b. Sees that the Council and the DPIE appear to be committed to the rezoning of the Camellia Town Centre.	This is correct. Although, it is noted that the GSC has proposed no land use change in Camellia through its draft PIC for GPOP. The NSW Government has not yet endorsed this PIC.
		c. Proposes that suitable provisions be incorporated into the LEP to enable the unfettered and ongoing operation of Boral's significant plasterboard operations around the zoning of their land parcels and adjoining land so their operations are not inhibited.	This is beyond the scope of the LSPS and LHS. The LSPS is not reviewing existing zoning patterns and potential land conflicts as it is an overarching growth/planning strategy to guide growth and land uses. Any land use buffering issues would be managed through a master planning process.
		<b>Granville Precinct</b>	-
		d. Boral has a concrete batching plant on Mort Street, Granville. Boral proposes Council <i>consider the recommendations by PRCUTS to rezone land at Mort Street IN1 General Industrial in recognition of the role Boral's operations play in providing essential urban services that support the building and construction industries.</i>	This is beyond the scope of the LSPS and LHS. The LSPS is not reviewing existing zoning patterns and potential land conflicts as it is an overarching growth/planning strategy to guide growth and land uses.
41	NSW Cancer Council (11/11/19)	a. Proposes standard text for a planning priority to be placed under a Council's relevant them that says: <i>Design and provide places and spaces that are healthy to live in, to work in and to visit.</i>	A few submissions raise the issue of healthy living and housing provision. Given this, Action <b>A44</b> in the revised LSPS addresses the issue of investigation of opportunities to incorporate Healthy High Density Living for the Parramatta CBD DCP provisions.
		b. Proposes that shade <i>planning should be an integral part of any placemaking undertaken in GPOP/ Strategic Centres/Growth Precincts and Local Centres</i> as well Council's CIS, Local contributions frameworks, planning	This is beyond the scope of the LSPS.  Agree, this detail is more specific to specific Council policies, guidelines and practices. As such, this submission was forwarded to Council's Open Space and Recreation Team.

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		agreements, schedule of works, open space planning and local character assessments.	
42	Ethos on behalf of Commonwealth Superannuation Corporation (11/11/19)	a. The submission proposes a land use vision for its site and nine adjoining land holdings that make up the Parramatta (River Road West and Alfred Street) employment precinct that increases density and changes land uses to alternative employment and mixed uses and inclusive of residential towers.	The ELS (2106) and ELS Review and Update (2019) identify Parramatta (River Road West & Alfred Street) precinct for a Structure Plan to <i>investigate rezoning land for mixed use – commercial and residential</i> uses.  Potential rezoning of this precinct would be considered at a later stage as a part of the structure plan process.
		b. Proposes changes to various sections of the LSPS including dwelling targets, Structure Plan and other figures and wording to specific planning priorities that support their proposed vision (as per a. above).	This is beyond the scope of the LSPS. The best means of achieving land use change is via a Structure Plan and planning proposal process.
43	Knight Frank Town Planning (11/11/19)	a. Proposes Policy Direction P2 should be amended to replace 'low-rise building forms' with 'medium rise building forms' which equates to 4 storey development. Seeks further clarification on what 'low-rise building forms' is.	The rationale for the low-rise building form is provided in the LHS which is a response to the doubling of the population that will be living in apartments by 2036 (from 35% to 70%). The proposed amendment will only further increase the proportion of residents living in apartments and limit housing choice and housing diversity.
		b. Suggests a need for 3+ bedroom size apartments.	The inclusion of new action <b>A43</b> which ensures that this issue can be investigated as part of the CBD DCP review process.
		c. Proposes Council introduce <b>terrace apartment buildings</b> as a new use in its LEP.	Any new land use change should occur at the State-wide level with DPIE as the lead as this would involve a change to the State Government's <i>Standard Instrument</i> LEP Dictionary.
		d. Seeks clarification on terms such as 'Local Centre' and request Local Centres are consistent across all figures in the LSPS.	The Glossary term has been updated in the LSPS to provide further clarification and consistency with the CCDP.
		e. Sees a case for fast-tracking the Parramatta Light Rail project.	On 21 October 2019 midway through the LSPS exhibition process, the State Government announced the Sydney Metro West route and alternate route through Rydalmere.  This issue is addressed by Policy Directions <b>P6</b> and <b>P10</b> and Actions <b>A12</b> and <b>A13</b> .
		f. Proposes that specific bus routes in the LHS recognise certain bus routes. States <i>that A number of M2 Express</i>	The LSPS has been amended to reflect the Bus Transitways that bisect the City as well and the M2 Express bus route.

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		<i>Bus interchanges, located within Parramatta LGA provide rapid bus services to Macquarie Park, St Leonards, North Sydney and Sydney CBD to the east, as well as Castle Hill, Norwest and Blacktown to the west. This major public transport route provides access from the northern parts of Parramatta LGA to the majority of Sydney's professional jobs within an approximate 15 - 30 min commute on a M2 rapid bus.</i>	
44	<b>Knight Frank Town Planning on behalf of Harvey Norman (11/11/19)</b>	a. This submission has been prepared in relation to a Harvey Norman land holding at 75 Carnarvon Street, Silverwater.	Noted. The site is located within the Silverwater Industrial area.
		b. Sees justification for reviewing the LSPS to identify a section of Carnarvon Street separately to that of the rest of the Silverwater Industrial Land area for <i>mixed use development including employment, commercial, residential and supporting retail.</i>	This is beyond the scope of the LSPS and LHS. Council's ELS and ELS Update and Review provide the vision for this precinct which is current as at late 2019.  Any change to this area could only be considered at the time a comprehensive review of the ELS is undertaken by Council.
45	<b>Goodman (11/11/19)</b>	<p>a. This submission has been prepared in relation to Goodman land holdings at:</p> <ul style="list-style-type: none"> <li>• Slough Business Park - 1 &amp; 2 Slough Avenue, Silverwater</li> <li>• Brodie Industrial Estate - 40 Brodie Street, Rydalmere</li> <li>• Cambridge Office Park - 37-41 Oxford Street, Epping</li> <li>• Reserve Industrial Estate - 6 Hope Street, Ermington</li> <li>• Rosehill Business Park - 1b Unwin Street, Rosehill</li> <li>• Rosehill Industrial Estate - 2 Shirley Street, 3-11 Shirley Street, Rosehill</li> <li>• Silverwater Distribution Centre - 4 Newington Road, Silverwater</li> <li>• Newington Business Park - 2 Holker Street, 4 Avenue of the Americas, Newington.</li> </ul>	Noted.

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		<p>b. In relation to P2 and A1 under Planning Priority 9 &amp; 10, submitter encourages Council to investigate potential rezoning of IN1 zoned land in this strategic location to <i>B6 – Enterprise Corridor</i> or <i>B7 – Business Park</i> to facilitate greater flexibility of potential higher yield employment uses.</p> <p>In the case of Planning Priority 10, submitter proposes the addition of <i>showroom and other similar retail uses should appropriately be accommodated with existing employment land.</i></p>	<p>This request is beyond the scope of the LSPS and LHS with some proposals (dependent on site locations) and LHS inconsistent with the ELS (2016) and ELS Update and Review (2019).</p> <p>The process for a land use change is via a planning proposal or via a planned precinct process, dependent on a site's location.</p>
		<p>c. In relation to Action A2 under Planning Priority 11, submitter encourages Council to consider height and FSR increases <i>to enable future high-bay and multi-level trends in warehousing</i> as well as <i>ensure parking controls reflect the requirement of modern-day warehouse and distribution uses.</i></p>	<p>See response at 45.b. above.</p>
46	<b>Ethos Urban on behalf of land owners at North Rocks Industrial Area (11/11/19)</b>	<p>a. This submission has been prepared in relation to Goodman land holdings at: North Rocks</p> <ul style="list-style-type: none"> <li>• Unilever - 219 North Rocks Road</li> <li>• Coleston Construction Pty Ltd - 19-21 Loyalty Road</li> <li>• Rocklands Industrial - 1-6 Lenton Place</li> <li>• Caleven Pty Ltd - 15-17 Loyalty Road</li> <li>• Louise Developments Pty Ltd - 12 Loyalty Road</li> <li>• Decorator Centres NSW Pty Ltd - 25 Loyalty Road</li> <li>• Northrock Corporations Pty Ltd - 3 Trent Road</li> <li>• Cub Campers - 23 Loyalty Road</li> <li>• Mako Minerals Pty Ltd - 18 Loyalty Road</li> <li>• PPMG Holdings Pty Ltd Unit 1, 22 Loyalty Road</li> </ul>	<p>Noted. These landholdings comprise the North Rocks Industrial area as identified in Council's ELS (2016) and ELS Update and Review (2019). This industrial precinct is identified as being <i>retained for industrial zoning.</i></p>

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		b. Submitter proposes the introduction of a broader range of uses including a town centre, mixed use development owing to the <i>underperformance of the precinct</i> .	This is beyond the scope of the LSPS and LHS.  The LSPS reflects the ELS (2016), the ELS Update and Review (2019) and the LHS. As per above, the ELS documents say that land is identified as being <i>retained for industrial zoning</i> and the LHS says that no new growth precincts are required for this area. The LHS also identifies the North Rocks area as a 'high constraint area' for residential development.
47	<b>Resident (11/11/19) Ralph Allen</b>	a. A resident in Rose Street, Epping, the submitter raises the issue of a rezoning of the Rose Street Precinct.	This is beyond the scope of the LSPS and LHS. This matter is being dealt with by way of the Epping Planning Review Project.  The project's corresponding project webpage is provided at point 15.
48	<b>Bridge Housing 11/11/19</b>	b. This submission has been prepared in relation to 185 properties which are owned or managed by Bridge Housing, a social housing provider.	Note: this submission was forwarded to Council's Social Outcomes team for their information.
		c. <b>Planning Priority 6</b> on incentivising affordable rental housing delivery and provision of permanent affordable housing - supports this planning priority which proposes that as part of Council advocating for affordable housing that it also advocate for new generation boarding houses with similar rent control provisions.	Noted.
		d. Proposes other mechanisms to support affordable housing as well as LEP amendments to deliver affordable housing.	These mechanisms are too specific or detailed for the purposes of the LSPS and LHS.  This submission has been forward to Council's Social Outcomes Team for their consideration.
		e. Proposes a series of actions to be added to the LSPS that include: amending SEPP 70; utilising VPA as a mechanism; reviewing car parking rates; introducing a rates levy and the like.	These proposed mechanisms are too specific for the LSPS (and LHS) and best achieved via a State or industry led process so that a consistent Greater Sydney-wide approach can be achieved.
49	<b>Mecone on behalf of a number of landowners</b>	a. These submissions have been prepared in relation to a <i>number of landowners or proponents within the City of Parramatta</i> .	Noted.
		a. Requests that the Housing Diversity Criteria in the LSPS be amended to say: <i>An identified area which provides for</i>	This proposed change is inconsistent with the evidence in the LHS and its key recommendation that <i>no additional major rezonings for housing</i>

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	(11/11/19 & 16/12/19)	<i>the diverse types of low-rise housing necessary to meet housing needs of the community into the future. These housing types include terrace housing, townhouses, manor houses, seniors housing, etc. but not residential apartments, other than low – <b>medium</b> rise residential buildings that comprise at least up to 33% rental housing options including longer- term affordable housing, build to rent, key worker housing and seniors apartment housing.</i>	<p><i>are likely to be required.</i> The inclusion of “medium” in the definition may result in more major rezoning.</p> <p>As per the revised Housing Diversity Criteria in the LSPS, a Housing Diversity Precinct must undertake urban design capability testing to determine the appropriate low-rise building form.</p> <p>However, on account of a few submissions seeking clarification on the Housing Diversity Criteria in the LSPS, this criteria has been amended.</p>
		b. Expresses concern at the following LHS recommendation that says <i>no additional major precinct and/or rezonings for housing are required to meet the DPIE's Implied Dwelling Requirement - over and above those already identified in this Strategy - and should therefore not be actively facilitated, until the post 2036 period.</i> The submitter is concerned that this will <i>limit any opportunity for significant renewal within much of the LGA, particularly to the north.</i>	The LSPS will be comprehensively reviewed every 4 years at which time this content can be reviewed if necessary.
		c. Submitter notes that a <i>number of M2 Express Bus interchanges, located within Parramatta LGA provide rapid bus services to Macquarie Park, St Leonards, North Sydney and Sydney CBD to the east, as well as Castle Hill, Norwest and Blacktown to the west. This major public transport route provides access from the northern parts of Parramatta LGA to the majority of Sydney's professional jobs within an approximate 15 - 30 min commute on a M2 rapid bus.</i>	Key LSPS maps have been updated to reflect the Transitways and M2 Express Bus Route that operate within the City.
		d. Seeks clarification on the 'Housing Diversity Precinct' definition and the 'affordable housing' terms in the LSPS.	The Housing Diversity Precinct criteria has been revised along with the Housing Diversity Precinct term in the Glossary and two associated policy directions and actions ( <b>P24, P25, P31, A42, A43, A46 and A47</b> ).
		e. Raises concerns on financial impact of Housing Diversity Precincts.	See response immediately above at 49.d.
50	UDIA (11/11/19)	a. Sees that the LSPS should be <i>regularly reviewed to ensure it remains appropriate.</i>	As the exhibited LSPS stated, reviews of the City's LSPS will be subject to comprehensive reviews every 4 years in line with Council's Strategic Plan.

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			Council report for the 24 February 2020 Council meeting also proposes 'out of cycle reviews' which has strict criteria.
		b. Proposes council review <i>housing targets once other Greater Sydney councils complete their targets.</i>	The GSC's CCDP sets the housing targets for Greater Sydney.  As part of the LHS implementation and monitoring process, Council will monitor its performance against the current (and future targets) set by the CCDP.
		c. Proposes <i>collaboration with DPIE to support the reintroduction of an Urban Development Program to deliver and monitor growth, with clear accountabilities in partnership with industry.</i>	The re-introduction of the DPIE's former Urban Development Program DPIE is a State Government matter. Specific Actions within the CCDP also address housing monitoring which may have made the UDP redundant.  Council's implementation of the LHS will also ensure dwelling growth is monitored across the City and for the purposes of providing regular LHS update reports.
		d. Proposes that <i>Council provide more flexibility in planning controls.</i>	This is beyond the scope of the LSPS and LHS which are managing the provision of housing and setting a strategic vision for land use over the next 20 years.
		e. Proposes <i>Council adopts an incentive-based approach for Affordable Housing in collaboration with industry.</i>	This is beyond the scope of the LSPS and LHS. It is noted however that this is the approach taken in the SEPP.
		f. Proposes <i>Council review the building heights in the Parramatta CBD.</i>	This is beyond the scope of the LSPS and LHS. New building heights are being proposed as part of the CBD PP and which involves a comprehensive review of the CBD planning controls.
		g. Proposes <i>Council collaborates closely with industry to create controls that enable vibrant mixed-use precincts that reflect future opportunities and the local flavour.</i>	The finalisation of the LSPS and LHS is being informed by feedback received during the exhibition process as well as comments received from the GSC.  No further consultation other than that undertaken for the exhibition of the LSPS, LHS and ELS Update and Review is proposed before these are finalised.
51	Sydney Water (11/11/19)	a. <b>Open space accessibility</b> - Sydney Water: <i>looks forward to working with Council to address the limited capacity to provide new open spaces.</i>	Noted.



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		<p>b. <b>Figure 12 Green Grid</b> – Supports <i>Council's acknowledgement of the role of waterways as destination and...in providing areas of recreation and relaxation.</i> Recommends including some key recreational areas (i.e. current and future swimming sites) in the <i>Figure 12 – Green and Grid</i> to enhance the linkages between the green and blue grid and the importance of Parramatta River to the local community.</p>	Noted. This submission has been forwarded to Council's Environmental Outcomes team for their consideration.
		<p>c. <b>Climate change and resilience</b> – supports Council's <i>observation that WSUD has multiple benefits including minor flood mitigation and improving local water supply by reducing the use of potable water for irrigation.</i></p>	Noted. This submission has been forwarded to Council's Environmental Outcomes team for their consideration.
		<p>d. <b>Figure 23 – Delivering Housing and Employment</b> - requests that Council regularly inform Sydney Water of any changes to projected population, dwelling and employment data.</p> <p>e.</p>	<p>This is beyond the scope of the LSPS and LHS. However, this is part of Council's internal processes when preparing planning proposals or endorsing Planned Precinct visions.</p> <p>Furthermore, as part of the implementation of the LHS, dwelling growth will be regularly monitored to gauge the City's performance against CCDP's housing targets.</p>
		<p>f. <b>Planning Priority 13</b> Supports this priority which is to <i>Protect and improve the health and swimmability of the Parramatta River, its waterways and catchment</i></p>	Noted. This submission has been forwarded to Council's Environmental Outcomes team for their consideration.
		<p>a. <b>Planning Priority 14</b> - Looks forward to working with Council through the Parramatta River Catchment Group (PCRG) on – <i>Protect and enhance our green infrastructure to improve liveability and ecologic health</i> - looks forward to working with Council to achieve their objective.</p>	Noted. This submission has been forwarded to Council's Environmental Outcomes team for their consideration.
		<p>b. <b>Planning Priority 15</b> - Welcomes the Blue Infrastructure Plan as well as <i>Council's proposal to set higher BASIX target5s and introduce changes to planning instruments.</i></p> <p>Sydney Water also seeks to <i>partner with others to develop better solutions for organic waste management in Sydney and promote a circular economy.</i></p>	<p>Noted.</p> <p>Submission forwarded to Council's Environmental Outcomes and Sustainability and Waste teams.</p>

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		<p>c. <b>Planning Priority 16</b> – notes that there is an opportunity to work with Council on <i>initiatives for cooling the public domain, especially in the Parramatta CBD</i>.</p> <p>d. <b>LEP Preparation</b> – recommends Council <i>consider appropriate land use zoning for water related operational infrastructure</i>.</p>	<p>This is beyond the scope of the LSPS and LHS. However, this submission was forwarded to Council's Environmental Outcomes team for their consideration.</p> <p>The nominated corresponding LEP amendment to Council's LSPS is an existing Housekeeping amendment which is near completion (notification) stage.</p> <p>Notwithstanding the above, the permissibility of water related infrastructure should be led by the State Government in a review of the Standard Instrument (in the case of open space and waterway zones). Furthermore, this matter could also be considered via a future review of Council's Employment Lands Strategy with regards to its employment precincts.</p>
52	<b>Willow Tree on behalf of Ramsay Health Care, Westmead Hospital (11/11/19)</b>	<p>a. This submission has been prepared in relation to Ramsay Health Care land holdings at 12, 12A, 14 and 14B Mons Road, Westmead</p> <p>Notes their submission corresponds to a planning proposal which seeks an increase in building height and FSR to support the expansion of the existing Westmead Hospital lodged in October 2019.</p> <p>b. Draws similarities between the submitter's proposed vision for their site and specific Planning Priorities, Policy Directions and Actions in the LSPS.</p> <p>Sees that the LSPS should identify higher densities on their site to support the expanded hospital facility.</p>	<p>Noted.</p> <p>Consideration of these detailed site-specific matters for the purpose of finalising the LSPS is beyond the scope of the LSPS.</p>
53	<b>Urbis on behalf of Billbergia Group (14/11/19)</b> (See also submission at 57)	<p>a. This submission has been prepared in relation to Billbergia land holdings at 10 Grand Parade, Rosehill.</p> <p>b. Supports the LSPS vision.</p> <p>c. Recommends Council consult with Camellia land owners regarding outcomes for the Camellia Precinct including Rosehill.</p>	<p>Noted. The site is included in the area for DPIE's Planned Precinct for Camellia.</p> <p>Noted.</p> <p>Council will continue to liaise with applicants and landowners in collaboration with the DPIE on the Camellia Planned Precinct process.</p> <p>Also dwellings in Camellia will be subject to the State Government's position in response to the GPOP PIC released by the Greater Sydney Commission.</p>

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		<p>d. Supports the <i>action to review surrounding industrial land uses around the Camellia Town Centre, and plan for higher order employment. We also ask for Council to investigate residential opportunities in the medium and long term as the Precinct evolves overtime.</i></p>	<p>There is no such action within the LSPS. However, Policy Directions <b>P10</b> and <b>P15</b> and Action <b>A36</b> addresses this.</p> <p>Residential uses in Camellia may be subject to the DPIE's Planned Precinct process and the State Government's 'New Approach to Precinct Planning' and the Draft PIC released by the GSC.</p>
		<p>e. Requests the <i>Structure Plan for Camellia needs to commence ASAP to provide certainty to the future land uses within the precinct. City of Parramatta needs to clarify timeframes for the Structure Plan development and finalisation.</i></p>	<p>The planning for the Camellia Precinct is being led by the DPIE.</p> <p>Residential uses in Camellia may be subject to the DPIE's Planned Precinct process and the State Government's 'New Approach to Precinct Planning' and the Draft PIC released by the GSC.</p>
		<p>f. Seeks clarification on <i>no nett loss of employment and how the City will assess this requirement through planning proposals</i> as well as <i>how the SIC and PIC will be implemented</i>, whether the section 7.12 contributions plan will be implemented and requests Council measure the cumulative impacts of infrastructure plans.</p>	<p>These matters are beyond the scope of the LSPS and will be considered in more detail during the preparation of planning proposals.</p>
		<p>g. Proposes Council work with <i>landowners in building a business case to the NSW Government to enable confirmation of a Metro stop at either Camellia or Rydalmere.</i></p>	<p>On 21 October 2019 midway through the LSPS exhibition process, the State Government announced the Sydney Metro West route and alternate route through Rydalmere.</p> <p>This issue is addressed by Policy Directions <b>P6</b> and <b>P10</b> and Action <b>A12</b> in the revised LSPS.</p> <p>Council recently endorsed a submission on this issue which seeks an interim stop between Sydney Olympic Park and Parramatta that the preferred location is Camellia.</p>
54	<b>Ethos Urban on behalf of Charter Hall (11/11/19)</b>	<p>a. This submission has been prepared in relation to Charter Hall's land holdings within the Parramatta CBD at:</p> <ul style="list-style-type: none"> <li>• 2–12 Macquarie Street, Parramatta</li> <li>• 105 Phillip Street, Parramatta</li> <li>• 169 Macquarie Street, Parramatta (Western Sydney University)</li> </ul>	<p>Noted.</p>

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		<ul style="list-style-type: none"> <li>2–6 Hassall Street, Parramatta (proposed Western Sydney University Innovation Hub)</li> <li>9–11 Wentworth Street, Parramatta.</li> </ul>	
		b. Proposes the Sydney Metro West route should be reflected in the revised LSPS.	<p>The Draft LSPS was well into its exhibition when the State Government's announced funding for the Sydney Metro West project on 21 October 2019.</p> <p>The LSPS has been updated to include the revised Sydney Metro West route.</p>
		c. Raises matters relating to land use and other issues pertaining to the CBD planning proposal.	These matters are beyond the scope of the LSPS and LHS and instead are being addressed via the CBD PP project.
55	Resident (11/11/19)	a. Concerned about the lack of affordable housing within the City of Parramatta.	<p>Noted and understood. It is evident that there has been very little delivery of affordable housing stock despite the rate of redevelopment occurring within the City.</p> <p>For the delivery of permanent affordable rental housing, Council's LSPS and LHS identify an affordable rental housing target of at least 5-10% (subject to viability); however, where viable, Council's aspiration is for a higher provision.</p>
		b. Recommends Council increase the affordable housing in the LHS and LSPS from 5-10% to 15%.	See response immediately above.
56	Knight Frank on behalf of Dyldam (11/11/19)	a. This submission has been prepared in relation to Dyldam over a number of its land holdings across the City.	Noted.
		b. Raises matters relating to Council's CBD PP process.	These are beyond the scope of the LSPS and LHS and are being addresses via the CBD Planning Proposal project.
		c. Seeks confirmation that the dwelling projections <i>will not be capped or liming housing in any particular precinct or area.</i>	<p>The LHS requires that Council continue to monitor its dwelling delivery. Council must also work with the State government to ensure the sequencing of growth is aligned with infrastructure delivery. Furthermore, the GSC has released the Draft PIC which has found that <i>If all recent and proposed land use changes in GPOP were to happen all at once, it would not be possible to fund all of the necessary infrastructure at the same time.</i> The Draft PIC seeks to sequence housing delivery with infrastructure as per the intention of the LHS.</p>

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			The LHS and LSPS do not anticipate more significant housing growth outside of the precincts as council is easily achieving its dwelling targets.
		d. Proposed the <i>low density reference in Priority 9 be removed given Priority 4 covers the scale and character or suburban Parramatta (outside GPOP and the Epping Strategic Centre)</i> .	It is unclear what is meant by this proposed change. Planning Priority 9 does not refer to low density. However, any reference to low scale density or low scale character has been justified by the “immense and sustained” dwelling growth predicted by the LHS.
		e. Requests amendment to Policy Direction P2 under Planning Priority 4 by replacing 'low rise building forms' with 'predominantly low and medium rise' building forms for local centres outside of the GPOP area and Epping District Centre.	The evidence in the LHS sees the need for more diverse housing on account of the predicted 70% proportion of the City's residents living in apartments by 2036.  The LHS sequences growth of each growth precinct to better manage this impact. Therefore, any expansion of redevelopment of sites for low-rise development should not undermine this sequencing, nor the sequencing identified in the GSC's Draft PIC.
		f. Seeks clarification that 'no new high density Growth Precincts' policy would not prevent the consideration of high density in or immediately adjacent to existing Local Centre zones.	The clarification for temporarily ceasing the Growth Precincts process in the City is provided in the LHS.  Furthermore, the GSC has released the Draft PIC which has found that <i>If all recent and proposed land use changes in GPOP were to happen all at once, it would not be possible to fund all of the necessary infrastructure at the same time</i> . The Draft PIC seeks to sequence housing delivery with infrastructure as per the intention of the LHS.
		g. Sees the need to <i>couple housing diversity precincts with high density mixed use development</i> .	On account of a number of submission received on Housing Diversity Precincts, the Housing Diversity Criteria along with the Housing Diversity Precinct term have been clarified in the LSPS and LHS.
		h. Supports flexibility in the incentivising the delivering affordable rental housing.	Noted.
		i. Recommends an additional action be included to <i>Undertake an investigation of housing and centre revitalisation opportunities at Wentworthville, Northmead and Ermington over the next 4 years</i> .	This is inconsistent with the findings in the LHS and the ELS (2016) and ELS Update and Review (2019).

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		j. Recommends LHS be amended to <i>provide more clarification and definition be provided around the precise localities that are highly constrained.</i>	<p>The LHS (section 2.3.2) identifies the constrained areas within the City as follows:</p> <ul style="list-style-type: none"> <li>• North of Carlingford Road</li> <li>• The North Rocks area</li> <li>• The Winston Hills area, but the Windsor Road corridor between Winston Hills and North Rocks (primarily Northmead) does present better opportunity.</li> <li>• Dundas Valley and parts of Dundas.</li> <li>• The Constitution Hill area to the western border of the LGA.</li> <li>• Parts of Sydney Olympic Park (except the key areas that are the focus of the SOP Masterplan and the Carter Street precinct).</li> </ul> <p>These are constrained <i>due to less accessibility to public transit or future upgrades.</i></p>
57	<b>Keylan on behalf of Billbergia Group (11/11/19)</b> (See also submission at 53)	a. This submission has been prepared in relation to Billbergia Group site at Camellia (Town Centre east) within the Camellia Planned Precinct.	Noted.
		b. Supports a range of planning priorities, policy directions and actions in the LSPS including Planning Priorities 2, 5 and 10.	Noted.
		c. Sees the need for Council to advocate for the bringing forward of the PLR (Stage 2).	<p>On 21 October 2019 midway through the LSPS exhibition process, the State Government announced the Sydney Metro West route and alternate route through Rydalmere which has had delayed the delivery of the Parramatta Light Rail Stage 2 project.</p> <p>This issue is addressed by Policy Directions <b>P6</b> and <b>P10</b> and Action <b>A12</b> in the revised LSPS.</p>
		d. Recommends Council consult with Billbergia as it finalises the LSPS.	The finalisation of the LSPS and LHS is being informed by feedback received during the exhibition process as well as comments received from the GSC.

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			No further consultation other than that undertaken for the exhibition of the LSPS, LHS and ELS Update and Review is proposed before these are finalised.
		e. Recommends Council bring forward the planning proposals within the Camellia Planned Precinct area.	This is beyond of the LSPS and LHS.
58	EG on behalf of land owner (11/11/19)	a. This submission has been prepared in relation to Anchor Estate land holdings at 150-152 Briens Road, Northmead.	Noted.
		b. Proposes changes to the LSPS to recognise the following additional uses: hotel, serviced apartments, commercial uses, food and drink premises and commercial car parking.	This is beyond the scope of the LSPS and LHS.
59	Architectus on behalf of CPM (11/11/19)	a. This submission has been prepared in relation to the following CPM land holdings as follows: <ul style="list-style-type: none"> <li>Block bounded by Barney, Church, Castle and By Streets, North Parramatta.</li> <li>543 Church Street, North Parramatta.</li> <li>10 Dunlop Street, North Parramatta.</li> </ul>	The block is located within the North Parramatta (Church Street) employment lands precinct as per Council's ELS (2016) and ELS Update (2020) with sites 2 and 3 located outside the CBD Planning Proposal area.
		b. Recommends the LSPS be amended to identify <i>North Parramatta as strategic employment land / complementary centre to Parramatta CBD on the Employment Lands map (Figure 17), to allow for large floorplate commercial uses that Parramatta CBD cannot always provide and for which there is demonstrated demand. North Parramatta Precinct is supported by existing and proposed public transport.</i>	This land is identified as Strategic Employment Land in the City's ELS (2016) and the ELS Update and Review (2020).
		c. Recommends the LSPS be amended to <i>identify all Investigation / Renewal Areas including North Parramatta on the Structure Plan (Page 32-33 in the Draft LSPS).</i>	The LSPS has been amended to clarify the categories of employment land.
		d. Recommends the LSPS <i>further consider the Planning Priorities and Actions in relation to land use planning opportunities to deliver additional jobs and housing in North Parramatta.</i>	North Parramatta has been identified as a Planning Investigation Area under the Parramatta CBD Planning Strategy. Subsequently, this area will be subject to further review as part of a separate planning process.



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		e. Recommends the LSPS <i>further investigate opportunities for North Parramatta as a complementary centre to Parramatta CBD to maximise the long-term potential of Greater Parramatta.</i>	See response above at 59.d. above.
60	Willow Tree Planning on behalf of 93 Bridge Road, Westmead (11/11/19)	a. This submission has been prepared in relation to land owned by the Bridge Road Trust at 93 Bridge Road, Westmead.  The submitter advises that a planning proposal seeking additional height, FSR and an Additional Permitted Use for short-term accommodation applies to the site.	Noted.
		b. Submission notes the various LSPS content (ie. planning priorities, policy directions and actions) that are consistent with the planning proposal.	Noted.
61	Mecone on behalf of Fife Capital (11/11/19)	a. This submission has been prepared in relation to land owned by Fife Capital at 55-59 Kirby Street, Rydalmere.	Noted. This site is not an identified growth precinct in the LSPS or LHS.
		b. <b>Planning Priority 3, Action A7:</b> Proposes the LSPS be amended so that the subject site can facilitate housing diversity.	The LHS requires that Council continue to monitor its dwelling delivery. Council must also work with the State government to ensure the sequencing of growth is aligned with infrastructure delivery. Furthermore, the GSC has released the Draft PIC which has found that <i>If all recent and proposed land use changes in GPOP were to happen all at once, it would not be possible to fund all of the necessary infrastructure at the same time.</i> The Draft PIC seeks to sequence housing delivery with infrastructure as per the intention of the LHS.
		c. <b>Planning Priority 5:</b> Proposes amendment to the housing diversity criteria to include low to <b>medium</b> density development.	On account of a few submissions seeking clarification on the Housing Diversity Criteria in the LSPS along with the Housing Diversity Precinct term in the Glossary these have been revised to further clarify its intentions.
		d. <b>Planning Priority 10:</b> suggests rewording of the Strategic Action for Kirby Street in the LSPS Appendix <i>to include Kirby Street, Rydalmere as an area within GPOP appropriate for facilitating housing diversity.</i>	Whilst the ELS (2016) identifies the site for a Structure Plan process and the ELS Update and Review (2019) identifies the site for a rezoning for diverse low-rise residential housing types not well provided in growth precincts, the LSPS and LHS could enable the site to potentially pursue a Housing Diversity Precinct (subject to satisfaction of the criteria).

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			Given the number of submissions that have been received seeking clarity on the criteria and terms for Housing Diversity Precincts, these have subsequently been amended.
		e. <b>Planning Priority 11:</b> notes the Strategic Action reference in the LSPS' Appendix for Kirby Street as: <i>Investigate rezoning for diverse low-rise residential housing types not well provided in growth precincts.</i>	See responses above.
62	<b>Ethos Urban on behalf of Mirvac (11/11/19)</b>	a. This submission has been prepared in relation to land holdings owned by Mirvac at the following addresses: <ul style="list-style-type: none"> <li>• 75 George Street, Parramatta</li> <li>• 274 Victoria Road, Rydalmere</li> </ul>	Noted.
		b. In relation to the site at 75 George Street, Parramatta <ul style="list-style-type: none"> <li>• Notes that the Civic Link impacts on their site proposal.</li> <li>• Makes specific comments in relation the CBD PP project.</li> </ul>	These matters are beyond the scope of the LSPS and LHS. Matter relating to the Civic Link must be dealt with via the City Link Project where appropriate. A copy of the submission has been forwarded to the City Transformation Team (City Strategy).  Any matter raised in relation to the CBD PP must be addressed through that project where appropriate.
		c. Notes the site at Rydalmere presents an opportunity to delivery additional employment.	This site-specific request is beyond the scope of the LSPS. Rydalmere is identified as Metropolitan Significant Employment Lands in the LSPS.
		d. Comments on specific sustainability planning priorities, policy directions and actions	The matters raised are very detailed and specific and beyond what would be explored via the proposed Actions. Thus, they are beyond the scope of the LSPS and LHS.  This submission has been forwarded to the Environmental Outcomes team for their information.
63	<b>Resident in Epping (11/11/19)</b>	a. Raises a number of matters relating to: implementation of the plans; Council's purchasing of infrastructure; and also education facilities.	Section 5 of the LSPS and Section 4 of the LHS (as exhibited and as recommended for endorsement) explain how both plans will be implemented.  The LSPS and LHS acknowledge the need to phase growth with the delivery of infrastructure to ensure the population is supported with the services and facilities needed for a place to be liveable, sustainable and productive. Section 2.3 Infrastructure Delivery – Local and State

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			<p>collaboration in the revised LSPS discusses the delivery of infrastructure in the City.</p> <p>Section 4 of the draft LSPS (as exhibited), now Section 5 in the revised LSPS) includes Council's approach to planning and delivering infrastructure (including community infrastructure, such as educational facilities) across the LGA, and references various mechanisms including development contributions and Voluntary Planning Agreements.</p>
		b. Raises specific matters pertaining to Epping including: its Strategic Centre role; commercial floorspace; open space; and heritage; and proposes a Carlingford to Epping Corridor.	<p>The Epping matters are beyond the scope of the LSPS and LHS and are being addressed via the Epping Planning Review.</p> <p>Aspects of this submission that deal with the CIS were forwarded to the Social Outcomes Team.</p>
		c. Does not support housing diversity precincts or inclusionary zoning for affordable housing.	Noted. The LHS explains the need for Housing Diversity Precincts and also for affordable rental housing. A number of submissions have sought clarity on the Housing Diversity Precinct Criteria and as such, the LSPS and LHS have been amended.
		d. Supports most of the sentiments in the LSPS and LHS but fails to see their respective implementation.	Noted.
64	<b>Ethos Urban of behalf of The Salvation Army (11/11/19)</b>	<p>a. This submission has been prepared in relation to Salvation landholdings at:</p> <ul style="list-style-type: none"> <li>• 10a Bijiji Street, Pendle Hill</li> <li>• 158 Binalong Road, Toongabbie</li> <li>• 66 Good Street, Granville</li> <li>• 73 Chanel Street, Toongabbie</li> <li>• 426 Church Street, Parramatta</li> </ul>	Noted.
		b. Sees that the application of the R2 Low Density Residential zone should be reviewed in favour of the R3 Medium Density Residential zone.	The LSPS acknowledges some growth will occur as infill development areas outside of precincts. However, changes to the zoning are beyond the scope of the LSPS and LHS. Instead, the site might want to pursue a housing diversity precinct as detailed in the LSPS and LHS (subject to meeting the relevant criteria). See also response below.

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		c. Request that <i>Council recognise the importance of infill medium design development outside the GPOP area</i> and recommends the application of the R3 or R4 zones over the Salvation Army sites.	Both the LHS and LSPS justify the current Housing Diversity Criteria which will bring about low rise medium density development on larger sites.  Site-specific matters are beyond the scope of the LSPS and LHS. However, on account of a few submissions seeking clarification on the Housing Diversity Precinct Criteria in the LSPS, this criteria has been amended.
65	<b>Ethos Urban on behalf of Coca-Cola Amatil and Charter Hall (11/11/19)</b>	<p>a. This submission has been prepared in relation to Coca-Cola Amatil and Charter Hall landholdings at:</p> <ul style="list-style-type: none"> <li>• 100-128 Briens Road, Northmead</li> <li>• 1A-1E Redbank Road, Northmead</li> </ul> <p>b. Proposes a range of amendments to the LSPS – or the ELS Review and Update - that support the above two landholdings for employment uses but also propose the expansion of housing types to include <i>student accommodation, seniors living and residential aged care, affordable housing, short-term accommodation, along with market housing.</i></p>	<p>Noted.</p> <p>These sites are identified in the ELS (2016) and ELS Update and Review (2019) as: <i>Rezone for higher order jobs and increased employment density following Westmead Innovation District Masterplan.</i></p> <p>Both sites are situated within DPIE's Westmead Planned Precinct which is earmarked for further strategic analysis to be led by the DPIE (see <a href="https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Westmead">https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Westmead</a>). This site also falls under DPIE's New Approach to Precincts (see <a href="https://www.planning.nsw.gov.au/Plans-for-your-area/A-new-approach-to-precincts">https://www.planning.nsw.gov.au/Plans-for-your-area/A-new-approach-to-precincts</a>).</p> <p>These site-specific matters are beyond the scope of the LSPS and LHS and are inconsistent with the ELS and ELS Update and Review.</p> <p>The proposed amendments are generally inconsistent with the Central City District Plan, the latter of which sees this precinct being <i>transformed into an innovation district with greater diversity of knowledge-intensive jobs and a precinct as a world-class innovation district.</i> These strategic planning processes need to progress and assess the merit of appropriate land uses for this precinct.</p>
66	<b>Resident (11/11/19)</b>	Proposes that the Rose Street Precinct in Epping should proceed with a rezoning.	<p>This is beyond the scope of the LSPS and LHS.</p> <p>This matter is being dealt with by way of the Epping Planning Review project.</p>

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67	<b>Property Council of Australia (11/11/19)</b>	a. Proposes Council apply a timeframe to the Actions in the LSPS.	The final LSPS has applied short, medium and long-term timeframes to each Action.
		b. Recommends Council work with adjoining councils and the State Government to accelerate master planning for the Sydney Metro West station precincts.	Council is supportive of aligning growth with the delivery of city-shaping infrastructure (such as the Sydney Metro West). The future land use planning process for the areas around the future Sydney Metro West stations will be required to reference the strategic planning framework of the LSPS, LHS and the final GPOP PIC. This framework asserts the importance of sequencing housing development with the necessary infrastructure to support this growth. Therefore, land use changes ahead of the delivery of the Sydney Metro West is not supported due to the need to align land use change and growth with infrastructure development.
		c. Has concerns at the Housing Diversity Criteria.	The need for Housing Diversity Precincts has been strongly argued in the LHS. However, on account of a few submissions seeking clarification on the Housing Diversity Precinct Criteria in the LSPS, this criteria has been amended.
		d. Seeks direct consultation when local character statements are being prepared.	The methodology utilised will be consistent with any guidelines set by DPIE, including any consultation requirements. Changes to enact these new local character areas would be undertaken as a part of a Planning Proposal process, which requires consultation.
		e. Supports the retainment of Local Urban Services Hubs for small industries local services and last-mile logistics.	Noted.
68	<b>City of Ryde (8/11/19)</b>	a. Supports the preparation of the Affordable Housing Contribution Scheme. Welcomes the opportunity to share information.	Noted.  This submission was forwarded to Council's Social Outcomes Team for their information.
		b. Welcomes a collaborative approach to planning the Melrose Park Precinct.  Is also of the view that the precincts should not proceed without adequate transport infrastructure.	This submission was forwarded to the appropriate Project Officers for their information.  The LHS explains the sequencing around the Melrose Park North and South Precincts.
69	<b>Western Sydney University</b>	a. This submission has been prepared in relation to WSU landholdings at:	Noted.

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	(13/11/19)	<ul style="list-style-type: none"> <li>• Parramatta City Campus, 1 Parramatta Square &amp; 100 George Street, Parramatta</li> <li>• Westmead Campus, 160 Hawkesbury Road, Westmead</li> <li>• Parramatta South Campus, Victoria Road, Rydalmere</li> <li>• Parramatta North Campus, Victoria Road, Parramatta</li> <li>• Sydney Olympic Park Campus, 8 Australia Street, Sydney Olympic Park</li> <li>• Planning for a new Engineering Innovation Hub, 6 Hassall Street, Parramatta.</li> </ul>	
		b. Sees general alignment with specific Policy Directions, Actions within the LSPS.	Noted.
		c. Requests that the LSPS <i>be amended to remove the trigger for release of the site being the commencement of construction on PLR 2</i> with regards to their site at Parramatta East.	The timing or 'Trigger for Release' for any land use change and redevelopment for the Western Sydney University (WSU) site is subject to the outcome of the draft Transport Management and Accessibility Plan (TMAP) which was initiated as part of the planning work for the Property NSW (ADHC) site on the eastern side of James Ruse Drive. Consideration of the TMAP will allow Council to fully understand the cumulative traffic and transport impacts of growth within the land surrounding the ADHC Site, before making any decisions for the future of the land in Parramatta East. Future land use change is also subject to the finalisation of Council's corridor structure plan from Harris Park to Carlingford. Consideration on the future of the Parramatta East area can progress following the completion of these plans. This position was adopted by Council when considering a planning proposal for the WSU site at the Ordinary Meeting of 8 October 2019. Table 7 of the LSPS has been updated accordingly.
		d. Requests redrafting of Action 3 in Planning Priority 6 on supporting student housing near campuses.	The wording of this Action as exhibited (now Action <b>A48</b> ) is justified via a direct line of site to the housing policies and actions in the LSPS.
		e. Requests <i>Council amend the LSPS to recognise the Parramatta North Campus site as a Growth Precinct</i> and to see this precinct <i>as a future residential precinct</i> .	This site-specific request is beyond the scope of the LSPS and LHS. This site is being dealt with by way of a State Significant Site planning process led by the State Government.

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			The proposed Education facility is recognised in Section 2.2 in the LSPS and in the Central City District Plan.
70	<b>Mecone on behalf of Arkadia (11/11/19)</b>	a. This submission has been prepared in relation to Arkadia landholdings at 1 Avenue of the Americas.	Noted.
		b. Seeks a significant increase in density (to 3.5:1) and height (to 50-60m) as part of a future LEP and DCP controls review to increase housing options and public infrastructure.	This site-specific request is beyond the scope of the LSPS and LHS and inconsistent with both strategies. The LSPS process is to establish the overarching vision and direction for growth across the City over the next 20 years. It does not deal with site-specific controls.
71	<b>Shelter NSW (14/11/19)</b>	a. Notes a concern at the lack of the delivery of affordable housing.	Noted and understood as there has been a substantial amount of new housing across the City in recent years and very little affordable housing has been delivered. The LHS documents that housing stress continues to increase across the city. A number of Actions have been included to address affordability.
		b. Sees that the LSPS should recognise housing affordability as social and economic infrastructure.	The position in the LSPS is informed by the LHS.  The LSPS and LHS recognises that housing affordability needs to be addressed and provides planning priority, policy directions and actions to address as well as via two affordable rental housing targets.
		c. <i>The LSPS should recognise that housing affordability is an issue within the area.</i>	The LHS recognises that housing affordability is an issue and needs to be addressed. As such, the LSPS provides a planning priority, policy directions and actions to address this. These are informed by the LHS.
		d. <i>The LSPS should commit to delivering a comprehensive LHS.</i>	A draft LHS was exhibited concurrently with the LSPS and will be used to inform future planning.
		e. Sees that the LSPS <i>should recognise that increasing the number of affordable dwellings is key component of liveability and a strategic priority.</i>	The LSPS contains the Housing Diversity Precinct Criteria which addresses housing affordability. This has been informed by the LHS which sees the need for affordable housing targets.
		f. Sees that the LSPS <i>should commit to the promotion or facilitation of housing diversity through local planning controls and initiatives.</i>	Council acknowledges the need for housing diversity and thus has revised its Housing Diversity Precinct Criteria and Housing Diversity Precinct term in the LSPS and relevant section of the LHS. The delivery or promotion is delivered through other strategies and plans. For example, the Affordable Rental Housing SEPP.



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		g. Sees that the LSPS should <i>recognise that culturally and socially diverse communities are inclusive, healthy and creative.</i>	Whilst the LSPS does not say this explicitly, the Planning Priorities, Policy Directions and Actions, as well as some of Council's key Strategies (i.e. Cultural Strategy) recognise this.
		h. Sees that the LSPS <i>should recommend further advocacy by Council to the NSW and Australian Governments for more social and affordable housing to be developed in the local area, to be funded by mechanisms outside of the planning system such as state and federal budgets.</i>	This is beyond the scope of the LSPS and the LHS. However, this submission was forwarded to Council's Social Outcomes Team for their consideration.
72	<b>Mecone on behalf of Carlingford Village (14/11/19)</b>	a. This submission has been prepared in relation to Carlingford Village landholdings at 372 Pennant Hills Rd, Carlingford NSW 2118.  Notes a Preliminary Planning Proposal process is underway but no planning proposal has been submitted to Council.	Noted.
		b. Supports a range of planning priorities, policy directions and actions within the LSPS.	Noted.
		c. Requests future involvement in LSPS activities so it may progress the Preliminary Planning proposal.	The community had the opportunity to influence the final LSPS and LHS through the 6 week engagement process.  The finalisation of the LSPS and LHS is being informed by feedback received during the exhibition process as well as comments received from the GSC.  No further consultation other than that undertaken for the exhibition of the LSPS, LHS and ELS Update and Review is proposed before these are finalised.
73	<b>Urbis on behalf of the Australian Turf Club (14/11/19)</b>	a. This submission has been prepared in relation to the Australian landholdings known as the Rosehill Raceway.	Noted.
		b. Recommends that Rosehill Racecourse be included in the LSPS Structure Plan <i>as a strategically important site.</i>	Council acknowledges the important economic role of the racecourse within the City. However, nominating the site as a strategically important site is inconsistent with the LSPS and the LHS, particularly while the DPIE's Planned Precinct process for the Camellia Town Centre is still in train, and there is uncertainty about the State

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			Government's position for Camellia in response to the GSC's draft PIC for Camellia.
		c. Recommends <i>Council consult with the Turf Club regarding opportunities in sharing its recreational space.</i>	Council is open to looking at co-sharing of facilities. However, this is outside the scope of the LSPS and LHS. This submission has been forwarded to Council's Social Outcomes and Open Space and Recreation Teams.
		d. Recommends <i>consult with the Turf Club regarding the potential to contribute to Parramatta's night time economy.</i>	See comments in above.
		e. Sees Council should <i>clarify what funding mechanisms are proposed to fund infrastructure contributions.</i>	This is beyond the scope of the LSPS.
74	EPA (15/11/19)	Raises details issues in relation to: air quality; noise; water quality; waste and resource recovery; and contaminated land which would assist Council in achieving some of its Actions in the LSPS.	Noted. These issues are supported in principal and are addressed at a high level throughout the LSPS in Section 5 through the planning priorities, directions and actions.  This submission has been forwarded to Council's Environmental Outcomes and Waste and Sustainability Teams for their information and to consider in their more detailed City strategies and plans.
75	Design Collaborative on behalf of the Deerubbin Local Aboriginal Land Council (15/11/19)	a. This submission has been prepared in relation to the Deerubbin Local Aboriginal Land Council known as the former Parramatta Gaol site.	Noted.
		b. Supports collaboration with Council on the development of new planning controls for the site.	This site-specific request is beyond the scope of the LSPS and LHS as it is a LGA wide high-level strategic planning document. It does not go into specific detailed planning controls for particular sites. Council will collaborate with the relevant planning authority regarding the future planning controls for the site as part of any future review process.
		c. Notes discussions with Sydney University have already commenced regarding exploring a tertiary education facility on the site.	Noted. The proposed Education facility is recognised in Section 2.2 in the LSPS and in the Central City District Plan.
		d. Notes opportunities brought about given the site's location on the Parramatta River and for affordable housing.	Noted. The LSPS and LHS seeks to address the community's access to affordable housing by increasing the housing targets for the delivery of affordable rental housing for private and government owned sites.

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76	Landcom (18/11/19)	a. This submission has largely been prepared in relation to the Landcom land at Epping.	Noted.
		b. Supports a range of planning priorities, policy directions and actions in the LSPS.	Noted. Given its focus on Epping, this submission was forwarded to the Epping Planning Review Project Officer for their information.
		c. With regards to inclusionary zoning and SEPP 70, Landcom would be <i>pleased to look at how they can assist Council delivering affordable housing development</i> with regards to their Epping site	Council Officers note that this site is subject to a State Significant Development framework. Regardless, with regards to affordable rental housing, the LSPS has reviewed the Housing Diversity Precinct Criteria and Housing Diversity Precinct term and the affordable housing targets for privately owned sites and government owned sites for permanent affordable rental housing.
		d. Notes support for commercial floorspace in Epping.	Noted. This matter is being dealt with via the Epping Planning Review Project via a planning proposal process and is beyond the scope of the LSPS and LHS.
		e. Proposes the relevant figures in the LSPS be updated to reflect the Sydney Metro West route.	On account of the announcement on 21 October 2019, the LSPS has been revised and includes the new Sydney Metro West route.
77	NSW Officer of Premier and Cabinet – Heritage NSW (22/11/19)	a. Congratulates Council <i>on the recognition of heritage and culture as a fundamental aspect of the identity of the city.</i>  Notes Council's heritage assets: <ul style="list-style-type: none"> <li>• 1 World Heritage site</li> <li>• 2 National Heritage places</li> <li>• 2 Commonwealth Heritage places</li> <li>• 52 State Heritage Register Items</li> <li>• 154 recorded Aboriginal sites.</li> </ul>	Noted.
		b. Support the initiatives in the LSPS relating to Aboriginal and European heritage.	Noted.
		c. Suggests that the LSPS acknowledge and make reference to the heritage items that have National and Commonwealth significance.	The LSPS has been updated to reflect this and Parramatta's built heritage.  This submission was also forwarded to Council's Project Officer, Land Use (Heritage) for their information.

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		d. References specific heritage guidelines <i>that may be of use for informing heritage objectives</i> .	Noted and as noted above, this submission was also forwarded to Council's Project Officer, Land Use (Heritage).
78	Michael Deng (4/12/19)	<p>a. This submission has been prepared in relation to landholdings at:</p> <ul style="list-style-type: none"> <li>• 6, 8 and 10 Banks Street, Parramatta</li> <li>• 13, 19 and 21 Pitt Street, Parramatta</li> </ul> <p>Despite the letter saying so, owners signatures have not been provided.</p>	Noted.
		b. Seeks an amendment to the planning controls on the above sites for apartment development.	<p>This site-specific request is beyond the scope of the LSPS and LHS and is inconsistent with the findings in the LHS.</p> <p>The LHS requires that Council continue to monitor its dwelling delivery. Council must also work with the State government to ensure the sequencing of growth is aligned with infrastructure delivery. Furthermore, the GSC has released the Draft PIC which has found that <i>If all recent and proposed land use changes in GPOP were to happen all at once, it would not be possible to fund all of the necessary infrastructure at the same time</i>. The Draft PIC seeks to sequence housing delivery with infrastructure as per the intention of the LHS.</p>
79	Centre for Population Health, Western Sydney Local Health District (NSW Health) (11/12/19)	<p>a. Note the submission <i>is based on evidence relating to how the built environment impacts population health outcomes</i>.</p>	Noted. This is beyond the scope of the LSPS and LHS as it is a LGA wide high-level strategic planning document. It does not go into specific detailed planning controls.
		b. Proposes various changes to Section 2 to improve readability.	Substantial structural changes have been made to Sections 2 to 5 to improve readability including the narrative and the alignment with the Central City District Plan..
		c. Proposes a clearer numbering system to the Policy Directions and Actions and timeframes to the Actions.	Refer to response at 79b. above.
		d. Proposes substantial structural changes to the relationship between Policy Directions and Actions.	Refer to response at 79b. above.
		e. Sees that the impact from the rapid change in the City from ongoing redevelopment needs to be clearly stated.	The LSPS and LHS discuss the rapid growth resulting from rezoning and master planning processes that have occurred in a number of precincts across the City to review land use and density. These processes have been led either by the State government or by Council,

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			<p>and often are in response to city-shaping infrastructure projects such a Parramatta Light Rail. This is reflective of transit oriented development</p> <p>Table 3 of the LSPS includes the planning and associated redevelopment status of the growth precincts across the LGA to demonstrate this growth is sequenced and in response to the delivery of the associated infrastructure.</p> <p>This aligns with the intention of the draft GPOP PIC which asserts the need to sequencing growth with infrastructure, because <i>if all recent and proposed land use changes in GPOP were to happen all at once, it would not be possible to fund all of the necessary infrastructure at the same time.</i></p>
		f. Sees the need for a specific reference to healthy communities and reference to the Council's work with the Centre for Population on <i>Healthy Higher Density Living</i> .	An action has been added to the revised LSPS (see Action <b>A45</b> ) to reflect this which will be delivered via the CBD Planning Framework review project (DCP).
		g. Sees the need for the LSPS to <i>recognise the joint work with the Centre for Population Health on 'Health Higher Density Living</i> and propose other initiatives regarding seniors 'aging in place' and other matters.	<p>These proposals are too detailed and beyond the scope of the LSPS. Other strategies and plans of Council are better placed to include this reference.</p> <p>This submission was forwarded to Council's Social Outcomes Team for their information and consideration.</p>
		h. Proposes a number of amendments to address the adequacy of infrastructure across the city.	<p>Council is thankful for these suggestions.</p> <p>The LSPS is a broad strategic planning document and does not go into the level of detail suggested in the submission. Other Council strategies that address these matters are referenced in the LSPS (such as Parramatta Ways Walking Strategy).</p>
		i. Proposes enhancing some content on Green and Blue Grids and tree planting	<p>Changes have been made to these references in the LSPS informed by comments from the GSC. Other Council strategies that address these matters are referenced in the LSPS (such as Parramatta Ways Walking Strategy).</p> <p>This submission was forwarded to Council's Environmental Outcomes Team.</p>
		j. Proposes detailed specific changes to maps and map notations around access.	These comments align with changes that have been made to the LSPS and the LHS informed by comments from the GSC.

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80	Pacific Planning (17/12/19)	a. Submission has been prepared in relation to a land at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater.	Noted.
		b. Notes that recent historical strategic planning analysis of this site prior to Council amalgamations had identified the site as a local centre.	Council resolved to progress the planning proposal for the site at 1-17 Grey Street and 32-48 Silverwater Road, Silverwater seeking to develop a new neighbourhood centre within the Silverwater B6 Enterprise Corridor Zone in February 2018. This decision is consistent with Council's draft LSPS as publicly exhibited. However, the DPIE have since considered the proposal and have determined that the planning proposal not proceed past Gateway Determination following advice from the Independent Planning Commission.  The revised ELS Update and Review has been amended by inserting a note in relation to this matter. This document will be reported to council post 31 March 2020 in conjunction with the LHS.
81	Sydney Olympic Park Authority (SOPA) (11/11/2019)	a. Explains that SOPA will be reviewing <i>Master Plan 2030 (2018 Review)</i> which applies to the area in light of the commitment of Sydney Metro West and the opportunities to increase density and jobs.	Noted.
		b. Notes that LSPS says Council is on track to meet housing targets and no additional rezoning is needed in precincts. However recommends LSPS be updated to account for uplift from Sydney Metro West, noting that indicative uplift is largely commercial.	Noted. There is already significant density in the Sydney Olympic Park, Wentworth Point and Carter Street Precincts. No further increases are needed to meet the City's housing targets. Introduction of Metro West will help support these existing densities.
		c. Request that revised indicative dwelling and job numbers for SOPA (which respond to uplift from Sydney Metro West) be included in the LSPS: <ul style="list-style-type: none"> <li>new homes to increase from 10,700 to 11,360 (6.1% increase with net increase of 660 dwellings).</li> <li>new target to increase from 34,000 to 46,000, which is a 37% increase.</li> </ul>	Noted. Refer to response above at 83b. Furthermore, the revised dwellings are yet to be endorsed by the State Government via a revised Master Plan. As such, the 2018 Master Plan figures have been relied upon.
		d. It is unclear if the indicative figures based on the Sydney Metro West uplift has been taken into account in the LSPS.	Noted. Refer to response above at 83c.

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		e. Supports 20 year vision and alignment with sustainable, liveable and productive city.	Noted.
		f. Supports 'Planning Priority 2: Expand Metropolitan Rail Connectivity to Parramatta CBD from the Surrounding District' and its actions relating to cycle and walking networks. SOPA seeks to work with Council to deliver sustainable travel in and around SOPA.	Noted. Council welcomes the opportunity to collaborate and work with SOPA to deliver sustainable travel.
		g. Supports 'Planning Priority 9: Increase commercial space in Strategic Centres and Parramatta CBD' and the action to monitor commercial floor space. Council and SOPA currently meet to discuss matters relating to commercial uses and policies.	Noted. Council welcomes the opportunity to collaborate and work with SOPA to report on and monitor commercial floor space usage and other policy matters relating to employment uses.
82	Transport for NSW (20/12/2019)	a. Outlines the role of TfNSW as the key agency of the NSW Transport Cluster.	Noted.
		b. Outlines the major transport connections flagged for Parramatta in Future Transport 2056 – these include committed, investigation and visionary initiatives. Identifies that TfNSW will continue to work with Council regarding transport to help achieve the vision of the LSPS.	Noted. Council welcomes the opportunity to collaborate with TfNSW on the transport initiatives identified in <i>Future Transport 2056</i> to assist in the delivery of the '30 minute city' advocated within the Region Plan and District Plan.
		c. Reference the suite of transport planning strategies in the LSPS to incorporate the role of transport accessibility planning in achieving the LSPS vision.	Reference to <i>Future Transport 2056</i> has been included in the LSPS under State and Regional Plans to incorporate the role of transport planning in the broader strategic planning framework that is guiding the vision of the LSPS.
		d. Include discussion on the importance of last mile freight and servicing movements; and the need to plan for this in the context of growth. Discuss: <ul style="list-style-type: none"> <li>• changes in patterns of consumption (ecommerce growth) and transport (smaller / more frequent consignments);</li> <li>• the impact in high density residential areas in Parramatta on movements;</li> </ul>	Noted. Section 3 Strategic Context in the LSPS broadly covers the important role of transport infrastructure in Parramatta's operation as the Central River City.  The LSPS has updated (or added) policy directions or actions to address: <ul style="list-style-type: none"> <li>• last mile freight and servicing movements;</li> <li>• the impact of high density residential uses; and</li> <li>• the intensification of commercial uses in the Parramatta CBD and Strategic Centres.</li> </ul>



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		<ul style="list-style-type: none"> <li>the intensification of commercial/retail uses that will increase growth in freight and service movements.</li> </ul> <p>This is to support context for A5 under Planning Priority 10.</p>	These are included in the updated LSPS at Planning Priority 7, Action <b>A45</b> ; Policy Direction <b>P41</b> and <b>P43</b> Actions <b>A72</b> and <b>A77</b> .
		e. Clarify the forecasted number of dwellings in the North Parramatta area in Section 2.1.6 Housing Targets (Table 3) as they are different to DPIE and Council's website.	The forecasted number of dwellings for North Parramatta have been revised on account of feedback from the GSC via the Assurance process.
		f. Reference the importance of industrial uses in Camellia; and the retention of the Viva fuel facilities location. TfNSW does not support the rezoning of land to the east to the Camellia town centre for land uses that are incompatible with the freight and industrial operations.	<p>The Camellia precinct has been subject to extensive strategic and master planning work carried out by the State Government and Council. This includes the preparation of the draft Camellia Town Centre Master Plan 2018 prepared by DPIE and the broader strategic planning framework of the District Plan, which recommends a change of use within Camellia to accommodate residential and commercial uses in the precinct along the Parramatta River. This is reflected in the revised LSPS and LHS (the latter will be reported to Council post 31 March 2020).</p> <p>However, the future land is of the Camellia precinct is subject to the State Government's position in response to the GPOP PIC released by the Greater Sydney Commission. The draft PIC recommends no land use change in Camellia, and to retain the existing industrial zoning; however, this had not yet been endorsed by the State Government.</p>
		<p>g. Request to update Figure 7 (now Figure 8) to include:</p> <ul style="list-style-type: none"> <li>JTW - Travel Demand Trip Origins (%) from the West, North West, North, East, and South for (Present Day and 2036).</li> <li>Centres such as: Penrith, Liverpool, Rouse Hill, Richmond-Windsor, and Hornsby.</li> <li>the time of day the data is showing.</li> </ul>	<p>Figure 8 has been updated to include time of day the data is showing (i.e. morning). The centres have also been included on this figure.</p> <p>Due to time constraints and the availability of data, the 'Journey To Work' (JTW) data has not been included on the figure. Present JTW data would need to be extrapolated into a usable format from census data, and Council does not have access to JTW data modelling for 2036.</p>
		h. Request to note the announcement of a Sydney Metro West Station at Sydney Olympic Park.	The Structure Plan Map in the updated LSPS has been amended to replace 'Potential Metro Rail' notation with 'identified Metro West alignment' for the section between Westmead and Sydney Olympic Park (and beyond); and for the other potential alignments the reference

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			<p>on the Structure Plan has been amended to say 'Potential Mass Transit/Rail Link'.</p> <p>Planning Priority <b>P45</b> and Action <b>A13</b> and <b>A14</b> has also been amended in the updated LSPS to reflect Council's willingness to collaborate with the State government to deliver infrastructure.</p>
		i. Explain that Council has a role in transport planning in the context of local strategic land use planning.	The role Council in transport planning in the delivery of growth and land use planning is referenced in Section 5 (was Section 4) Priorities, Directions and Actions. Council plays an important role in advocating and working with the State Government (including TfNSW) in the planning and delivery of city-shaping infrastructure (including Parramatta Light Rail and Sydney Metro West) to deliver on the Region Plan's metropolis of three cities. In addition, there are a number of actions relating to the provision of sustainable transport modes to improve active walking and cycling infrastructure and access to public and shared transport (see <b>P45</b> and Action <b>A13</b> and <b>A14</b> in the revised LSPS).
		j. Recommends the Parramatta Ways Walking Strategy project be shown in a different colour in Figure 12 (now Figure 14).	Figure amended to correct colour (now Figure 14 in the updated LSPS)
		k. Acknowledge the need to integrate a freight delivery and servicing strategy into medium to high density housing areas to limit the need for on street loading zones.	The LSPS has been updated at Policy Directions <b>P41</b> and <b>P43</b> Actions <b>A72</b> and <b>A77</b> .
		l. Identify and illustrate the proposed Principal Bicycle Network in Figure 16 (now Figure 14).	The size of the figure and existing content do not allow the Principal Bicycle Network from the State Government's Future Transport 2056 to be included. However, an action has been included in the updated LSPS (see <b>A62</b> ) to include consideration of the Principal Bicycle Network when planning for city shaping walking and cycling infrastructure.
		m. Acknowledge that the More Trains More Services program is expected to add capacity to T1 Western Heavy Rail line	Section 3.1.1 has been updated to reference the work TfNSW is doing as part of the More Trains More Services program to improve capacity to the network.

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		n. Commit to the protection of key freight routes and freight generating precincts (e.g. Parramatta Road); and explain how industrial and freight generating businesses (and their out-of-hour deliveries) will be expanded in the future.	The updated LSPS has been amended at Policy Directions <b>P43</b> to include consideration of buffers for employment lands to accommodate transport movements.
		o. Consider how to provide buffers for industrial lands, commercial developments, and key freight corridors: <ul style="list-style-type: none"> <li>to support out-of-hours freight and servicing operations;</li> <li>for their protection from the encroachment of non-compatible uses to ensure there is no loss of lands and employment.</li> </ul>	See responses above at 82.d, 82.k and 82.n.
		p. Update the map on Page 32 to include a legend, and show all the train stations between Y-link and Lidcombe station.	All maps in the updated LSPS have been amended to correct this anomaly.
		q. Proposed rail links, other than the Metro West link should all be shown as Mass Transit / Train link as per <i>Future Transport 2056</i> (in reference to Action 4).	See responses above at 82.h.
		r. Point 8 of the Liveability priorities be amended to: <i>"Provide safe, high quality walking and cycling links that cater for and encourage short trips to local centres, public transport services, schools, local open space, Green Grid and other trip attractors."</i> Council should commit to the protection of key freight routes and freight generating precincts within its area.	The LSPS already address many of the points made in the comment; and has been amended to include additional matters specifically - safe, high quality and short trips (see Policy Direction <b>P33</b> ).
		s. Recognise the need for Council to deliver active transport infrastructure. TfNSW will continue to work with Council to achieve this and the objectives of <i>Future Transport 2056</i> .	Section 5 Priorities and Actions (previously Section 4) includes a number of actions relating to the provision of sustainable transport modes to improve active walking and cycling infrastructure and access to public and shared transport.  Council welcomes the opportunity to work with TfNSW to deliver on the LSPS vision and the achievement of integrated land use planning.
		t. Include the need to integrate travel demand management, sustainable transport and sustainable land use operating practices in land use planning across the LGA.	Noted. However, this is a project specific request and is considered out of scope of the city-wide approach of the LSPS.

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		u. Identifies that Council has the opportunity to work with other LGAs, key stakeholders, and the community to deliver a consistent approach to the provision and use of the above through the statutory planning process and voluntary agreements.	Council where possible is already working with stakeholders as part of the planning process to integrate travel demand management, sustainable transport and sustainable land use operating practices. This includes the administration of Green Travel Plans and bicycle education programs run by Council. There are opportunities to expand on this further in the future (subject to funding and resourcing). Council welcomes the opportunity to work with TfNSW to expand on this further.
		v. Suggests the inclusion of a policy relating to the delivery of infrastructure to support the technology needed to deliver sustainable transport solutions be included in precinct planning and development plans. This includes things like installation of electric vehicle charging stations across the LGA and the installation of electric conduits for the future siting of EV / Hybrid vehicle charging infrastructure.	The updated LSPS includes a reference to shared transport (see Planning Priority 10 and Policy Direction <b>P33</b> ; and ways to accelerate low carbon transport and emerging trends in mobility are addressed in Policy Direction <b>P61</b> with new actions (see <b>A88</b> and <b>A89</b> ).
		w. Identifies that Council has the opportunity to promote accessibility planning to ensure access to existing and new land uses during precinct planning processes. Requests Council engage early with TfNSW during the planning process for new or extended land uses.	Noted. Council as part of the precinct planning process (and subsequently the planning proposal process) considers the transport implications of new land uses and works collaboratively with the relevant agencies from the Transport Cluster to mitigate these implications where possible. Council will continue to engage with TfNSW during the planning process for new or extended land uses when the need arises.
		x. Requests that the Planning Priorities and Actions incorporate the need to explore the use of VPAs or Development Contributions to provide for sustainable transport infrastructure in the future. This is to support transport modes such as autonomous vehicles.	Noted. However this is a project specific request and is considered out of scope of the city-wide approach of the LSPS. Sustainable transport modes are addressed in many of the existing and updated Policy Directions and Actions as detailed in responses above.
		y. Identifies that Council has the opportunity to use the statutory planning process to influence the: <ul style="list-style-type: none"> <li>the development, implementation and management of Travel Plans including measures to reduce reliance on private car ownership;</li> <li>access to community car share facilities, priority parking for carpooling, cycle parking, public transport</li> </ul>	Noted. However this is a project specific request and is considered out of scope of the city-wide approach of the LSPS. Council where possible is already working with stakeholders as part of the planning process to develop and implement travel plans (where feasible and resourcing permits) and improve access to sustainable transport modes and infrastructure. There are opportunities to expand on this further in the future (subject to funding and resourcing). Council welcomes the opportunity to work with TfNSW to expand on this further.

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		waiting facilities, provision of electric conduits / EV charging infrastructure.	
		z. Recommends a policy direction and action be added to address the importance of managing freight to support place outcomes. The action could include a review of the DCP controls, amongst other potential initiatives.	See responses above at 82.d, 82.k and 82.n.
		aa. Requests A1 on Page 40 be updated to say that transport links are city-shaping corridors, not city-serving and need to be changed to the correct term.	This has been updated in the revised LSPS (see Policy Direction <b>P6</b> and Actions <b>A13</b> and <b>A15</b> ).
		bb. Recommends that A2 on Page 40 be amended to: <i>Prioritising the development of safe, high quality walking and cycling links that cater for and encourage short trips to local centres, public transport services, schools, local open space, the Green Grid and other trip attractors.</i>	See responses above at 82.r.
		cc. Consider the inclusion of an action to work with TfNSW to investigate areas around the announced Sydney Metro West stations to develop detailed plans around metro station precincts, including the interface with Civic Link, and at Westmead.	Agree. The revised LSPS includes policy directions and actions ( <b>P45</b> and Action <b>A13</b> and <b>A14</b> ) to reflect Council's willingness to collaborate with the State government to deliver infrastructure.
		dd. Supports the staging of rezoning and Planning Proposals across the City based on the timing and capacity of necessary infrastructure requirements, and will work with Council and DPIE to agree the infrastructure, yields and triggers.	<p>Noted. Council within the LSPS, LHS and submission to the draft GPOP PIC advocates for the need to align dwelling growth with the delivery of the necessary infrastructure.</p> <p>Both the LHS and draft GPOP PIC found that if all recent and proposed land use changes in GPOP were to happen all at once, it would not be possible to fund all of the necessary infrastructure at the same time.</p> <p>Council will continue to work with DPIE, TfNSW and relevant other public authorities to support the planning and delivery of key city-shaping infrastructure, and to ensure growth around this infrastructure is timed accordingly.</p> <p>The updated LSPS has been amended to strengthen the link between growth and infrastructure provision (see Policy Directions <b>P14</b> and <b>P15</b>; and <b>A55</b>)</p>

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		ee. Identifies that Council should collaborate with adjacent councils to improve access from Parramatta to other stations; at the moment focus is only on access to Parramatta CBD.	Noted.
		ff. Suggests that the map on Page 42 should show industrial lands and key freight routes.	Figure 17 in the updated LSPS identifies freight routes and industrial lands and is an appropriate location for this information in the LSPS.
		gg. Suggests Policy Direction 2 be updated to include: <i>Encourage and cater for increased rates of walking, cycling and use of public transport in new developments, for example by increasing bike parking supply, providing safe, comfortable and connected footpaths and bicycle routes, and restricting provision of car parking.</i>	The updated LSPS includes new actions and strengthens existing ones to address walking and cycling opportunities including implementing the Green Grid via the Parramatta Ways Walking Strategy. Relevant Policy Directions and Actions include <b>P33, P36, A54</b> and <b>A64</b> .
		hh. Suggest the actions and priorities be updated to: <ul style="list-style-type: none"> <li>• Support walking or cycling to be the most convenient option for short, everyday trips up to 2km.</li> <li>• Review and revise planning and development controls to imbed public transport, walking and cycling objectives.</li> <li>• Collaborating with TfNSW on state significant infrastructure projects including PLR and Metro.</li> <li>• Consideration of an equitable contributions plan for future infrastructure works identified by Council and an appropriate mechanism for developers to contribute towards these projects.</li> <li>• Any new schedule of works as a result of state infrastructure delivery be determined in collaboration with TfNSW</li> </ul>	<p>The updated LSPS includes an amendment to existing Policy Direction (<b>P33</b>) to identify 'short trips' as 'up to 2km'.</p> <p>The remaining matters listed are considered to be 'business as usual' for Council and are being prioritised through a number of other strategies. These include the Parramatta CBD Pedestrian Strategy, Parramatta Ways Walking Strategy, and the Bike Plan 2017. Council will continue where possible to work on sustainable transport initiatives in line with the intentions of the district plan to be a city that is sustainable, liveable and productive.</p> <p>In addition, these actions are considered to be project specific, and are outside of the scope of the intention of the LSPS, which is a city-wide, overarching strategy.</p>
		ii. Suggests Planning Priority 8 be updated to include: <i>"We will work with Transport for NSW to support and implement travel behaviour change programs to help manage demand on the transport network when required, including by requiring new developments</i>	The updated LSPS includes amendments to some of the Policy Directions and Actions to make it clear that Council will collaborate with the Transport for NSW to prioritise delivery of regional infrastructure including Sydney Metro West, light rail and the Green Grid.

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		<i>and businesses operating in key growth and development precincts to develop and implement travel plans to encourage the use of sustainable transport choices. We will also work with Transport for NSW to support the 23,000 new employees expected to commence work in Parramatta in the next three years, by working with major public and private sector employers relocating their workforces to the area."</i>	
		jj. Recommends Council work with new and existing trip generators to develop, implement, manage and promote Travel Plans; and explore how this can be done through statutory planning process (as referenced PP 8, Policy Direction 3) and also through VPAs.	This is considered to be 'business as usual' for Council as part of the development process, and welcomes the opportunity to expand on this with the support of TfNSW. The updated LSPS includes an amendment to an existing action to consider ways to investigate ways to further manage and monitor Travel Plans in the long term (see <b>P34</b> and, <b>A64</b> )
		kk. Recommends Planning Priority 10, Action 2 be updated to accommodate for the monitoring and protection of land uses for industrial, freight and logistic purposes; not just the monitoring of high end land uses.	The updated LSPS includes an amendment to existing actions to address the matters raised (see <b>A69</b> ).
		ll. Clarify what is meant in Planning Priority 9: Action 3 in relation to the implementation of the Westmead Health and Education Precinct Masterplan via a Planning Proposal and DCP following confirmation of the Sydney Metro West delivery. TfNSW will work with Council on any proposals in this area.	This is now action <b>A68</b> and was also amended on account of feedback from the GSC which emphasises the collaborative process with the State government or rezone the land.
		mm. Suggests the incorporation of specific actions relating to sustainable transport i.e. actions Council intends to implement to reduce transport related emissions within, and in collaboration with, the community and other agencies.	See responses above at 82.v and 82.hh.
		nn. Suggests the inclusion of the following action: <i>Integrate the proposed Principal Bicycle Network into land use and local transport network planning to ensure opportunities to support cycling as a convenient option for short trips are identified.</i>	See responses above at 82.i.



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		oo. Suggests Action A6 be changed to: <i>"Scope land use and local transport network planning opportunities to accommodate emerging and future forms of transport and micro-mobility, such as e-bikes and e-scooters, car and bike share, electric vehicles, low carbon transport, public transport, walking and cycling, and bundled and unbundled parking."</i>	See responses above at 82.i and 82.v.
		pp. Include an action to align with the District Plan: <i>"Transport demand management initiatives including working from home, improved walking and cycling, improved access to car sharing, carpooling and on-demand transport will also be considered in helping to achieve net-zero greenhouse gas emissions."</i>	See responses above at 82.v, 82.hh and 82.mm.
		qq. Provide details elaborating on how the appropriate evacuation routes compliment / align with the functions of the 'Parramatta CBD Inner Ring Road' and 'Movement and Place' functions within the Parramatta CBD.	The consideration of evacuation routes and their implication on the function of the 'Parramatta CBD Inner Ring Road' and 'Movement and Place' functions of Parramatta CBD are assessed and prepared on a site-by-site basis. This is considered outside of the scope of the LSPS, which is a city-wide, overarching strategic framework.
		rr. Requests incorporating the indicators for 'Walkable Places' used in The Greater Sydney Region Plan – A Metropolis of Three Cities: <ul style="list-style-type: none"> <li>• Trips by walking (% of all trips).</li> <li>• Trips to work by walking and cycling (% of trips to work).</li> <li>• Access to open space (% of population within 400m walk of local open space).</li> </ul>	Noted. Action <b>A64</b> seeks to address the issue of sustainable transport. Furthermore, this data could be incorporated into the wider walking strategy / review process. This submission will be forwarded to Council's Transport Planning Manager, City Strategy and Development.
		ss. Identifies the opportunity to increase the rates of walking and cycling to schools by students via catering for and prioritising access by these modes: This could include: <ul style="list-style-type: none"> <li>• Address key local barriers to walking and cycling</li> <li>• Provide safe walking and cycling routes to schools, including by designing local streets to be safe, low-speed, low-traffic and low-stress environments that</li> </ul>	Noted and best considered as part of a wider walking strategy / review. This submission will be forwarded to Council's Transport Planning Manager, City Strategy and Development.

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		prioritise use by pedestrians and bicycle riders, including children.	
		tt. Suggests Council explore locations outside the Council area which directly impact on Parramatta and vice versa in relation to freight locations - i.e. Parramatta road at Clyde in Cumberland Council.	Noted. See response above at 82rr.
		uu. Supports increasing tree canopy across the LGA however needs to ensure it does not interfere with site lights and critical road infrastructure.	Noted.
		vv. Discusses the importance of the <i>Road Safety Plan 2021</i> and the need to work collaboratively with Councils and the community to ensure best outcomes.	Noted.
		ww. Advocates that new precincts and developments must make spaces for freight and logistics activities as they important to urban lifestyle.	The updated LSPS includes an amendment to an existing action to strengthen the requirement for consideration of opportunities for freight and logistics activities including spaces around Local Urban Service Hubs (see Policy Direction <b>P41</b> and <b>P43</b> Actions <b>A74</b> and <b>A78</b> ).
		xx. Recommends Council consider a movement and place approach to achieving both the transport and land use (place) aspects the LSPS – this will highlight any key conflicts, trade-offs, decisions or opportunities for achieving the vision.	Noted.
		yy. Supports the existing development and future growth in the Sydney Metro West corridor. TfNSW will continue to engage with Council to inform the project scope and to achieve better integrated transport and land use outcomes through the delivery of Sydney Metro West.	Noted. Council welcomes the opportunity to collaborate with TfNSW regarding the delivery of Sydney Metro West and any associated land use planning processes.
		zz. Identifies that density and growth around railway stations and corridors add pressure on existing rail operations and risks with the maintenance and protection of rail infrastructure facilities.	Noted. TfNSW would be consulted regarding development near a rail corridor or station if and when required in the future.
		aaa. Advises that any proposal for a new or expanded bicycle network that is located adjacent to the rail	Noted. TfNSW would be consulted as part of a future bicycle project near a rail corridor if and when required.

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		corridor must be referred to TfNSW for review early in the design stage to address issues and avoid delays	
		bbb. Advises that TfNSW will continue to work with Council on the future of transport owned land in the Parramatta LGA (including at railway stations and nonoperational sites), including on how it can be incorporated into precinct master planning, support place making outcomes, enhance transport outcomes and meet local housing needs.	Noted.
		ccc. Council could explore the option of undergrounding HV aerial powerlines owned by the Transport Cluster where they impact on density due to the setbacks required due to voltage. Council could look at the use of development contributions to fund this where the undergrounding of the overhead powerlines is needed as risk mitigation.	Noted. This is outside scope of the LSPS and the LHS, which is an overarching strategic planning framework to guide land use and growth over the next 20 years. The undergrounding of powerlines is a site-specific matter that would be considered as part of the development application process where, and if, appropriate. TfNSW would be consulted as part of this process should consideration of this be required in the future.
		ddd. Council is to accommodate for setbacks from the rail corridor for prospective new builds and adherence to FSRs and ensure developments can be serviced without crossing into rail corridors.	Noted. This is outside the scope of the LSPS and the LHS, which is an overarching strategic planning framework to guide land use and growth over the next 20 years. Site-specific provisions relating to setbacks are a consideration of the development assessment process, which has statutory requirements around consultation with TfNSW (and public authorities more broadly) on such matters.
		eee. Suggests that on Page 47 of the LHS that a follow up paragraph is added to reference the draft PIC for GPOP and the need to sequence development with infrastructure delivery.	The updated LHS includes an amendment to clarify growth is sequenced and in response to the delivery of the associated infrastructure. This aligns with the intention of the draft GPOP PIC which asserts the need to sequence growth with infrastructure, because if all recent and proposed land use changes in GPOP were to happen all at once, it would not be possible to fund all of the necessary infrastructure at the same time.  The LHS will be reported to Council along with the ELS Review and Update post 31 March 2020.
		fff. Suggests adding in the following in Section 4.1 of the LHS: " <i>Opportunities for setback along major roads to achieve place outcomes (including amenity, safety and</i>	Noted. This is outside scope of the LSPS and the LHS, which is an overarching strategic planning framework to guide land use and growth over the next 20 years. Site-specific provisions relating to setbacks are

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		<i>green space) should be considered as part of planning proposals in high growth areas."</i>	a consideration of the development assessment process, which has statutory requirements around consultation with TfNSW (and public authorities more broadly) on such matters.  The LHS will be reported to Council along with the ELS Review and Update post 31 March 2020.
		ggg. Where applicable, suggest adding the following Local Housing Strategy Action / Policy: <i>Develop travel demand management, monitoring and reporting for major developments and precincts to ensure measures to achieved public and active mode share targets are effective.</i>	Noted.
83	Epping Civic Trust (10/11/2019)	a. Submission relates to Epping.	Noted.
		b. Supports the LSPS intention to preserve the low scale character of Epping outside the growth precinct, and no extra zoning in Epping.	Noted. Planning Priority 5 'Support and enhance the low-scale character and identity of suburban Parramatta outside of the GPOP area and Epping Strategic Centre' supports this intention.
		c. Notes that the planning regime adopted for Epping by NSW Government and the City of Parramatta between 2014 and 2016 has produced residential development in excess of that forecast, and this has outstripped infrastructure provision.	Epping Town Centre was rezoned in 2014 as part of the NSW Department Priority Precinct process. Since that time, a strong housing market has seen the Epping Town Centre experience unprecedented levels of redevelopment and growth. The development has raised community concern in relation to traffic congestion, loss of commercial floor space, high-density development interface with heritage conservation areas, provision of open space and community facilities.  In May 2016, the council amalgamations process saw the Epping Town Centre fall entirely within the jurisdiction of the new City of Parramatta Council. This presented the opportunity to address critical issues and plan for the function of the centre for the next 20 years. Council commenced the Epping Planning Review project to address these land use and traffic issues that was formally launched in December 2016.  The Epping Planning Review has two project phases. The first phase was carried out between 2016 and 2018 and comprised undertaking community consultation and technical studies. Council is currently in Phase 2 which is the implementation of the outcomes of Phase 1.

		d. Notes that the Department of Planning document of March 2014 entitled 'Epping Town Centre' indicated "the revitalized centre has a capacity of 3,750 new homes"; and that the LSPS indicates that, between the years 2016 to 2021, a further 4,272 dwellings are forecast to be added in Epping as a whole, with the Epping Town Centre expected to deliver all of this. Then between 2021 and 2036, a further 4,483 homes are forecast, with 3,766 (84%) in the town centre growth precinct, and 717 will be outside the town centre. This target will see a total of 7,354 dwellings in the town centre by 2036, or, if the figures are adjusted to take into account the present expected 2021 figures, the Growth Centre will have some 8,038 dwellings by 2036. This is an increase of 114% on the number thought to be the maximum by Government in 2014 and at that recent date advertised as the target for the area.	Dwelling capacity in Epping is based on an analysis of Development Applications, Planning Proposals and residual take-up data. The LSPS is not encouraging additional capacity, rather it is a 'stocktake' of what is in the pipeline. It is noted that this pipeline is higher than the original forecast supply under the State Government's Epping Priority Precinct process.
		e. Notes that the CIS and LHS forecast total dwelling numbers of 17,400 in 2036, versus 8,700 in 2016, effectively a doubling of the population of Epping in 20 years.	
		f. Suggests that a mandated affordable housing target be adopted, not a range.	Changes have been made to this reference in the LSPS informed by comments from the GSC, with the new wording being, " <i>they contain at least 5-10% permanent affordable rental housing (subject to viability); however, where viable, Council's aspiration is for a higher provision</i> ".
		g. Concerned about medium density housing being developed under the Housing Diversity Criteria; however, could accept it as a means of achieving housing diversity provided it is linked with other provisions to ensure the nature of surrounding and adjoining neighbourhoods, heritage, environmental and similar considerations will still apply.	The Housing Diversity Criteria has been amended and includes clearer requirements about compatibility with surroundings, specifically, " <i>Have urban design merit via an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods</i> "; and, " <i>Have strategic merit in relation to access, constraints, topography, environment and amenity</i> ".
		h. Notes that the draft Central District Plan calls for a full build-out forecast of 10,000 dwellings, and achievement is based upon the Austino Planning Proposal being delivered in a six to ten-year timeframe, and the	It is unclear what Planning Proposals were specifically included as draft Central District Plan targets.

		Oakstand and Lyon sites being delivered under current controls.	
	i.	Considers that better planning outcomes would occur if the community were brought into the confidence of planners at an early stage of the process of considering applications; and that this consultation should take the form of a master planning process for the Town Centre which has been notably absent to date. Instead each development is considered in isolation and in reference to a DCP which is now not representative of what has actually occurred.	<p>Refer to comments made in response to Item c., including extensive community consultation undertaken as part of Phase 1 of the Epping Planning Review.</p> <p>In relation to development applications and consultation, public exhibition of any application occurs in accordance with the provisions of the <i>Environmental Planning Assessment Act 1979</i>. Each development applications are assessed against the current planning controls under the relevant LEP and DCP.</p> <p>The Epping Planning Review's corresponding project webpage is at:  <a href="https://www.cityofparramatta.nsw.gov.au/councilprecinct-planning/epping-planning-review">https://www.cityofparramatta.nsw.gov.au/councilprecinct-planning/epping-planning-review</a></p>
	j.	Notes that the LSPS indicates that the Oakstand and Lyon developments will be built under current planning controls, but concerned that developments have been approved in Epping in recent months which exceed height controls by up to 30%, and FSR controls by 4%.	<p>Assessment of individual Development Applications and consideration of variations is a separate matter to the LSPS. Development Application data has been considered in the capacity analysis.</p> <p>However, this is a matter that is being addressed as part of the Epping Planning Review (Stage 2). A Planning Proposal was initiated by Council to address development applications seeking additional floorspace through Clause 4.6 of the <i>PLEP 2011</i> and <i>Hornsby LEP 2013</i>. The Planning Proposal seeks to disable the use of Clause 4.6 variations in relation to floor space ratio controls for residential and tourist accommodation in the Epping town centre.</p> <p>It is noted that variation to height of buildings does not result in additional density. Density is determined by the floor space ratio (FSR) controls.</p>
	k.	Strongly opposed to the Austino project proposal as it does not comply with the LEP and DCP provisions for the site established by Hornsby Council. Recommends that given the dwelling numbers in Epping now exceed planned targets, the Austino project proposal should comply with the Hornsby controls.	<p>Consideration of this Planning Proposal is a separate matter to the LSPS and is forms part of the work being carried out for the Epping Planning Review.</p> <p>The Planning Proposal (where Austino is the applicant) at 2-18 Epping Road, 2-4 Forest Grove and 725 Blaxland Road, Epping, which sought additional FSR and height, was not supported by Council. At the request of the applicant, the Planning Proposal was allocated to an alternate authority for decision.</p> <p>The Central Sydney Planning Panel met on the 4 November 2019 and determined that the Planning Proposal should not be forwarded for a Gateway determination. Reasons given by the Panel relate to traffic impacts (as demonstrated in the traffic study commissioned by Council) and that</p>

			housing targets in Epping are already being met. Therefore, the Planning Proposal is no longer active.
		<p>l. Identifies a number of issues in response to the housing targets:</p> <ul style="list-style-type: none"> <li>• Targets will not maintain a liveable city; therefore, development should be slowed by as much as 50%.</li> <li>• Community infrastructure in Epping has not kept up with development; targets should be set for building or acquiring community infrastructure with a timeframe and budget.</li> <li>• Infrastructure triggers have not been proposed for Epping.</li> <li>• Given the difference between the 2014 and 2019 targets, there is little confidence in five years the area will look at envisaged.</li> <li>• Traffic is a major issue with only token road upgrades to date, and the effectiveness of green travel plans unknown. Suggested works in consultation with the State Government should include: changes to M2 tolling, extending the Parramatta Light Rail to Epping, improved bus services and investigating an Epping road tunnel. Suggests that widening Epping Bridge is not a solution.</li> <li>• Loss of green canopy, need to create a tree register and need to protect irreplaceable indigenous bushland.</li> <li>• Heritage areas need to be protected, and the need for development should not be used as a reason for ignoring heritage zoning.</li> </ul>	<p>Consideration of these issues are out of the scope of the LSPS and form part of the work being carried out for the Epping Planning Review.</p> <p>Refer to comments made in response to Item c. Furthermore Council does not support (refer Council resolution of 9 July 2018) Planning Proposals which result in additional density in Epping Town Centre, unless it resolves issues relating to addressing the impact of high density residential development's interface with heritage areas or the loss of commercial floorspace.</p>
		<p>m. Considers that the employment target for Epping is too low for Epping to become a strategic centre for employment growth.</p>	As part of the Phase 2 of the Epping Planning Review, Council is currently investigating planning measures to address the loss of commercial floorspace in the Epping Town Centre. The outcomes of these investigations will be reported to Council.
		<p>n. In the period from 2016, there has been no commercial office development, hotel or theatre, and minimal space for commercial or professional offices in residential buildings, noting that 'shop top' housing does not work.</p>	<p>Whilst commercial floor space is a matter subject to the Epping Planning Review, the LSPS supports this review process. Planning Priority 11 promotes building the capacity of strategic and local centres to ensure they are strong, competitive and productive. Specifically, policy direction P46 says: <i>Consider the outcomes of the Epping Town Centre Review when finalised to understand future employment needs within the Epping Strategic Centre</i>; and action A67 says: <i>Consider the recommendations of the Epping</i></p>
		<p>o. Trust does not want Epping to be a dormitory suburb where the majority of its working population has to leave Epping for work, with few facilities for locals. Therefore, considers Epping should target an additional 10,000 jobs between</p>	



	2016 and 2036, to bring the total jobs to 15,100 to 2036, when the population will be 44,600.	<i>Town Centre Review (when completed) and implement the adopted recommendations.</i>
	p. Suggests that Council needs to seek and promote commercial and professional employment in Epping such as a Smart Working Hub and that this be included in the final LSPS; but fears promotion will not happen because the Parramatta CBD and the GPOP development areas will take precedence.	
	q. Supports Council's intent to mandate minimum employment floor space in Epping and should reflect the Trust's recommended employment target.	
	r. Supports Council's policy to grow a night-time economy in Epping.	Noted. The LSPS has a short term action to investigate methods of achieving a balance between residential amenity and growth of a diverse night time economy.
	s. Supports the LHS statement that Heritage Items and Heritage Conservation Areas in the current LEP will not be subject to further intensification.	Noted.
	t. Considers there should be a reference to developing local character statements for areas outside Growth Precincts.	The LSPS includes actions in relation to the development of Local Character Statements to support the preservation of Council's suburbs. These include:  <i>A17: Collaborate with DPIE to develop Local Character Statements to identify key place-making measures for Growth Precincts and Local Centres undergoing transformation (once the new process has been endorsed by DPIE).</i>  <i>A25: Identify distinct local character areas and attributes in suburban Parramatta for preservation and enhancement through local controls and programs; and implement street-level / local character assessment following the release of the Local Character and Place Guidelines by the State Government.</i>  <i>A26: Collaborate with DPIE to develop Local Character Statements to identify key place-making measures for Local Centres (once a new process has been endorsed by Government).</i>
	u. Considers that the LHS and LSPS need to be further aligned in relation to the development of local character statements.	
	v. Notes that proposals will be required to be consistent with local character statements.	Noted.
	w. Identifies an inaccuracy in the CIS being Catchment 3 has zero heritage parks – there are three (Forest Park,	These comments have been forwarded to the Social Outcomes Team for consideration as part of their review of the feedback received on the

		Rockleigh Park and Dence Park) and this need to be corrected.	Community Infrastructure Strategy (CIS). The outcomes of the public exhibition of the CIS will be reported to Council at a later date.
	x.	Identifies that infrastructure provision has not kept pace with the above forecasted residential development in Epping, and the result is significant traffic issues. This should be a reason to reduce housing and population targets in Epping.	As per the Central District Plan, planning for local infrastructure, including improved roads, new or upgraded schools, open space and recreational facilities, will inform the Epping Planning Review. Council is working closely with the State Government to ensure both regional and local infrastructure is delivered to support the growing population. The coordinated delivery of infrastructure and housing is important in place-making and the delivery of centres that are sustainable, liveable and productive.  Refer comments in Item I. Council does not support additional density in Epping Town Centre, based on the results of the Epping Town Centre Traffic Study which indicates that future traffic conditions continue to worsen even when road improvements are implemented. Based on the results of the Traffic Study, an infrastructure schedule identifies local and regional improvements. This will inform future Development Contributions Plans for Epping and form the basis of a Transport Delivery Plan for Epping.
	y.	Suggests there must be an effective mechanism for aligning housing and infrastructure and this must be a key focus of Council and Government planners.	
	z.	Considers that the draft CIS should contain specific plans, timelines and budgets for change and improvements to infrastructure.	These comments have been forwarded to the Social Outcomes Team for consideration as part of their review of the feedback received on the CIS. The outcomes of the public exhibition of the CIS will be reported to Council at a later date.  As part of Phase 2 of the Epping Planning Review Council resolved (refer Council meeting 9 July 2018) that it would investigate the provision of delivery of community facilities on Council owned sites in Epping Town Centre. This work is ongoing.
	aa.	Notes that the 2016 community consultation resulted in good engagement with the community and a clear support for two centres on either side of the railway line. The CIS does not recognise this.	
	bb.	Considers that the site of the current Library in Epping should be retained as a library with a new community hub as it will contribute to social cohesion. The draft CIS proposal for a small community hub on the site of the current library is inconsistent with its own recommendation for consolidated community facilities and opens the possibility for downgrading and ultimate sale.	
	cc.	The Rawson Street Car Park site should be redeveloped as a plaza with parking underneath, and Council should retain ownership.	
	dd.	LSPS should include the means to achieve infrastructure to provide vehicular and pedestrian access between both sides of the railway line.	As part of Phase 2 of the Epping Planning Review Council resolved (refer Council meeting 9 July 2018) that it would investigate the potential sites for additional open space in the north east of the Epping Town Centre. This work is ongoing.
	ee.	LSPS should contain commitments to achieving the additional open space identified as being needed and	
			These comments relating to open space facilities have been forwarded to the Social Outcomes Team for consideration as part of their review of the

		timelines for when it can be expected. Noting that the population is doubling in the next 20 years, and that present open space is inadequate, with the CIS identifying the existing open space provision for 1,000 people is 0.99 ha for Epping, Eastwood and Beecroft, but the ideal benchmark for open space is more than three times this at 3 ha/1000.	feedback received on the CIS. The outcomes of the public exhibition of the CIS will be reported to Council at a later date.
	ff.	The well-used Council owned indoor space at the West Epping YMCA is remote from the town centre where the bulk of the future population will be living, and therefore new recreation spaces near the town centre are needed (for example, skate parks, basketball and tennis courts, cricket practice nets, dog park, community garden).	These comments relating to indoor recreation facilities have been forwarded to the Social Outcomes Team for consideration as part of their review of the feedback received on the CIS. The outcomes of the public exhibition of the CIS will be reported to Council at a later date.
	gg.	Requests that the issues raised by the Trust in relation to the Dence Park Master Plan be given weight and that a timeline and budget are necessary for the project.	This is outside of the scope of the LSPS. This submission has been forwarded to the relevant officer at Council in Place Services who is managing the implementation of the Dence Park Masterplan. The project's corresponding project webpage is at:  <a href="https://www.cityofparramatta.nsw.gov.au/recreation-environmentour-parkspark-and-reserve-masterplans/dence-park-masterplan">https://www.cityofparramatta.nsw.gov.au/recreation-environmentour-parkspark-and-reserve-masterplans/dence-park-masterplan</a>
	hh.	Raises concern that housing development is diminishing the number of trees and the green canopy, that is valued by Epping residents; noting that the green canopy is becoming more important as the climate gets warmer. The LSPS should provide a means for monitoring loss of trees and contain a target for increasing the green canopy in the same periods as housing (2016 to 2021 and 2021 to 2036).	Section 3.4.4 Tree Canopy of the LSPS discusses the importance of tree coverage and green infrastructure in city-shaping. The LSPS also includes planning directions and actions in relation to the need to promote 'green' and 'blue' spaces to help provide shade and mitigate urban heat. These are covered under <i>Planning Priority 14: Protect and enhance our green infrastructure to improve liveability and ecological health</i> . This includes a number of actions that look at supporting the growth of green infrastructure but also the need to protect and improve tree canopy, bushland and biodiversity.
	ii.	Objects to the inclusion of the Epping Bowling Club site zoned RE1 into the Austino development site given the desperate need for recreation land close to the town centre to support the rapidly growing population.	These specific Epping-related planning matters are outside of the scope of the LSPS. These are being addressed as part of the Epping Planning Review project.  Refer to comments in Item k. Furthermore, the RE1 Public Recreation zoned land is identified in the Land Reservation Map (LRA) of the Hornsby LEP 2013. It is Council position that it remains planned for future open space.
	jj.	Asserts that the LSPS should be reviewed every two years, and the outcome be made publicly available.	As the exhibited LSPS stated, reviews of the Council's LSPS will be subject to comprehensive reviews every 4 years in line with Council's Strategic Plan.

83	<b>Epping Civic Trust (10/11/2019)</b>	kk. Submission relates to Epping.	Noted.
		ll. Supports the LSPS intention to preserve the low scale character of Epping outside the growth precinct, and no extra zoning in Epping.	Noted. Planning Priority 5 'Support and enhance the low-scale character and identity of suburban Parramatta outside of the GPOP area and Epping Strategic Centre' supports this intention.
		mm. Notes that the planning regime adopted for Epping by NSW Government and the City of Parramatta between 2014 and 2016 has produced residential development in excess of that forecast, and this has outstripped infrastructure provision.	<p>Epping Town Centre was rezoned in 2014 as part of the NSW Department Priority Precinct process. Since that time, a strong housing market has seen the Epping Town Centre experience unprecedented levels of redevelopment and growth. The development has raised community concern in relation to traffic congestion, loss of commercial floor space, high-density development interface with heritage conservation areas, provision of open space and community facilities.</p> <p>In May 2016, the council amalgamations process saw the Epping Town Centre fall entirely within the jurisdiction of the new City of Parramatta Council. This presented the opportunity to address critical issues and plan for the function of the centre for the next 20 years. Council commenced the Epping Planning Review project to address these land use and traffic issues that was formally launched in December 2016.</p> <p>The Epping Planning Review has two project phases. The first phase was carried out between 2016 and 2018 and comprised undertaking community consultation and technical studies. Council is currently in Phase 2 which is the implementation of the outcomes of Phase 1.</p>
		nn. Notes that the Department of Planning document of March 2014 entitled 'Epping Town Centre' indicated "the revitalized centre has a capacity of 3,750 new homes"; and that the LSPS indicates that, between the years 2016 to 2021, a further 4,272 dwellings are forecast to be added in Epping as a whole, with the Epping Town Centre expected to deliver all of this. Then between 2021 and 2036, a further 4,483 homes are forecast, with 3,766 (84%) in the town centre growth precinct, and 717 will be outside the town centre. This target will see a total of 7,354 dwellings in the town centre by 2036, or, if the figures are adjusted to take into account the present expected 2021 figures, the Growth Centre will have some 8,038 dwellings by 2036. This is an increase of 114% on the number thought to be the maximum by Government in 2014 and at that recent date advertised as the target for the area.	Dwelling capacity in Epping is based on an analysis of Development Applications, Planning Proposals and residual take-up data. The LSPS is not encouraging additional capacity, rather it is a 'stocktake' of what is in the pipeline. It is noted that this pipeline is higher than the original forecast supply under the State Government's Epping Priority Precinct process.

	oo. Notes that the CIS and LHS forecast total dwelling numbers of 17,400 in 2036, versus 8,700 in 2016, effectively a doubling of the population of Epping in 20 years.	
	pp. Suggests that a mandated affordable housing target be adopted, not a range.	Changes have been made to this reference in the LSPS informed by comments from the GSC, with the new wording being, <i>"they contain at least 5-10% permanent affordable rental housing (subject to viability); however, where viable, Council's aspiration is for a higher provision"</i> .
	qq. Concerned about medium density housing being developed under the Housing Diversity Criteria; however, could accept it as a means of achieving housing diversity provided it is linked with other provisions to ensure the nature of surrounding and adjoining neighbourhoods, heritage, environmental and similar considerations will still apply.	The Housing Diversity Criteria has been amended and includes clearer requirements about compatibility with surroundings, specifically, <i>"Have urban design merit via an urban design capability test that demonstrates the proposed built form is compatible with surrounding development and neighbourhoods"</i> ; and, <i>"Have strategic merit in relation to access, constraints, topography, environment and amenity"</i> .
	rr. Notes that the draft Central District Plan calls for a full build-out forecast of 10,000 dwellings, and achievement is based upon the Austino Planning Proposal being delivered in a six to ten-year timeframe, and the Oakstand and Lyon sites being delivered under current controls.	It is unclear what Planning Proposals were specifically included as draft Central District Plan targets.
	ss. Considers that better planning outcomes would occur if the community were brought into the confidence of planners at an early stage of the process of considering applications; and that this consultation should take the form of a master planning process for the Town Centre which has been notably absent to date. Instead each development is considered in isolation and in reference to a DCP which is now not representative of what has actually occurred.	Refer to comments made in response to Item c., including extensive community consultation undertaken as part of Phase 1 of the Epping Planning Review.  In relation to development applications and consultation, public exhibition of any application occurs in accordance with the provisions of the <i>Environmental Planning Assessment Act 1979</i> . Each development applications are assessed against the current planning controls under the relevant LEP and DCP.  The Epping Planning Review's corresponding project webpage is at: <a href="https://www.cityofparramatta.nsw.gov.au/councilprecinct-planning/epping-planning-review">https://www.cityofparramatta.nsw.gov.au/councilprecinct-planning/epping-planning-review</a>
	tt. Notes that the LSPS indicates that the Oakstand and Lyon developments will be built under current planning controls, but concerned that developments have been	Assessment of individual Development Applications and consideration of variations is a separate matter to the LSPS. Development Application data has been considered in the capacity analysis.

	<p>approved in Epping in recent months which exceed height controls by up to 30%, and FSR controls by 4%.</p>	<p>However, this is a matter that is being addressed as part of the Epping Planning Review (Stage 2). A Planning Proposal was initiated by Council to address development applications seeking additional floorspace through Clause 4.6 of the <i>PLEP 2011</i> and <i>Hornsby LEP 2013</i>. The Planning Proposal seeks to disable the use of Clause 4.6 variations in relation to floor space ratio controls for residential and tourist accommodation in the Epping town centre.</p> <p>It is noted that variation to height of buildings does not result in additional density. Density is determined by the floor space ratio (FSR) controls.</p>
	<p>uu. Strongly opposed to the Austino project proposal as it does not comply with the LEP and DCP provisions for the site established by Hornsby Council. Recommends that given the dwelling numbers in Epping now exceed planned targets, the Austino project proposal should comply with the Hornsby controls.</p>	<p>Consideration of this Planning Proposal is a separate matter to the LSPS and is forms part of the work being carried out for the Epping Planning Review.</p> <p>The Planning Proposal (where Austino is the applicant) at 2-18 Epping Road, 2-4 Forest Grove and 725 Blaxland Road, Epping, which sought additional FSR and height, was not supported by Council. At the request of the applicant, the Planning Proposal was allocated to an alternate authority for decision.</p> <p>The Central Sydney Planning Panel met on the 4 November 2019 and determined that the Planning Proposal should not be forwarded for a Gateway determination. Reasons given by the Panel relate to traffic impacts (as demonstrated in the traffic study commissioned by Council) and that housing targets in Epping are already being met. Therefore, the Planning Proposal is no longer active.</p>
	<p>vv. Identifies a number of issues in response to the housing targets:</p> <ul style="list-style-type: none"> <li>• Targets will not maintain a liveable city; therefore, development should be slowed by as much as 50%.</li> <li>• Community infrastructure in Epping has not kept up with development; targets should be set for building or acquiring community infrastructure with a timeframe and budget.</li> <li>• Infrastructure triggers have not been proposed for Epping.</li> <li>• Given the difference between the 2014 and 2019 targets, there is little confidence in five years the area will look at envisaged.</li> <li>• Traffic is a major issue with only token road upgrades to date, and the effectiveness of green travel plans unknown. Suggested works in consultation with the State</li> </ul>	<p>Consideration of these issues are out of the scope of the LSPS and form part of the work being carried out for the Epping Planning Review.</p> <p>Refer to comments made in response to Item c. Furthermore Council does not support (refer Council resolution of 9 July 2018) Planning Proposals which result in additional density in Epping Town Centre, unless it resolves issues relating to addressing the impact of high density residential development's interface with heritage areas or the loss of commercial floorspace.</p>

		<p>Government should include: changes to M2 tolling, extending the Parramatta Light Rail to Epping, improved bus services and investigating an Epping road tunnel. Suggests that widening Epping Bridge is not a solution.</p> <ul style="list-style-type: none"> <li>• Loss of green canopy, need to create a tree register and need to protect irreplaceable indigenous bushland.</li> <li>• Heritage areas need to be protected, and the need for development should not be used as a reason for ignoring heritage zoning.</li> </ul>	
	ww.	Considers that the employment target for Epping is too low for Epping to become a strategic centre for employment growth.	<p>As part of the Phase 2 of the Epping Planning Review, Council is currently investigating planning measures to address the loss of commercial floorspace in the Epping Town Centre. The outcomes of these investigations will be reported to Council.</p> <p>Whilst commercial floor space is a matter subject to the Epping Planning Review, the LSPS supports this review process. Planning Priority 11 promotes building the capacity of strategic and local centres to ensure they are strong, competitive and productive. Specifically, policy direction P46 says: <i>Consider the outcomes of the Epping Town Centre Review when finalised to understand future employment needs within the Epping Strategic Centre</i>; and action A67 says: <i>Consider the recommendations of the Epping Town Centre Review (when completed) and implement the adopted recommendations.</i></p>
	xx.	In the period from 2016, there has been no commercial office development, hotel or theatre, and minimal space for commercial or professional offices in residential buildings, noting that 'shop top' housing does not work.	
	yy.	Trust does not want Epping to be a dormitory suburb where the majority of its working population has to leave Epping for work, with few facilities for locals. Therefore, considers Epping should target an additional 10,000 jobs between 2016 and 2036, to bring the total jobs to 15,100 to 2036, when the population will be 44,600.	
	zz.	Suggests that Council needs to seek and promote commercial and professional employment in Epping such as a Smart Working Hub and that this be included in the final LSPS; but fears promotion will not happen because the Parramatta CBD and the GPOP development areas will take precedence.	
	aaa.	Supports Council's intent to mandate minimum employment floor space in Epping and should reflect the Trust's recommended employment target.	
	bbb.	Supports Council's policy to grow a night-time economy in Epping.	Noted. The LSPS has a short term action to investigate methods of achieving a balance between residential amenity and growth of a diverse night time economy.
	ccc.	Supports the LHS statement that Heritage Items and Heritage Conservation Areas in the current LEP will not be subject to further intensification.	Noted.



		ddd. Considers there should be a reference to developing local character statements for areas outside Growth Precincts.	<p>The LSPS includes actions in relation to the development of Local Character Statements to support the preservation of Council's suburbs. These include:</p> <p><i>A17: Collaborate with DPIE to develop Local Character Statements to identify key place-making measures for Growth Precincts and Local Centres undergoing transformation (once the new process has been endorsed by DPIE).</i></p> <p><i>A25: Identify distinct local character areas and attributes in suburban Parramatta for preservation and enhancement through local controls and programs; and implement street-level / local character assessment following the release of the Local Character and Place Guidelines by the State Government.</i></p> <p><i>A26: Collaborate with DPIE to develop Local Character Statements to identify key place-making measures for Local Centres (once a new process has been endorsed by Government).</i></p>
		eee. Considers that the LHS and LSPS need to be further aligned in relation to the development of local character statements.	
		fff. Notes that proposals will be required to be consistent with local character statements.	
		ggg. Identifies an inaccuracy in the CIS being Catchment 3 has zero heritage parks – there are three (Forest Park, Rockleigh Park and Dence Park) and this need to be corrected.	These comments have been forwarded to the Social Outcomes Team for consideration as part of their review of the feedback received on the Community Infrastructure Strategy (CIS). The outcomes of the public exhibition of the CIS will be reported to Council at a later date.
		hhh. Identifies that infrastructure provision has not kept pace with the above forecasted residential development in Epping, and the result is significant traffic issues. This should be a reason to reduce housing and population targets in Epping.	<p>As per the Central District Plan, planning for local infrastructure, including improved roads, new or upgraded schools, open space and recreational facilities, will inform the Epping Planning Review. Council is working closely with the State Government to ensure both regional and local infrastructure is delivered to support the growing population. The coordinated delivery of infrastructure and housing is important in place-making and the delivery of centres that are sustainable, liveable and productive.</p> <p>Refer comments in Item I. Council does not support additional density in Epping Town Centre, based on the results of the Epping Town Centre Traffic Study which indicates that future traffic conditions continue to worsen even when road improvements are implemented. Based on the results of the Traffic Study, an infrastructure schedule identifies local and regional improvements. This will inform future Development Contributions Plans for Epping and form the basis of a Transport Delivery Plan for Epping.</p>
		iii. Suggests there must be an effective mechanism for aligning housing and infrastructure and this must be a key focus of Council and Government planners.	
		jjj. Considers that the draft CIS should contain specific plans, timelines and budgets for change and improvements to infrastructure.	

		kkk. Notes that the 2016 community consultation resulted in good engagement with the community and a clear support for two centres on either side of the railway line. The CIS does not recognise this.	<p>The outcomes of the public exhibition of the CIS will be reported to Council at a later date.</p> <p>As part of Phase 2 of the Epping Planning Review Council resolved (refer Council meeting 9 July 2018) that it would investigate the provision of delivery of community facilities on Council owned sites in Epping Town Centre. This work is ongoing.</p>
		lll. Considers that the site of the current Library in Epping should be retained as a library with a new community hub as it will contribute to social cohesion. The draft CIS proposal for a small community hub on the site of the current library is inconsistent with its own recommendation for consolidated community facilities and opens the possibility for downgrading and ultimate sale.	
		mmm. The Rawson Street Car Park site should be redeveloped as a plaza with parking underneath, and Council should retain ownership.	These specific Epping-related planning matters are outside of the scope of the LSPS. These are being addressed as part of the Epping Planning Review project.
		nnn. LSPS should include the means to achieve infrastructure to provide vehicular and pedestrian access between both sides of the railway line.	As part of Phase 2 of the Epping Planning Review Council resolved (refer Council meeting 9 July 2018) that it would investigate the potential sites for additional open space in the north east of the Epping Town Centre. This work is ongoing.
		ooo. LSPS should contain commitments to achieving the additional open space identified as being needed and timelines for when it can be expected. Noting that the population is doubling in the next 20 years, and that present open space is inadequate, with the CIS identifying the existing open space provision for 1,000 people is 0.99 ha for Epping, Eastwood and Beecroft, but the ideal benchmark for open space is more than three times this at 3 ha/1000.	These comments relating to open space facilities have been forwarded to the Social Outcomes Team for consideration as part of their review of the feedback received on the CIS. The outcomes of the public exhibition of the CIS will be reported to Council at a later date.
		ppp. The well-used Council owned indoor space at the West Epping YMCA is remote from the town centre where the bulk of the future population will be living, and therefore new recreation spaces near the town centre are needed (for example, skate parks, basketball and tennis courts, cricket practice nets, dog park, community garden).	These comments relating to indoor recreation facilities have been forwarded to the Social Outcomes Team for consideration as part of their review of the feedback received on the CIS. The outcomes of the public exhibition of the CIS will be reported to Council at a later date.
		qqq. Requests that the issues raised by the Trust in relation to the Dence Park Master Plan be given weight and that a timeline and budget are necessary for the project.	<p>This is outside of the scope of the LSPS. This submission has been forwarded to the relevant officer at Council in Place Services who is managing the implementation of the Dence Park Masterplan. The project's corresponding project webpage is at:</p> <p><a href="https://www.cityofparramatta.nsw.gov.au/recreation-environmentour-parkspark-and-reserve-masterplans/dence-park-masterplan">https://www.cityofparramatta.nsw.gov.au/recreation-environmentour-parkspark-and-reserve-masterplans/dence-park-masterplan</a></p>

		rrr. Raises concern that housing development is diminishing the number of trees and the green canopy, that is valued by Epping residents; noting that the green canopy is becoming more important as the climate gets warmer. The LSPS should provide a means for monitoring loss of trees and contain a target for increasing the green canopy in the same periods as housing (2016 to 2021 and 2021 to 2036).	Section 3.4.4 Tree Canopy of the LSPS discusses the importance of tree coverage and green infrastructure in city-shaping. The LSPS also includes planning directions and actions in relation to the need to promote 'green' and 'blue' spaces to help provide shade and mitigate urban heat. These are covered under <i>Planning Priority 14: Protect and enhance our green infrastructure to improve liveability and ecological health</i> . This includes a number of actions that look at supporting the growth of green infrastructure but also the need to protect and improve tree canopy, bushland and biodiversity.
		sss. Objects to the inclusion of the Epping Bowling Club site zoned RE1 into the Austino development site given the desperate need for recreation land close to the town centre to support the rapidly growing population.	These specific Epping-related planning matters are outside of the scope of the LSPS. These are being addressed as part of the Epping Planning Review project.  Refer to comments in Item k. Furthermore, the RE1 Public Recreation zoned land is identified in the Land Reservation Map (LRA) of the Hornsby LEP 2013. It is Council position that it remains planned for future open space.
		ttt. Asserts that the LSPS should be reviewed every two years, and the outcome be made publicly available.	As the exhibited LSPS stated, reviews of the Council's LSPS will be subject to comprehensive reviews every 4 years in line with Council's Strategic Plan.

#### Acronyms:

ELS	Employment Lands Strategy (prepared by Council)
DPIE	Department of Planning, Industry and Environment
CCDP	Central City District Plan (prepared by the GSC)
GSC	Greater Sydney Commission
LEP	Local environmental plan
LGA	Local government area
LHS	Local Housing Strategy (prepared by Council)
LSPS	Local Strategic Planning Statement (prepared by Council)
PIC	Place-based Infrastructure Compact (prepared for GPOP by the GSC)
PLR	Parramatta Light Rail
PP	Planning proposal
PRCG	Parramatta River Catchment Group

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## Appendix 3 – Summary of LSPS changes

## Amendments to the LSPS

The table below summarises the changes made to the Local Strategic Planning Statement (LSPS) on account of the six-week exhibition period from late September to early November 2019, which included feedback from State agencies. (Refer to a glossary at the end of the table).

DRAFT LSPS REFERENCE	DESCRIPTION OF CHANGE	SOURCE OF CHANGE
Cover page	<ul style="list-style-type: none"> <li>“Draft” reference removed</li> <li>Date amended</li> <li>“City Plan 2036” text added</li> </ul>	Exhibition feedback
Contents	<ul style="list-style-type: none"> <li>Fully updated in accordance with the changes in this summary table</li> <li>Updated requirement for the document to be reviewed every four years</li> </ul>	Exhibition feedback; GSC
<b>Section 1 – Purpose of this document</b>		
Section 1	<ul style="list-style-type: none"> <li>New text noting the exhibition and alerting of changes to the final LSPS (p.5)</li> <li>Replaced diagram illustrating the relationships of the LSPS and local strategies with NSW Government Plans to show relationship with relevant State Plans (p.7)</li> </ul>	Exhibition feedback; GSC
<b>Section 2 – Introduction [new section title]</b>		
2	<ul style="list-style-type: none"> <li>New ‘Introduction’ interleave page (formerly Strategic Context interleave page)</li> </ul>	CoP
2.1	<ul style="list-style-type: none"> <li>Previously section 2.1.1, wording has been revised to improve the line of sight to the District Plan</li> </ul>	GSC
Figure 2	<ul style="list-style-type: none"> <li>Formerly Figure 1 in draft LSPS</li> </ul>	Exhibition feedback; GSC
Figure 3	<ul style="list-style-type: none"> <li>Formerly Figure 11</li> </ul>	Exhibition feedback; GSC
Figure 4	<ul style="list-style-type: none"> <li>Formerly Figure 2</li> </ul>	Exhibition feedback; GSC
2.2	<ul style="list-style-type: none"> <li>New section on GPOP to emphasise its role within the City and Greater Sydney and the role of Sydney Olympic Park and Westmead Health and Education Precinct</li> <li>New Figure 5 of GPOP sub-precincts</li> </ul>	Exhibition feedback; GSC
2.3	<ul style="list-style-type: none"> <li>Was section 2.2.6 - amended title and content to emphasise local and State government collaboration</li> </ul>	Exhibition feedback; GSC
2.4.1 & 2.4.2	<ul style="list-style-type: none"> <li>new text introduces Figures 6 and 7 (were Figures 13 and 14)</li> </ul>	
<b>Section 3 – Strategic context</b>		
3	<ul style="list-style-type: none"> <li>revised ‘Strategic context’ interleave page</li> </ul>	CoP
<b>3.1 Local Planning</b>	<ul style="list-style-type: none"> <li>New <b>Local Planning</b> heading consistent with the four LSPS themes</li> </ul>	Exhibition feedback
3.1.1	<ul style="list-style-type: none"> <li>New introductory paragraph to provide the context of this new structure</li> <li>Sub-headings ‘The Parramatta CBD’s Access to Labour Markets’ and ‘Local Centre Accessibility’ were formerly sections 2.1.9 and 2.1.12. Figure 9 (previously Figure 9 in former section 2.1.12) illustrates the existing centres hierarchy with the Proposed Local Centres removed, and instead shown in Figures 22 to 26.</li> </ul>	Exhibition feedback; GSC

3.1.2	<ul style="list-style-type: none"> <li>Formerly section 2.2.3 and substantially redrafted, this improves on the narrative with regards to recent housing delivery and the District Plan's housing targets</li> <li>Sub-headings formerly sections 2.1.5 and 2.1.6.</li> <li>At the GSC's request, revised the <b>housing targets</b> in Table 2 and Table 3 (formerly Table 2 and Table 3 in Section 2.1.6) to reduce the annual dwelling growth rates to more realistic rates based on historical take-up rates in similar high growth precincts, particularly in the 2022-2026 period (which averaged 6,700 dwellings per year in the draft LSPS). This revision extends the predicted housing growth period beyond the 20 year (2036) timeframe and results in average annual growth rates of between 4,000 and 4,700 dwellings per year, or an average of 4,395 dwellings per year over the 20 year period (2016-2036). The Growth Precincts affected by this revision are Camellia, Granville, Melrose Park, Parramatta CBD, Sydney Olympic Park, Wentworth Point and Westmead, where dwelling delivery in these precincts has been spread out over a longer timeframe. This will be clarified further in the LHS.</li> </ul>	Exhibition feedback; GSC
3.1.3	<ul style="list-style-type: none"> <li>Formerly section 2.1.11 with some minor new text</li> </ul>	Exhibition feedback
3.1.4	<ul style="list-style-type: none"> <li>Formerly section 2.2.6 with some minor new text</li> </ul>	Exhibition feedback
3.1.5	<ul style="list-style-type: none"> <li>New section to provide a narrative for the content in Sections 4 and 5 on protecting local character and improve the link to the LHS content</li> </ul>	Exhibition feedback
3.1.6	<ul style="list-style-type: none"> <li>New section to provide a narrative for the Land Use Planning Harmonisation Project content in Sections 4 and 5 on local character</li> </ul>	Exhibition feedback; GSC
Local Planning Areas of Focus text box	<ul style="list-style-type: none"> <li>New wrap-up text box that improves the link to the Planning Priorities, Policy Directions and Actions in Section 5 under the Local Planning theme</li> </ul>	Exhibition feedback
<b>3.2 Liveability</b>	<ul style="list-style-type: none"> <li>New <b>Liveability</b> heading consistent with the four LSPS themes</li> </ul>	Exhibition feedback
3.2.1	<ul style="list-style-type: none"> <li>New section to provide a narrative for the content in Sections 4 and 5 on housing diversity and improve the link to the LHS content</li> </ul>	Exhibition feedback
3.2.2	<ul style="list-style-type: none"> <li>New section to provide a narrative for the content in Sections 4 and 5 on affordable housing and improve the link to the LHS content</li> <li>Figure 11 (formerly Figure 9) enlarged for better readability with centres hierarchy added</li> </ul>	Exhibition feedback
3.2.3	<ul style="list-style-type: none"> <li>Formerly section 2.1.13 with some additional text on local indigenous communities</li> </ul>	Exhibition feedback
3.2.4	<ul style="list-style-type: none"> <li>Formerly under section 2.2.4 as sub-section 'Development Parramatta's Cultural Assets and Night Time Economy' – relocated to improve the narrative</li> </ul>	Exhibition feedback
3.2.5	<ul style="list-style-type: none"> <li>New section to improve the narrative for the content in Sections 4 and 5 on access and connections</li> <li>Figure 12 (formerly Figure 12) updated to include heavy and light rail routes, centres hierarchy and distinction made to District and Local items in legend</li> </ul>	Exhibition feedback
3.2.6	<ul style="list-style-type: none"> <li>Formerly section 2.2.5, new sub-headings also inserted regarding 'Heavy rail' and 'Light Rail'</li> <li>Figure 13 – formerly Figure 16</li> </ul>	Exhibition feedback
3.2.7	<ul style="list-style-type: none"> <li>Formerly section 2.1.14 with some revision to the text to improve the narrative for the content in Sections 4 and 5 on open space</li> <li>Figure 14 – formerly Figure 10 enlarged for better readability with centres hierarchy added</li> </ul>	Exhibition feedback; GSC



Liveability Areas of Focus text box	<ul style="list-style-type: none"> <li>New wrap-up text box that improves the link to the Planning Priorities, Policy Directions and Actions in Section 5 under the Liveability theme</li> </ul>	Exhibition feedback
<b>3.3 Productivity</b>	<ul style="list-style-type: none"> <li>New <b>Productivity</b> heading consistent with the four LSPS themes</li> </ul>	Exhibition feedback
3.3.1	<ul style="list-style-type: none"> <li>Formerly section 2.1.8, relocated here to improve the narrative</li> <li>Figure 15 (formerly Figure 6) enlarged for better readability with centres hierarchy added</li> </ul>	Exhibition feedback
3.3.2	<ul style="list-style-type: none"> <li>Formerly section 2.1.7, relocated here to improve the narrative</li> </ul>	Exhibition feedback
3.3.3	<ul style="list-style-type: none"> <li>New heading</li> <li>Sub-section 'The City as an employer' was a sub-section under former section 2.2.4</li> <li>Figure 17 – formerly Figure 17 Employment Lands, amended to include centres hierarchy, freight routes, Parramatta-Liverpool T-Way, M2 Express Bus routes, Northwest T-Way</li> </ul>	Exhibition feedback; GSC
3.3.4	<ul style="list-style-type: none"> <li>Formerly section 2.1.10</li> <li>Tables 4, 5 and 6 formerly tables 4, 5 and 6 under former section 2.1.10</li> </ul>	Exhibition feedback
Productivity Areas of Focus text box	<ul style="list-style-type: none"> <li>New wrap-up text box that improves the link to the Planning Priorities, Policy Directions and Actions in Section 5 under the Productivity theme</li> </ul>	Exhibition feedback
<b>3.4 Sustainability</b>	<ul style="list-style-type: none"> <li>New <b>Sustainability</b> heading consistent with the four LSPS themes</li> </ul>	Exhibition feedback
3.4.1	<ul style="list-style-type: none"> <li>Formerly section 2.1.3, relocated to improve the narrative for the sustainability theme</li> <li>New sub-section 'Parramatta Waterways' added to improve the narrative to the actions in Section 5</li> <li>Figure 19 Flooding added to improve the narrative on the flooding and hazard related actions in Section 5</li> <li>New 'Flooding' sub-section added to improve the narrative on the flooding and hazard related actions in Section 5</li> <li>New 'Bushland and Biodiversity' sub-section added to improve the narrative on the bushland related actions in Section 5</li> </ul>	Exhibition feedback; GSC
3.4.2	<ul style="list-style-type: none"> <li>Formerly section 2.1.4, relocated to improve the narrative for the sustainability theme and direct line of sight to the District Plan.</li> </ul>	Exhibition feedback; GSC
3.4.3	<ul style="list-style-type: none"> <li>New 'Climate change and resilience' section added to improve the narrative on climate change and resilience related actions in Section 5</li> <li>New 'Heat Vulnerability Index' figure (Figure 20)</li> </ul>	Exhibition feedback; GSC
3.4.4	<ul style="list-style-type: none"> <li>New 'Tree Canopy' section added to improve the narrative on tree canopies related actions in Section 5</li> <li>New 'Tree Canopy' figure (Figure 21) added to support the new 'Tree canopy' section</li> </ul>	Exhibition feedback (including State Agency feedback); GSC
3.4.5	<ul style="list-style-type: none"> <li>New 'Resource use' section added to improve the context and narrative on the importance of tree canopies related actions in Section 5 as well as highlight the City's vulnerable areas (ie. areas affected by flooding and urban heat).</li> </ul>	Exhibition feedback (including State Agency feedback); GSC
Sustainability Areas of Focus text box	<ul style="list-style-type: none"> <li>New wrap-up text box that improves the link to the Planning Priorities, Policy Directions and Actions in Section 5 under the Sustainability theme</li> </ul>	Exhibition feedback
<b>Section 4 – A 20-Year Vision for Parramatta</b>		

4	<ul style="list-style-type: none"> <li>Revised vision interleave page (was Section 3)</li> <li>New explanatory page explaining each of Figures 22 to 26</li> <li>New Figure 22 which explains the major elements of the Structure Plan</li> <li>Figure 23 (formerly Figure 19) with centres hierarchy, revised mass transit corridors and details of each growth precincts added to the figure</li> <li>Figure 24 (formerly Figure 20) with centres hierarchy, revised mass transit corridors and details of each growth precincts added to the figure</li> <li>Figure 25 Structure Plan (formerly Figure 18) relocated to this section and amended with centres hierarchy, revised mass transit corridors and details of each growth precincts added to the figure as well as minor additions (eg. ferry stops) to improve the information in this figure</li> <li>Figure 26 (formerly Figure 21) relocated to this section with centres hierarchy (including proposed local centres), revised mass transit corridors and details of each growth precincts added to the figure</li> </ul>	CoP; Exhibition feedback (including State Agency feedback); GSC
<b>Section 5 – Priorities, Directions &amp; Actions</b>		
5	<ul style="list-style-type: none"> <li>Revised 'Priorities, Directions and Actions' interleave page (formerly Section 4 interleave page)</li> </ul>	CoP
Planning Priorities, Policy Directions and Actions	<p>General changes:</p> <ul style="list-style-type: none"> <li>Duplications removed</li> <li>Consolidation of relevant policy directions and actions for efficiency purposes</li> <li>Relocated relevant policy directions and actions to more appropriate locations</li> <li>Included content to clarify policy directions and actions, eg. providing text boxes and footnotes</li> <li>Renumbered for ease of reference and readability purposes</li> <li>Clarified where actions involve collaboration with the State Government</li> </ul>	CoP; Exhibition feedback (including State Agency feedback); GSC
Housing Diversity Precinct Criteria	<ul style="list-style-type: none"> <li>Clarified the Housing Diversity Criteria largely relating to: proportion of affordable rental housing; required site area; and distance from retail.</li> <li>Former Table 7 removed on account of this being addressed in the LHS</li> </ul>	Exhibition feedback; GSC
<b>Section 6 – Implementation, Monitoring and Reporting</b>		
6	<ul style="list-style-type: none"> <li>Revised 'Implementation...' interleave page (formerly Section 5 interleave page)</li> <li>Text under 'Implementation' and 'Reviewing' updated for currency</li> <li>New section containing a copy of the actions from section 5 re-categorised under Short-term, Medium-term and Long-term headings</li> </ul>	CoP; Exhibition feedback (including State Agency feedback); GSC
<b>Section 7 – Glossary</b>		
7	<ul style="list-style-type: none"> <li>Re-numbered 'Glossary' interleave page (formerly Section 6)</li> <li>Clarified definitions: 'Affordable Rental Housing' and 'Greater Parramatta', 'Local Centre', 'Proposed Local Centre', 'Strategic Centres' and 'Metropolitan Centre'.</li> <li>Included new definitions (eg. 'City of Parramatta', 'Co-housing', 'Housing Compendium', 'Investigation Areas', 'Placed-based Infrastructure Compact' and 'Smart City')</li> <li>Removed defunct definitions (eg. 'target' and 'floor space ratio')</li> <li>Corrected minor typographical errors.</li> <li>Clarified definitions of 'Metropolitan Significant Employment Lands', 'Investigation Areas', 'Strategic Lands' and 'Local Urban Services Hub' to reference the need for DPIE approval of the Employment Lands Strategy (2016) and Employment Lands Strategy Review and Update (2020) in accordance with the relevant Section 9.1 Ministerial Directions.</li> </ul>	Exhibition feedback; GSC; CoP

	<ul style="list-style-type: none"> <li>Clarified definition of '[City of Parramatta] Local Housing Strategy' so as to note this strategy requires DPIE approval in accordance with the relevant section 9.1 Ministerial Direction.</li> </ul>	
<b>Appendix – ELS Review and Update (August 2016)</b>		
-	This component has been detached from the LSPS and has been re-created as a separate stand-alone document. It will stress that it must be read in conjunction with Council's Employment Lands Strategy (2016).	GSC

**Glossary:**

DPIE	Department of Planning, Infrastructure and Environment
District Plan	<i>Central City District Plan</i> (prepared by the GSC)
CoP	City of Parramatta
GPOP	Greater Parramatta and Olympic Peninsula (an area defined by the GSC)
GPOP PIC	GPOP Placed-based Infrastructure Compact (prepared by the GSC)
GSC	Greater Sydney Commission
LAHC	Land and Housing Corporation
LHS	Local Housing Strategy
LSPS	Local Strategic Planning Statement
WSU	Western Sydney University

# Appendix 4 – Summary of LHS changes

## Amendments to the Local Housing Strategy – Post exhibition

The table below summarises the changes made to the Local Housing Strategy (LHS) arising from the six-week exhibition period from late September to early November 2019 which included feedback from State agencies and the GSC as part of the LSPS Assurance process. (Refer to a glossary at the end of the table for terms not yet explained).

PAGE REFERENCE	DESCRIPTION OF CHANGE	SOURCE OF CHANGE
Cover page	<ul style="list-style-type: none"> <li>“Draft” reference removed</li> <li>Date of Strategy amended</li> <li>Updated table of contents page numbers</li> </ul>	Exhibition period
<b>Executive Summary</b>		
	<ul style="list-style-type: none"> <li>Dwelling numbers updated to reflect GSC feedback on LSPS</li> <li>Housing vision strengthened in terms of housing diversity and respecting local character</li> <li>Draft GPOP PIC references included</li> </ul>	GSC feedback; GPOP PIC; Exhibition feedback
<b>Feedback on the Strategy</b>		
	<ul style="list-style-type: none"> <li>New section added: “Feedback on the Strategy”</li> </ul>	Exhibition period; Exhibition feedback
<b>1. Introduction</b>		
Section 1.2.3 Regional context Section 1.2.4 Local context Section 1.3.2 Housing	<ul style="list-style-type: none"> <li>Section on Draft GPOP PIC included as well as Draft GPOP PIC references included consistent with endorsed LSPS</li> <li>Section on LSPS included</li> <li>Additional text on the ELS Review and Update (2020) and Council’s Contributions Plans work</li> <li>Included reference to the ELS Review and Update (2020)</li> <li>Updated section owing to final Community Infrastructure Strategy</li> <li>Reference to revision of SOPA Master Plan (1.3.2)</li> <li>“70 Planning Proposal” figure updated to reflect current figure of “83 Planning Proposals” (1.3.2)</li> <li>Figures updated to reflect confirmed Sydney Metro West and PLR Stage 2</li> <li>Figure 6 Flooding Map updated</li> <li>Housing vision strengthened in terms of housing diversity and respecting local character</li> <li>A new objective has been added to make clear that housing growth is supported by the local and regional infrastructure needed to service that growth.</li> <li>Draft GPOP PIC references included consistent with endorsed LSPS</li> </ul>	GSC feedback; GPOP PIC; Exhibition period; Exhibition feedback
<b>2. Evidence</b>		
	<ul style="list-style-type: none"> <li>Draft GPOP PIC references included consistent with endorsed LSPS</li> <li>Figures updated to reflect confirmed Sydney Metro West and PLR Stage 2</li> <li>Improving the narrative at Section 2.4 to highlight the need for housing growth to be supported by infrastructure</li> <li>Dwelling figures in Tables 3 to 12 &amp; Tables 17 &amp; 18 updated to reflect GSC comments from LSPS Assurance process and other minor consistency updates</li> <li>All tables sources allocated a source</li> </ul>	GSC feedback; GPOP PIC; Exhibition feedback; Changes to LSPS; GSC; Council officer analysis
<b>3. Priorities</b>		
	<ul style="list-style-type: none"> <li>Section reformatted</li> <li>Draft GPOP PIC references included consistent with endorsed LSPS</li> </ul>	GPOP PIC; Exhibition feedback;

		Changes to LSPS; GSC
<b>4. Actions</b>		
	<ul style="list-style-type: none"> <li>• Draft GOPP PIC references included consistent with endorsed LSPS</li> <li>• Section 4.1 and Implementation Plan tables at 4.1.1, 4.1.2 and 4.1.3 updated to include correlating LSPS actions</li> <li>• Wentworthville Precinct references removed on account of recent State Government decision to not proceed with this precinct</li> <li>• Action C1-3 from CCDP included in Table 4.1.2</li> <li>• Figure 17 updated</li> <li>• Section 4.2 amended as follows: <ul style="list-style-type: none"> <li>◦ Delivery timeframes for some key planning proposals to be consistent with amendments made to Table B-1 in Appendix B.</li> <li>◦ Strengthening the narrative around stage/sequencing of key planning proposals.</li> </ul> </li> <li>• Section 4.3 Housing Diversity Precincts updated to include Housing Diversity Precinct criteria consistent with endorsed LSPS</li> </ul>	GSC feedback; GOPP PIC; exhibition feedback
<b>Appendix A – Demographic overview, housing demand and supply</b>		
Minor edits to update some numbers to ensure consistency with revised housing numbers (based on GSC feedback on LSPS through the assurance process).		GSC; Council Officer analysis
<b>Appendix B – Overall Development Forecasts and Parramatta LGA's Growth Precincts</b>		
	<ul style="list-style-type: none"> <li>• Table B-1: Dwelling figures updated to reflect feedback from the GSC from the LSPS Assurance process</li> <li>• Base scenarios removed as no longer relevant given GSC requested changes to the Planning Forecast Scenario through the LSPS Assurance process. Maximum scenario presented as potential capacity beyond 2036. Changes made to ensure consistency with LSPS.</li> <li>• Precinct profiles reformatted so as to improve clarity.</li> <li>• GIC references replaced with GOPP PIC references</li> </ul>	GSC feedback; GOPP PIC; exhibition feedback
<b>Appendix C - Capacity methodology and detail</b>		
	<ul style="list-style-type: none"> <li>• List of Planning Proposals updated to reflect decisions up to December 2019</li> </ul>	GSC feedback; GOPP PIC; exhibition feedback

#### Glossary:

DA	Development application
ELS	Employment Lands Strategy
SOPA	Sydney Olympic Park Authority

# Appendix 5 – Summary of ELS Review and Update changes



## Amendments to the ELS Review and Update – Post exhibition

The table below summarises the changes to the ELS Review and Update on account of the six-week exhibition period from late September to early November 2019 and advice received from the GSC via the LSPS Assurance Process. (Refer to a glossary at the end of the table for terms not explained in the Glossary above).

PAGE REFERENCE	DESCRIPTION OF CHANGE	SOURCE OF CHANGE
Cover / contents pages	Cover and contents pages created with title and new endorsement date	GSC feedback; CoP
Section 1	New Section 1 created explaining the context of the ELS Review and Update given it longer forms the Appendix to the LSPS and reference to the CCDP's Review and Manage approach	GSC feedback; CoP; exhibition feedback
Section 2	<p>New section 2 entitled Employment Precinct Update created which includes:</p> <ul style="list-style-type: none"> <li>• A figure extracted from the LSPS illustrating the City's employment land precincts (Figure 3);</li> <li>• Exhibition feedback section which summarises the feedback received on the ELS Review and Update when it was appended to the LSPS</li> <li>• A revision of the table which formed the LSPS Appendix (somewhat reformatted) – now Table 2 – which was amended as follows: <ul style="list-style-type: none"> <li>○ Reference to site number associated with each employment lands precinct contained. in ELS (2016)</li> <li>○ Reference to supporting Figure 3</li> <li>○ Updated references to policy changes that have occurred since the since ELS (2016) was endorsed by Council</li> <li>○ Updated Strategic Directions so as to ensure consistency with Figure 3 (and also LSPS)</li> <li>○ In some cases, updating of the Strategic Action associated with an employment precinct</li> </ul> </li> </ul>	GSC feedback; CoP; exhibition feedback

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