

support for International Education in Parramatta (R15).

**Note:**

1.

2.

18.3 SUBJECT FOR APPROVAL: Local Housing Strategy, Employment Lands Strategy Review and Update and Community Infrastructure Strategy

REFERENCE F2018/01832 - D07272665

REPORT OF

2816 RESOLVED

(a) **That** Council approve the final Local Housing Strategy (LHS) at Attachment A, noting that it:

- i. Provides strategic direction on where and when future housing growth will occur within the City of Parramatta.
- ii. Housing growth will only be supported if it is aligned with the delivery of supporting local and regional infrastructure.
- iii. Housing delivery is founded on a reduced growth rate that better responds to the delivery of required infrastructure.

(b) **That** Council approve the final Employment Lands Strategy (ELS) Review at Attachment B, noting that it:

- i. Updates the status of employment land precincts across the City outlined in the Parramatta Employment Lands Strategy (2016), confirms the Strategic Direction for each precinct and does not propose any new policy changes; and
- ii. Subject to the following amendment being made to the Strategy:

- a. That the Strategic Actions in Table 2, in relation to rows 3a and 3b, relating to Rydalmere, be amended to add the following underlined words:

*Prepare Structure Plan to ensure precinct responds to light rail and/or metro or any other transport improvements, but ensure employment capacity is not reduced and new development facilitates urban renewal along the river.*

(c) **That** Council forward the following strategies to the Department of Planning, Industry and Environment (DPIE) (consistent with the requirements of relevant section 9.1 Ministerial directions) for their review and approval:

- i. The Council endorsed LHS (2020); and

- ii. The Council endorsed ELS (2016) and the Council endorsed ELS Review and Update (2020).
- (d) **That** Council delegate authority to the CEO to make minor amendments of a non-policy nature to the LHS and ELS Review and Update to enable their finalisation.
- (e) **Further, that** Council approve the updated Community Infrastructure Strategy 2020 (CIS), at Attachment E, noting that it commits Council to pursuing, on its own and/or in partnership with others, the following over the next 20 years:
- i. Provide an additional 14,500m<sup>2</sup> of library space across new and existing sites, as specified on pages 114 to 115 of the CIS, to ensure that library space provision meets the needs of the projected population growth to 2041.
  - ii. Provide an additional 25,300m<sup>2</sup> of multipurpose community space across new and existing Council-owned sites, as specified on pages 148 to 151 of the CIS, to ensure that community space provision meets the needs of the projected population growth to 2041.
  - iii. Work with Girl Guides and Scouts to improve the quality and community access to their existing halls in the short term, and in the longer term, provide suitable program space for Guide and Scout Groups in newly delivered multipurpose community hubs.
  - iv. Provide an additional 7,000m<sup>2</sup> of subsidised office and retail space for non-government organisations to deliver essential support services to our community, as specified on pages 228 to 229 of the CIS.
  - v. Advocate for high quality long day care (LDC) and out of school hours care (OSHC) services to be delivered to meet increasing demand, as specified on pages 260 to 263 of the CIS.
  - vi. Increase the provision of affordable rental housing by continuing to implement the Affordable Rental Housing Policy 2019, as endorsed by Council on 26 November 2018.
  - vii. Continue to support existing community gardens operating on Council-owned and Council-managed land, and support proposals to develop new community gardens where there is community support for their successful operation.
  - viii. Work towards delivery of a new aquatic facility in Parramatta Park, and progress master planning for the upgrade and renewal of Epping Aquatic and Leisure Centre.
  - ix. Provide an additional 30 indoor sports courts across the LGA to ensure that indoor sport and recreation space meets the needs of the projected population growth to 2041, and to assist in meeting the deficit of open space for formal sport, as specified on pages 372 to 373 of the CIS.
  - x. Increase the number of local play spaces from 121 to 136, and increase the number of district play spaces from 9 to 24, to ensure that play space provision meets the needs of the projected population growth to 2041, as specified on pages 424 to 427 of the CIS.

- xi. Through redesign, increase the number of Council-owned sports fields from 63 to 80, and work with Department of Education to increase community access to sports fields located on school grounds outside of school hours, to ensure that sports field provision better meets the needs of the projected population growth to 2041, as specified on pages 474 to 479 of the CIS.
- xii. Apply the recommendations of the CIS in negotiations of future voluntary planning agreements that include community infrastructure.
- xiii. Incorporate projects identified in the CIS into the development contributions plan harmonisation project, and subsequent updates.

(f) **Further, that** the list of Scout and Guide Halls be reviewed to include all Council owned Scout and Guide Halls in the Local Government Area.



18.4 SUBJECT FOR APPROVAL: Gateway Request - Planning Proposal for [REDACTED]

REFERENCE RZ/10/2018 - D07454213

REPORT OF [REDACTED]

2817 RESOLVED [REDACTED]

(a) **That** Council endorse for the purpose of forwarding to the Department of Planning, Industry and Environment (DPIE) with a request for a Gateway Determination the Planning Proposal included at Attachment 1 to amend *Parramatta LEP 2011* for land at [REDACTED] as follows:

- 1) Apply the Prince Alfred Square Solar Access Plane as the height controls for this site and a requirement for a high performing buildings clause
- 2) Increase FSR from part 3:1/part 4:1 to 6:1 (exclusive of Design Excellence)
- 3) Apply maximum car parking rates as follows:
  - i. For floorspace used for the purposes of Take Away Food and Drink Premises: 1 space / 30 square metres of Gross Floor Area or 30 spaces (whichever is less). Noting that the Planning Proposal also includes a 5-year sunset clause for this parking rate, after which time this rate would revert to the rate contained in the Parramatta CBD Planning Proposal.
  - ii. For residential and other commercial floorspace not part of the use described in 3)(i): the rates which are currently contained in the Parramatta CBD Planning Proposal.