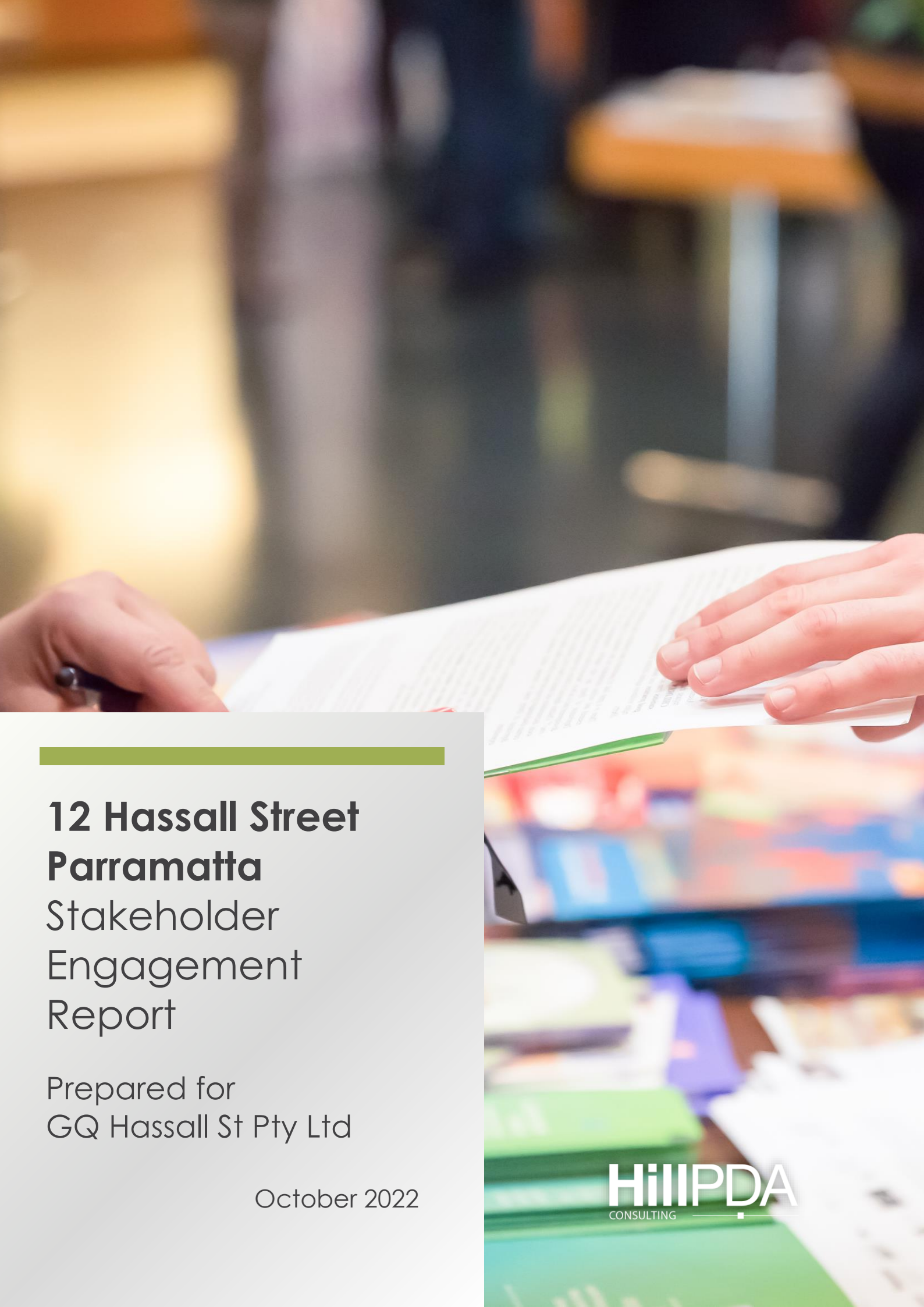




# **12 Hassall Street Parramatta** Stakeholder Engagement Report

Prepared for  
GQ Hassall St Pty Ltd

October 2022

**HiIPDA**  
CONSULTING

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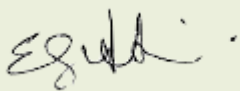
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## Quality control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

## Reviewer

|           |                                                                                     |       |          |
|-----------|-------------------------------------------------------------------------------------|-------|----------|
| Signature |  | Dated | 27/09/22 |
|-----------|-------------------------------------------------------------------------------------|-------|----------|

## Report Details

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Job Number   | P22048                                                                   |
| Version      | 2                                                                        |
| File Name    | P22048 - Parramatta 12 Hassall Street Stakeholder Engagement Report.docx |
| Date Printed | 27 October 2022                                                          |

# 1.0 INTRODUCTION

HillPDA has been engaged by GQ Hassall Street Pty Ltd to deliver stakeholder engagement in relation to a State Significant Development Application (SSDA) for a 61 storey mixed use development, including a residential tower to operate as Build-to-Rent (BTR) at 12 Hassall Street, Parramatta NSW.

This report has been prepared to satisfy the requirements of item 27 of the Secretary's Environmental Assessment Requirements (SEARs) for BTR housing. It has also been used to inform the social impact assessment report.

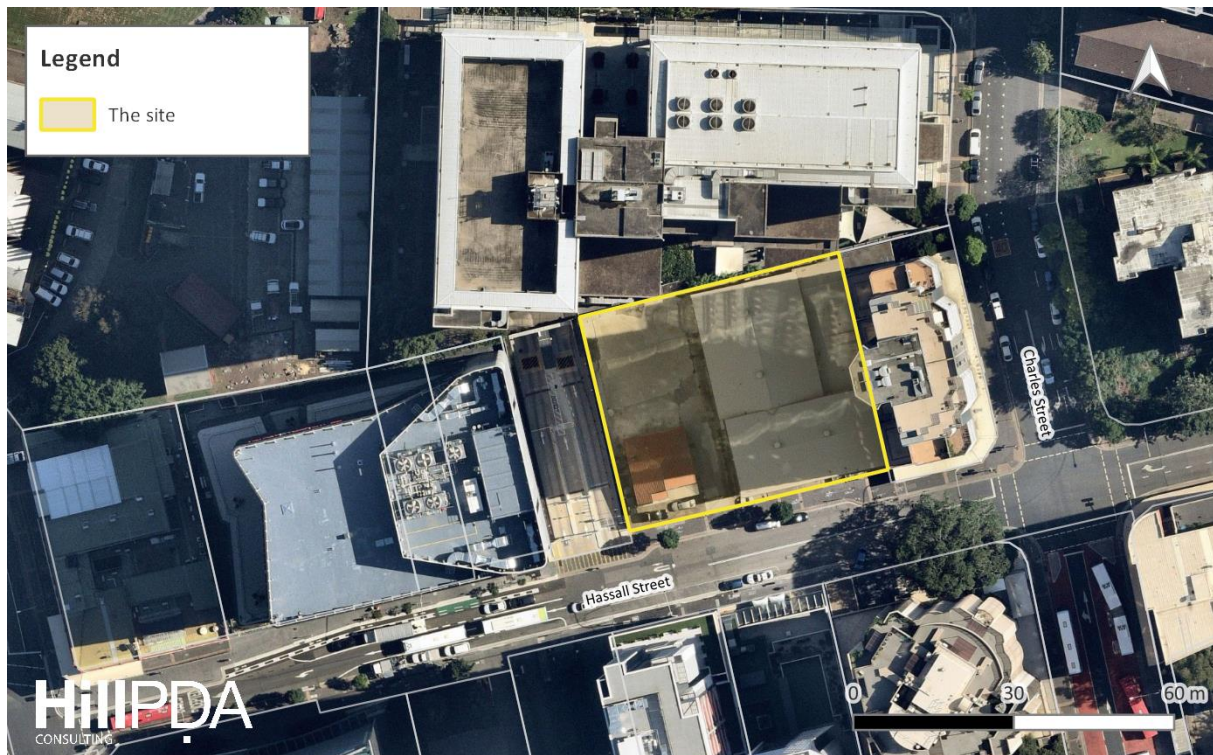
Stakeholder engagement by HillPDA and the proponent has been undertaken to inform the proposal for the site. Stakeholder engagement has been designed to comply with the Department of Planning Environment's (DPE) *Undertaking Engagement Guidelines for State Significant Projects*.<sup>1</sup> It build on previous engagement activities that relate to the site.

## 1.1 Project description

The site of the proposed development is located at 12 Hassall Street, Parramatta as shown in Figure 1. The site is legally described as Lot 156 of DP 1240854. It is located within the rapidly growing Parramatta CBD and was formerly the location of Parramatta PCYC.

The area surrounding the site is highly urbanised in character, consisting of residential flat buildings, commercial towers or mixed use developments.

**Figure 1: The site, 12 Hassall Street Parramatta**



Imagery: Nearmap (2022)

<sup>1</sup> (NSW Department of Planning and Environment, 2021)

The development application proposes the construction of a 61 storey mixed use building, comprising:

- 5 levels of basement parking (not including the B1 mezzanine and a pit maintenance level) containing 175 car parking spaces
- A 4 storey podium providing commercial floor space and residents' amenities
- Level 4 will provide residential amenities including a podium terrace with a swimming pool
- A residential tower (levels 5 to 59) providing 391 build-to-rent apartments
- Level 60 will provide residential amenities including a rooftop terrace, pool and lounge.

## 1.2 Compliance with SEARs

The relevant Secretary's Environmental Assessment Requirements and how they have been addressed are indicated in the Table below.

**Table 1: Compliance with SEARs**

| Key issue no. & description | Issue & assessment requirements                                                                                                                                                                                                                                                                                                                                            | How it is addressed                                                                                                                                                                                                                                                                               | Section of this report                  |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Issue 27: Engagement        | Detail engagement undertaken and demonstrate how it was consistent with <i>The Undertaking Engagement Guidelines for State Significant Projects</i> . Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:                                                                    | The engagement objectives, Scope and method align with the DPE <i>Guideline</i> . Issues raised have been considered by the proponent and the proposed development has been refined to reflect the views of stakeholders where appropriate.                                                       | Section 2                               |
|                             | <ul style="list-style-type: none"> <li>The relevant Department assessment team</li> </ul>                                                                                                                                                                                                                                                                                  | The proponent met and corresponded with the Department's assessment team to discuss the proposal and resolve issues, including at the scoping phase.                                                                                                                                              | Sections 2.4.2, 3.2 and 3.3.            |
|                             | <ul style="list-style-type: none"> <li>Any relevant local councils</li> </ul>                                                                                                                                                                                                                                                                                              | HillPDA has contacted the planning team at the City of Parramatta Council and invited comment on the proposal.                                                                                                                                                                                    | Sections 2.4.2, 3.2 and 3.3.            |
|                             | <ul style="list-style-type: none"> <li>Any relevant agencies</li> </ul>                                                                                                                                                                                                                                                                                                    | Relevant agencies were contacted and provided with an opportunity to comment on the proposal.                                                                                                                                                                                                     | Sections 2.4.2, 3.2 and 3.3.            |
|                             | <ul style="list-style-type: none"> <li>The community</li> </ul>                                                                                                                                                                                                                                                                                                            | Occupants of neighbouring premises were informed of the proposed development and were invited to participate in a questionnaire survey. The issues raised have been considered as part of the social impact assessment report or referred to the relevant technical specialist and the proponent. | Sections 2.4.1, 2.4.2, 3.1, 3.2 and 3.3 |
|                             | <ul style="list-style-type: none"> <li>If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation."</li> </ul> | All relevant authorities have been consulted throughout the preparation of the development application                                                                                                                                                                                            | Sections 2.4.2, 3.2 and 3.3.            |

## 2.0 HOW STAKEHOLDERS WERE ENGAGED

HillPDA prepared a detailed engagement plan, in consultation with the proponent, that identified relevant stakeholders and engagement methods and set out a clear and transparent process for undertaking early and relevant stakeholder engagement. This section outlines our engagement approach.

### 2.1 Engagement objectives

The objectives of the stakeholder engagement were:

- To circulate information about the project to the community
- To facilitate an open engagement process where the community are given meaningful opportunities to have their say
- To provide accessible opportunities for community participation, acknowledging and meeting the diverse needs of the different stakeholders
- To present outcomes from the engagement in a format that can be used to inform the preparation of a SSDA and meet the SEARs obligations listed in section 1.2.

### 2.2 Engagement plan

A detailed engagement plan was developed in consultation with the proponent and in line with the NSW DPE's *Undertaking Engagement Guidelines for State Significant Projects*.<sup>2</sup> It committed to the delivery of a considered, open and evidence-based approach to the engagement. Some key components of the engagement plan are summarised below.

**Table 2: Engagement overview**

| Attribute                | Detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Purpose of engagement    | <ul style="list-style-type: none"> <li>● <b>To inform</b> stakeholders of the proposed development</li> <li>● To provide an opportunity for stakeholders to have <b>input to the development proposal</b> for the site at an early stage in the development process.</li> <li>● To satisfy the requirements of the SEARs</li> </ul>                                                                                                                                                                                                                                                                                                                                                                              |
| Principles of engagement | <ul style="list-style-type: none"> <li>● <b>Relationships</b> - we act in an honest and open way at all times to build strong relationships, partnerships and trust with our client and stakeholders within the confidentiality requirements of the project</li> <li>● <b>Clarity of purpose</b> - we are clear about why and how we are engaging with the community and our stakeholders</li> <li>● <b>Timely</b> - we will contact stakeholders early on and provide sufficient time for stakeholders to provide input</li> <li>● <b>Coordinated</b> - we will work with GQ Hassall Street Pty Ltd to collaborate to ensure our engagement activities are coordinated and within the project scope.</li> </ul> |

### 2.3 Stakeholder identification

Stakeholders were divided into two groups according to the level and type of impact that may arise from the proposed development and a consideration of the most appropriate methods of consulting with the stakeholders. This is detailed below:

<sup>2</sup> (NSW Department of Planning and Environment, 2021)

- Tier 1 stakeholders: those in the immediately surrounds with the potential to be affected by the project
- Tier 2 stakeholders: government agencies and peak organisations whose responsibilities are relevant to the proposed development.

This approach enabled engagement methods to be tailored to each stakeholder group. Details of tier one and two stakeholders are provided in the sections below. Consultation with other stakeholders (such as the wider community) will occur as the proposal progresses through the SSDA process including during public exhibition.

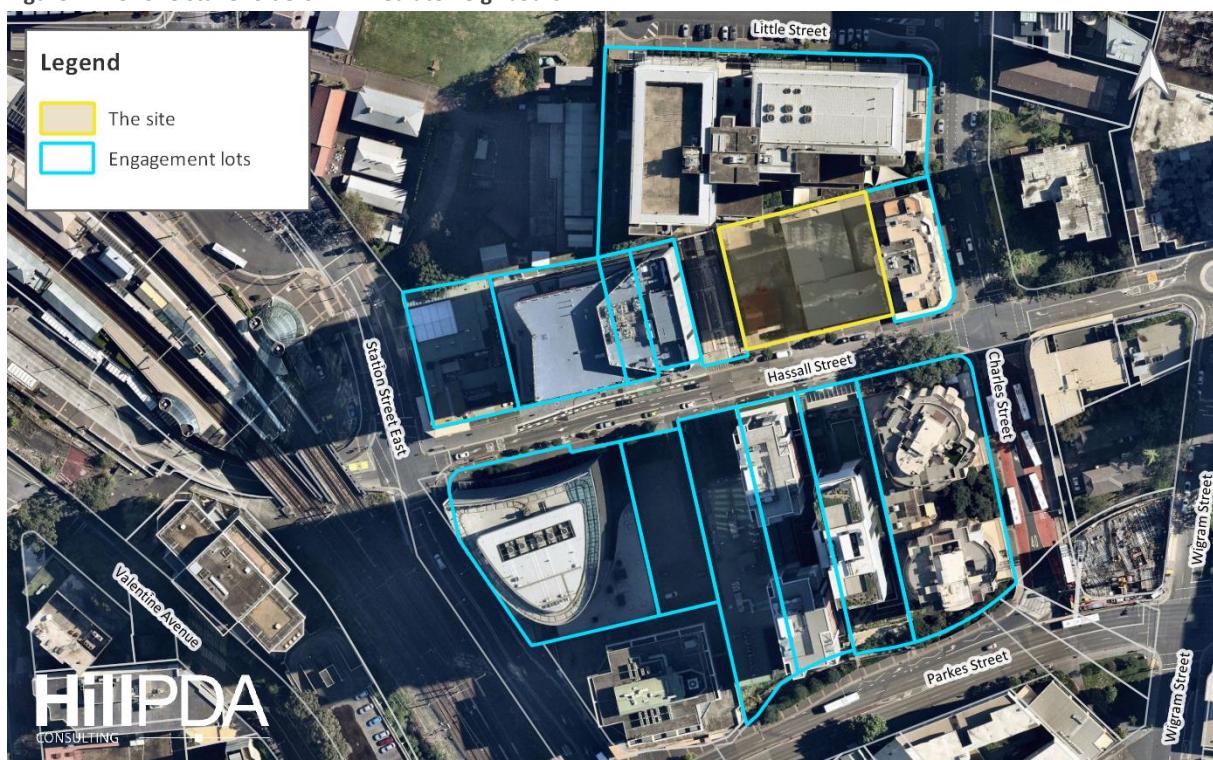
### 2.3.1 Tier one stakeholders

Tier one stakeholders are occupants of the properties neighbouring the proposed development. These stakeholders may have a particular interest in the project or may be concerned that they could experience a range of impacts from the proposed development, such as noise and disturbance during the construction period. This group include resident and workers at the following addresses:

- Nos. 2 – 10 Hassall Street Parramatta
- No. 14 Hassall Street Parramatta
- Nos. 1 – 13 Hassall Street Parramatta
- No. 60 Station Street East Parramatta
- No. 1 Charles Street Parramatta.

The locations of tier one stakeholders are indicated in Figure 2.

**Figure 2: Tier one stakeholders – immediate neighbours**



Source: HillPDA, Nearmap (2021)

### 2.3.2 Tier two stakeholders

Tier two stakeholders include government agencies, peak organisations, and community groups which may have an interest in the proposed development or provide important insight. Tier two stakeholders are indicated in the table below.

**Table 3: Tier two stakeholders**

| Stakeholder              | Organisations                                    |
|--------------------------|--------------------------------------------------|
| Indigenous community     | Registered Aboriginal Parties (as per the ACHAR) |
| NSW Government agencies  | Department of Planning and Environment           |
| Infrastructure providers | Sydney Water                                     |
|                          | Endeavour Energy                                 |
|                          | Jemena                                           |
|                          | NBNCo                                            |
|                          | Optus                                            |
|                          | Telstra                                          |
| Local Government         | City of Parramatta Council                       |

## 2.4 Engagement methods

Engagement methods were tailored to each stakeholder group, as not all stakeholders require the same level of engagement and different approaches are suited to each group.

Figure 3 displays the tiered approach to the engagement method, ensuring that those with the highest potential to be affected by the proposal are given ample information and opportunity to provide feedback. Selected engagement methods are outlined below.

**Figure 3: Engagement method by stakeholder group**



Source: HillPDA

### 2.4.1 Tier one stakeholders

Tier one stakeholders were invited to participate in a questionnaire survey. The survey was delivered as follows:

- On Saturday 5 March 2022, 600 letters were dropped into mailboxes at premises identified in Figure 3
- The letters provided information about the proposed development and invited stakeholders to participate in an online survey, make an email submission or call a HillPDA team member to discuss the proposal.

A copy of the **questionnaire survey** is provided at Appendix A.

A copy of the **letter to occupants** is provided at Appendix B.

Additionally, a register was established to record all responses including the date of contact with each survey respondent and their response(s).

A copy of the **stakeholder engagement register** is provided at Appendix C.

## 2.4.2 Tier two stakeholders

Engagement has been undertaken with tier two stakeholders by email correspondence and phone calls. In some instances, the proponent or other technical specialists undertook the engagement to enable specialised conversations. Outcomes from those consultations have been incorporated into this report.

**Table 4: Tier two stakeholders**

| Stakeholder              | Organisations                          | Action                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indigenous community     |                                        | On 1 February 2022, Comber Consultants wrote to organisations including the Deerubbin Local Aboriginal Land Council, Parramatta City Council, Heritage NSW, Greater Sydney Local Land Services, the Office of Registrar Aboriginal Land Rights Act 1983, and the NTS Corporation to develop a list of potentially interested Aboriginal parties to inform their Aboriginal Cultural Heritage Assessment Report (ACHAR).                             |
|                          |                                        | On the same date, written notification was provided to the identified parties requesting them to register their interest and a notice was placed in the local newspaper. Registration was open until 25 February 2022, and a total of 18 responses were received and confirmed as Registered Aboriginal Parties (RAPs).                                                                                                                             |
|                          | Registered Aboriginal Parties (ACHAR)  | On 13 April 2022, Comber Consultants held a meeting with five of the RAPs to explain the project and discuss potential significance and management of the site. RAPs were provided opportunities to provide any cultural information in writing or at the aforementioned meeting. The proposed project methodology for the ACHAR was also presented on this date and distributed to all RAPs on 5 April 2022. All RAPs agreed with the methodology. |
|                          |                                        | On 2 June 2022, Comber Consultants distributed a draft ACHAR to all RAPs for feedback, with responses required by 1 July. Three responses were received in support of the ACHAR's recommendations, one of which also raised the potential inclusion of heritage interpretation and designing to reflect connection to country.                                                                                                                      |
|                          |                                        | Appendix D contains an extract from the ACHAR that provides additional details, including a list of the RAPs.                                                                                                                                                                                                                                                                                                                                       |
| NSW Government agencies  | Department of Planning and Environment | DPE were contacted at multiple points by the project team (including through a meeting with the design integrity panel on 4 April 2022), and by HillPDA on 12 April.                                                                                                                                                                                                                                                                                |
| Infrastructure providers | Sydney Water                           | Contact was made with Sydney Water by ADP Engineering to inform the Infrastructure Report, which confirmed that existing water and sewer resources near the site had capacity to enable the proposed development.                                                                                                                                                                                                                                   |
|                          | Endeavour Energy                       | Contact was made with Endeavour Energy by ADP Engineering to inform the Infrastructure Report, which identified that a new substation and main switch room would be required to enable the proposed development.                                                                                                                                                                                                                                    |
|                          | Jemena                                 | ADP Engineering enquired with Jemena to acquire Dial Before You Dig information relating to Jemena's gas infrastructure near the site to inform the Infrastructure Report. This confirmed that gas infrastructure was available to the site.                                                                                                                                                                                                        |
|                          | NBNCo                                  | ADP Engineering's Infrastructure Report confirmed that the site has adequate access to existing telecommunications network infrastructure and advised that relevant applications and more detailed discussions with telecommunications providers would be required at later stages of the project.                                                                                                                                                  |
|                          | Optus                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                          | Telstra                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Local Government         | City of Parramatta Council             | Contacted by HillPDA initially by telephone then via email on 14 March 2022.                                                                                                                                                                                                                                                                                                                                                                        |

In addition to the above, HillPDA undertook targeted engagement via phone call and email with a selection of relevant local organisations. HillPDA conducted a brief, semi-structured interview with representatives of the identified organisations to discuss the proposed development, key communities and demographics of interest in Parramatta and surrounding areas, and what housing matters were causes for concern in their work area. This work is detailed in Table 5.

**Table 5: Additional community group consultation**

| Organisation role                  | Organisation name                                | Action                                                                                       |
|------------------------------------|--------------------------------------------------|----------------------------------------------------------------------------------------------|
| Community housing provider         | Evolve Housing                                   | Contacted by HillPDA by telephone and then email on 27 September 2022. No response received. |
| Migrant and multicultural services | Community Migrant Resource Centre                | Contacted by HillPDA by telephone on 27 September 2022, conducted semi-structured interview. |
|                                    | Sydney West Multicultural Services               | Contacted by HillPDA by telephone and then email on 27 September 2022.                       |
|                                    | Multicultural NSW (State government agency)      | Contacted by HillPDA by telephone (twice) on 27 September 2022.                              |
| General community services         | Harris Park Community Centre                     | Contacted by HillPDA by telephone on 27 September 2022, conducted semi-structured interview. |
| Women's health and crisis services | Cumberland Women's Health Centre                 | Contacted by HillPDA by telephone and then email on 27 September 2022.                       |
| Homelessness and crisis services   | Parramatta Mission (Uniting Church in Australia) | Contacted by HillPDA by telephone on 27 September 2022, conducted semi-structured interview. |

## 3.0 ENGAGEMENT OUTCOMES

### 3.1 Survey responses

Four responses were received to the survey. No written submissions or phone calls were received.

Two specific concerns were raised by stakeholders. Additionally, one stakeholder raised a concern that was not directly related to the proposal but related to a proposed road construction adjoining the site. The concerns expressed through the survey are listed in the table below.

**Table 6: Issues raised by survey respondents**

| Issue type                                    | Issue(s) raised in survey                                                                                                               | Action taken                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Construction noise and vibration (cumulative) | Construction and vibration on existing building sites is already being felt and this may get worse if the proposed development proceeds | Matter referred to SIA consultants for further consideration                                                                                                                                                                                                                                                                       |
| Setbacks/privacy                              | Concerns that residents in the proposed development would be able to see into existing dwellings at 11 Hassall Street                   | Reviewed previous engagement outcomes. Extensive consultation on the height and setbacks of buildings was undertaken as part of the earlier planning proposal. The proposal has been the subject of a design excellence competition, which has taken into account the location of existing dwellings.                              |
| Light access                                  | Concerns that the proposed building will impact upon light access for residents in south facing apartments at 14 Hassall Street         | Light access to 14 Hassall Street has been considered in the design process. Design has been refined to ensure setbacks from 14 Hassall Street.                                                                                                                                                                                    |
| View                                          | Concerns that the proposed building will impact upon views for residents on south facing apartments at 14 Hassall Street                | The impact to 14 Hassall Street has been considered in the project design. Design has been refined to ensure setbacks from 14 Hassall Street.                                                                                                                                                                                      |
| Community cohesion                            | Future residents would be too affluent/Future residents would not be affluent enough                                                    | The proposed BTR offering on site would not be affordable or social housing. The offering will be targeted at the growing demographic of younger professionals working in the Parramatta CBD who require more affordable rental dwellings. The characteristics of residents is likely to be similar to the neighbouring buildings. |

### 3.2 Agency and community group engagement

The agencies identified in section 2.4.2 were contacted at various stages through the development of the proposal. Table 7 contains the response provided by the agencies.

**Table 7: Responses from tier two stakeholders**

| Stakeholder          | Organisations                         | Issue(s)                                                               | Action                                                                                                                                         |
|----------------------|---------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Indigenous community | Registered Aboriginal Parties (ACHAR) | No significant issues were raised as of the publishing of this report. | Apply recommendations from the ACHAR and undertake ongoing Aboriginal community consultation be undertaken throughout the life of the project. |

| Stakeholder              | Organisations                                                  | Issue(s)                                                                                                                                                                                                                                                                  | Action                                                                                                       |
|--------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| NSW Government agencies  | Department of Planning and Environment                         | DPE were contacted at multiple points by the project team and by HillPDA on 12 April. Where comment was provided, DPE were generally supportive of the proposal. Refinements were made to the design following a meeting with the design integrity panel on 4 April 2022. | None required.                                                                                               |
| Infrastructure providers | Sydney Water<br>Ausgrid<br>Telstra<br>NBNCo<br>Optus<br>Jemena | No significant issues were raised by these providers. Engagement will be ongoing to determine the specific connection points and detailed requirements of the proposal.                                                                                                   | None required. Ongoing engagement as needed to refine connection points.                                     |
| Local Government         | City of Parramatta Council                                     | Council was contacted but raised no specific issues.                                                                                                                                                                                                                      | None required.<br>Note that Council was generally supportive of the proposal at the Planning Proposal phase. |

In addition to the above, the targeted engagement undertaken by HillPDA revealed a selection of key issues impacting housing and particular communities in Parramatta and the surrounding areas. The findings of this work are outlined in Table 8.

**Table 8: Additional community group consultation findings**

| Organisation role                  | Organisation name                           | Issue(s) raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community housing provider         | Evolve Housing                              | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Migrant and multicultural services | Community Migrant Resource Centre           | Conducted semi-structured interview on 27 September 2022. The following matters related to Parramatta communities and housing were raised by the representative: <ul style="list-style-type: none"> <li>Migrants face difficulties securing rental accommodation due to language barriers and problems procuring required evidence such as previous rental receipts/ledgers, evidence of income</li> <li>Migrants often had rental applications declined</li> <li>Significant numbers of displaced persons and/or refugees are living in the Parramatta area, including from Afghanistan, Iran, and Ukraine</li> <li>Interest rate rises have been 'passed on' to renters as most investment properties (rental properties) were mortgaged, contributing to rising housing costs</li> <li>There is limited supply of rental dwellings, and potential applicants are frustrated by listings advertised as "deposit taken"</li> <li>A large build-to-rent development in Parramatta would increase housing supply and diversity and was supported</li> <li>The ability to access longer lease terms (i.e. longer than the standard six or 12 months) would benefit many people.</li> </ul> |
|                                    | Sydney West Multicultural Services          | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                    | Multicultural NSW (State government agency) | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| General community services         | Harris Park Community Centre                | Conducted semi-structured interview on 27 September 2022. The following matters related to Parramatta communities and housing were raised by the representative: <ul style="list-style-type: none"> <li>The Community Centre's facilities were used by Parramatta and surrounds residents including people experiencing domestic violence, homeless people, people on low incomes, and migrants.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| Organisation role                  | Organisation name                                | Issue(s) raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    |                                                  | <ul style="list-style-type: none"> <li>There is a significant shortage of social and affordable housing. Housing supply was also seen as an issue for market housing.</li> <li>It was noted that former social housing tenants have difficulty accessing rental accommodation because background checks undertaken by real estate agents often resulted in rejected rental applications (due to negative perceptions of former social housing tenants).</li> <li>Mixed developments (i.e. that deliver housing split between market and social housing) help to increase supply, but relying on these would mean a long wait for adequate supply.</li> <li>Cost of living is rising.</li> <li>The representative noted that the large amount of housing supply that the proposed development was supported and would be beneficial. However, it was noted that the provision of a proportion of units as affordable housing would be a major benefit.</li> <li>If new developments cannot provide large amounts of social or affordable housing, simply providing publicly available space for community use (such as a hall) would provide significant benefits due to the identified shortage in the area.</li> <li>The ability to access longer lease terms (i.e. longer than the standard six or 12 months) would benefit many people.</li> </ul>                                                                                                                                                                                                                                                                                                                                       |
| Women's health and crisis services | Cumberland Women's Health Centre                 | No response received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Homelessness and crisis services   | Parramatta Mission (Uniting Church in Australia) | <p>Conducted semi-structured interview on 27 September 2022. The following matters related to Parramatta communities and housing were raised by the representative:</p> <ul style="list-style-type: none"> <li>Users of the Parramatta Mission's facilities (which operate from a community centre in Parramatta's CBD) had increased significantly in recent times. The Mission now provides much higher numbers of meals to those in need.</li> <li>While homelessness has remained relatively steady, the number of people 'at risk of homelessness' in Parramatta and surrounding areas has increased significantly.</li> <li>Cost of living has increased significantly, with rent increasing in the Parramatta CBD and surrounds, and more people are forced to choose between paying rent and electricity or buying groceries.</li> <li>International students and migrants are significantly impacted by these issues, exacerbated by language barriers and job shortages.</li> <li>Increasing supply of dwellings no (regardless of price point or typology) in the Parramatta CBD would be a major positive. The representative also noted that build-to-rent sounded like a better outcome for potential residents and property sale prices than speculative investment.</li> <li>Affordable housing (for purchase) has been considered in Parramatta and surrounds to some extent, but affordable rental housing has been ignored.</li> <li>Provision of affordable rental housing within the development would be a positive outcome.</li> <li>The ability to access longer lease terms (i.e. longer than the standard six or 12 months) would benefit many people.</li> </ul> |

### 3.3 Previous engagement

The Planning Proposal process that sought the height increase, FSR increase and introduced a site-specific development control plan (DCP) also included a community engagement process. Stakeholder engagement for the Planning Proposal, draft DCP and draft Planning Agreement relating to 12 Hassall Street, Parramatta included: public exhibited from 8 July 2020 to 5 August 2020 in accordance with the (then) relevant provisions of the Gateway Determination and Environmental Planning and Assessment Regulations 2000

- written notification to adjoining landholders, written notification to Local, State and Commonwealth institutions (as relevant), and exhibition of the Planning Proposal on Council and Departmental websites.

- Ten submissions were received during the public exhibition period.

Submissions received comprised four from State agencies and six from members of the community.

Key issues raised are summarised below, with Council's responses in the following paragraphs:

- a) **Substation:** Endeavour Energy has identified that a substation would be required on-site and requested this issue be further examined at the Design Competition and Development Assessment stages.
- b) **Heritage:** Heritage NSW requested consultation with the Federal Heritage Division of the (then) Commonwealth Department of Agriculture, Water and the Environment (DAWE), due to the site's proximity to Lancer Barracks (which is on the Commonwealth Heritage list). DAWE was consulted; they did not object to the Planning Proposal, but they requested consultation at the development application stage to determine whether further approvals would be required under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).
- c) **Vehicular access and parking:** Transport for NSW (TfNSW) has recommended a number of amendments to the vehicular access and parking provisions of the DCP that are generally acceptable. One suggestion put forward was to replace the wording requiring parking and servicing to be located within "basement levels" so that it is required instead within the "boundary of the site". Council officers followed up with Transport officers who confirmed that their concerns were more focused on containing vehicle activities on-site, and less about whether these occurred in the basement or in a podium. Council's preference is for parking to be provided in a basement, in order to promote active frontages and podiums. Therefore, Council officers recommend retaining "basement levels" in C3. Accordingly, the proposed development contains all parking within basement levels.
- d) **Neighbourhood amenity impacts:** the submissions from the six community members have raised concerns relating to a wide range of amenity impacts such as overdevelopment, overshadowing, traffic and parking and public health and safety. Council took the view that these concerns are consistent with concerns raised during exhibition of other site-specific planning proposals and are largely unavoidable in intensely developed areas such as the Parramatta CBD. These matters have been further considered in the project design and Environmental Impact Statement.

No amendments were made in response to (a) or (b), and minor amendments to the site-specific DCP were made in response to (c).

Council's response to (d) was to confirm that the increased height and density on the site were consistent with Council's vision for the site and the aims of growing the Parramatta CBD. Council felt that outcomes that could be achieved through the application process and Design Excellence process would be sufficient to mitigate impacts and that the additional residential and commercial activity would be of overall benefit to the wider community.

A detailed summary of the submissions and Council responses is included in Appendix E.

### 3.4 Conclusion

This consultation outcomes report presents the communications and stakeholder engagement activities undertaken by HillPDA prior to lodgement of the SSDA for a proposed mixed use development at 12 Hassall Street Parramatta, which includes ground floor retail and through site links, commercial space within the podium, and residential apartments provided under a BTR scheme.

In accordance with the SEARs requirements for stakeholder engagement outlined in section 1.2, HillPDA has designed and implemented an engagement plan to inform and consult local businesses and key agencies about the proposed development. This has provided an early opportunity for the community and key stakeholders to

have a clear understanding of the proposal and provide comment for consideration prior to lodgement of the SSDA.

Comments received from neighbouring premises regarding cumulative construction impacts and potential impacts relating to the scale of the proposal (particularly privacy) have been incorporated into the range of factors considered in the formulation of the proposal. HillPDA notes that similar concerns relating to amenity and built form were raised in consultation for earlier phases of the proposal and that Council considered these concerns as 'unavoidable' considering the desired future for the site.

It is considered that the extensive consultation undertaken to date as part of the Planning Proposal and Design Excellence process has effectively informed mitigation of potential impacts arising from overshadowing and potential privacy impacts to surrounding premises. The engagement outcomes identified potential cumulative impacts of construction activity on the site and surrounding sites and the proponent has undertaken to manage this through the Construction Management Plan, which includes steps to coordinate construction activity and limit disruptive activities to working hours.

Consultation activities undertaken by Comber Consultants to inform their Aboriginal Cultural Heritage Assessment Report (ACHAR) included a large number of Registered Aboriginal Parties (RAPs). Comber's project methodology and ACHAR were provided to the RAPs for input, and those who responded were supportive of these processes and indicated a desire to be informed about the project as it progresses, and be included in any future archaeological fieldwork at the site (should it be required). Additionally, one of the RAPs identified a desire for the final development at the site to include Aboriginal cultural heritage interpretation and demonstrate connection to country outcomes.

Community organisations that were consulted were supportive of the proposal due to its potential to significantly increase housing supply in Parramatta, which was seen as a major issue, and due to its provision of an alternate housing provision approach and potential to provide more secure housing through long-term leases. Consultation with these organisations also suggested that some groups in Parramatta and surrounds were subject to significant pressures relating to housing, particularly migrants, international students, low income earners, and social housing tenants. The organisations all noted that increased housing supply and the provision of long term rental accommodation would be beneficial. Some suggested that social and affordable housing was severely undersupplied in Parramatta and suggested that the provision of affordable housing within any residential developments in Parramatta would be highly beneficial. One stakeholder encouraged opportunities to provide community facilities in major new developments that could augment the current lack of provision in Parramatta.

Amongst the agencies and infrastructure providers, none raised any objection to the proposed development. Council provided no comment with regard to the proposal. There will be further opportunities for these agencies to comment at the SSDA exhibition phase. It is also noted that a range of agencies and infrastructure providers have been able to provide comment on the proposed development at earlier stages of the planning process, as outlined in section 3.3.

# APPENDIX A: QUESTIONNAIRE SURVEY

## APPENDIX A : ONLINE SURVEY

### 12 Hassall Street Parramatta Build-to-Rent

HillPDA has been engaged by GURNER to assess the social impacts of a proposed Build-to-Rent mixed use development at 12 Hassall Street Parramatta.. The Social Impact Assessment will accompany a development application that is currently being prepared.

As part of our research we are seeking the views of nearby residents and businesses. Your feedback will help us to gain an understanding of community values and the potential effects of the proposed development. We are at the start of the process, there will be further opportunities, during the formal public exhibition phase, for you to comment on the proposed development, once the application is lodged.

The proposal comprises the construction of an iconic building containing approximately 385 apartments spread over 61-storeys. The site is located on the former PCYC site, within walking distance from a range of services and amenities including retail, education, child care and medical services. The site is extremely close to existing bus and rail services, as well as the future Parramatta Light Rail and Sydney Metro West.

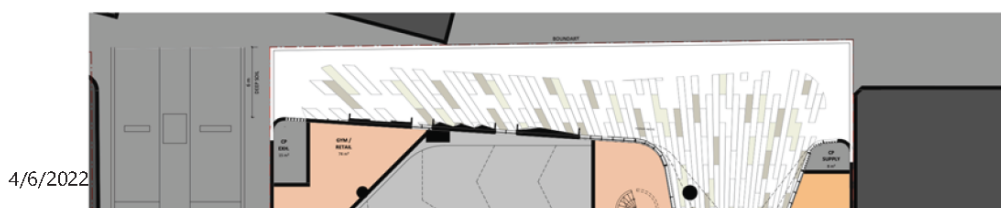
The proposal includes 61-storey mixed-use building containing a 4-storey podium with tower above, comprising:

- 5 levels of basement car parking containing [217] vehicles
- Lobbies
- Commercial & retail spaces
- A pedestrian through site link
- Public & residential amenity (including public plaza space)
- Residential amenity
- 385 Build-to-Rent Residential Apartments
- Rooftop amenity space

Ground floor plans are shown below:

\* Required

Ground floor plan





1

Are you a resident or business?

- ☐ Resident
- ☐ Business

2

What type of business are you operating?

3

Where is your business located?

4/6/2022

7

Please describe the impacts

8

Do you have any suggestions on how these impacts could be minimised?

4/6/2022

4

Do you think the development I described would impact on your operations during the construction period? \*

☐ Yes

☐ No

5

Where is your residence located (you may just name the street)?  
\*

6

Do you believe the proposal will impact upon your residence during construction or after completion? \*

☐ Yes

☐ No

4/6/2022

9

Do you have any other comments or questions about the proposal?

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 Microsoft Forms

4/6/2022

# APPENDIX B: LETTER TO OCCUPANTS

## APPENDIX B : LETTER TO OCCUPANTS



5 March 2022

Dear occupant

### **Proposed Build-to-Rent at 12 Hassall Street Parramatta**

HillPDA has been engaged by GURNER to seek community feedback regarding a proposed Build-to-Rent mixed use development at 12 Hassall Street Parramatta.



The proposal comprises the construction of an iconic building containing approximately 385 apartments spread over 61-storeys. The site is located on the former PCYC site, within walking distance from a range of services and amenities including retail, education, child care and medical services. The site is extremely close to existing bus and rail services, as well as the future Parramatta Light Rail and Sydney Metro West.

#### **What is Build-to-Rent?**

The residential component of the proposal will be Build-to-Rent, which describes private rental dwellings owned by a single entity. Rather than building apartments to sell, under Build-to-Rent a single entity would retain ownership and operation of the building, operating as land lord to all apartments on the site. Build-to-Rent is not a form of affordable or social housing.

#### **The proposal**

The format is intended to support a range of household sizes, however research conducted by Council as part of the Parramatta Local Housing Strategy has revealed a shortage of single bedroom dwellings within the area. As such, half of the dwellings proposed are to be single bedroom or studio, suitable for single person households or

couples. Build-to-Rent is a housing delivery model well suited to younger professionals, increasingly attracted to Parramatta by the rapid growth in large professional firms and significant improvements in amenity. Providing a greater supply of smaller dwellings suited to this rapidly growing group will reduce pressure on larger family dwellings, improving supply for larger families.

As part of our research, we are seeking the views of residents and nearby businesses. Your feedback will help us to gain an understanding of community values and the potential effects of the proposed development. We are at the start of the process, there will be further opportunities during the formal public exhibition phase for you to comment.

An indicative site plan is shown below, with elevations on the following page (the design is being finalised at the time of writing, so minor changes are to be expected).



*Site plan of the proposed development (for evaluation purposes only)*

#### Have your say

We are seeking your perspective and inviting your feedback on this proposal. An online survey with additional project detail has been created and can be accessed via the link to the right or below.

<https://forms.office.com/r/MCzPCjd1ek>

#### LINK TO SURVEY:



Send us a written submission to GPO Box 2748, Sydney NSW 2001 or to [submissions@hillpda.com](mailto:submissions@hillpda.com)

Call to speak with us on 02 9252 8777.

The closing date for feedback will be **Friday 18 March 2022**.

Thank you for your time. We look forward to receiving your feedback.

# STAKEHOLDER ENGAGEMENT REGISTER

## APPENDIX C : STAKEHOLDER ENGAGEMENT REGISTER

| ID | Date          | Your address   | Do you believe the proposal will impact upon your residence during construction or after completion? | Please describe the impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Do you have any suggestions on how these impacts could be minimised?                                                                                                                                                                                                                                                                                                                                                  | Do you have any other comments or questions about the proposal?                                                                                                                                                                                                                                            |
|----|---------------|----------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | 8 March 2022  | Hassall Street | Yes                                                                                                  | Construction noise is already really bad due to the other buildings being built within 400m. I'm above the 30th floor but construction on neighbouring buildings still vibrates the apartment. Additionally, there needs to be some privacy for the north facing apartments. Due to the shape of 11 Hassall St, apartments have balconies that face either north or south. Northward facing balconies will be very close to this building, resulting in a lack of privacy. Again, due to the length of 11 Hassall Street, people in 12 Hassall Street, especially above level 34, will be able to look directly into their apartments and see down the hallway to the back of each apartment. | 12 Hassall St will need to be oriented so that no windows or balconies face south, or work will need to be done on 11 Hassall Street. Work on 12 Hassall Street should wait until construction works are well underway or ideally complete at 16 Parkes Street, 12a Parkes Street and 114-111 Macquarie St. These are already quite loud and cause vibrations, even with windows closed (which increases aircon use). | It needs to be pushed as far back from Hassall Street as possible. Additionally, the invitation talked about 1 bedroom apartments being needed. 1 bedroom apartments should include room for a study. Ideally, 2 people need 1 bed+ study or 2 bed minimum.                                                |
| 2  | 12 March 2022 | Hassall street | Yes                                                                                                  | There will be impact on sunshine, ventilation and views.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Construct new building away from 14 Hassall Street which has 21 storeys facing towards 12 Hassall Street.<br>Construct the new building close to 6 Hassall street because the 6 Hassall Street building has no windows in the side 12 Hassall Street.                                                                                                                                                                 | Please purchase building of 14 Hassall Street also and construct something bigger and better together with 12 Hassall Street. This will allow full corner of street available.                                                                                                                             |
| 3  | 14 March 2022 | Hassall Street | Yes                                                                                                  | Construction noise and demolition works next to my current apartment building. Operation impacts increased traffic and decreased property values                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Enforcement techniques for ensuring only professionals rent premises as opposed to low income earners.<br>Reduce the number of apartments proposed - too many necessary for the demand given the high number of existing & newly built apartments                                                                                                                                                                     | In theory the build to rent furnished apartments concept is OK but it's how you will control the quality of people coming through to ensure it's of a high standard. Will they all be short term rentals. There are lots of new 1 bedroom apartments coming up in the surrounding streets - there's not so |

| ID | Date          | Your address   | Do you believe the proposal will impact upon your residence during construction or after completion? | Please describe the impacts                                             | Do you have any suggestions on how these impacts could be minimised? | Do you have any other comments or questions about the proposal?                                                                                                                                                                |
|----|---------------|----------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4  | 15 March 2022 | Hassall Street | Yes                                                                                                  | Noise etc during construction and traffic congestion after construction | Don't build a 61 floor tower                                         | much demand for dwellings in Parramatta with work from home arrangements<br>Build to Rent market is for affluent suburbs- Parramatta is a very cost conscious area.<br>Don't think build to rent model will work in Parramatta |

Note: Some respondent details have been removed for privacy reasons.

## APPENDIX D : REGISTERED ABORIGINAL PARTIES



12 Hassall St, Parramatta  
Aboriginal Cultural Heritage Assessment Report

### 7 CONSULTATION

Table 3 summarises the consultation undertaken in accordance with *Aboriginal cultural heritage consultation requirements for proponents 2010*. The letters and emails are attached at Appendix A.

**Table 3:** Consultation undertaken in accordance with *Aboriginal cultural heritage consultation requirements for proponents 2010*.

| Step  | Task Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Date of action | Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.1.1 | Identify if native title exists in relation to the project area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | We wrote to National Native Title Tribunal and registered Indigenous Land Use Agreements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                | No registered Native Title claimants or land use agreements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4.1.2 | Ascertain, from reasonable sources of information, the names of Aboriginal people who may hold cultural knowledge relevant to determining the significance of Aboriginal objects and/or places.<br><br>Compile a list of Aboriginal people who may have an interest for the proposed project area and hold knowledge relevant to determining the cultural significance of Aboriginal objects and/or places                                                                                                                                                                              | We wrote to the following organisations seeking the names of any Aboriginal people or organisations who may hold cultural knowledge:<br>Deerubbin Local Aboriginal Land Council<br>City of Parramatta Council<br>Greater Sydney Local Land Services (GSLLS)<br>Heritage NSW<br>Office of Registrar, Aboriginal Land Rights Act 1983<br>NTS Corporation                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 01/02/22       | <ul style="list-style-type: none"> <li>Heritage NSW responded with list of people/organisations who have an interest in the area.</li> <li>GSLLS advised they are not the primary source to provide contact lists and advised that contact should be made with Heritage NSW.</li> <li>Steve Randall responded with a list of people who have an interest in the area.</li> <li>City of Parramatta Council responded with automated response. No further response received.</li> <li>No response received from Jodie Rikiti (Registrar).</li> <li>No response from NTS corp.</li> </ul>                                                                                                                                                                                                |
| 4.1.3 | Written notification and advertisement:<br>Write to the Aboriginal people whose names were obtained in step 4.1.2 and the relevant LALC(s) to notify them of the proposed project.<br>Place a notice in the local newspaper circulating in the general location of the proposed project, explaining the project and its exact location.<br>Notification by letter and newspaper must include:<br>(a) the name and contact details of the proponent<br>(b) a brief overview of the proposed project that may be the subject of an application for an AHIP, including the location of the | We wrote to the following organisations identified in 4.1.2 <ul style="list-style-type: none"> <li>Deerubbin LALC</li> <li>Parramatta City Council Aboriginal Advisory Committee</li> <li>Darug Custodian Aboriginal Corporation</li> <li>Darug Tribal Aboriginal Corporation</li> <li>Darug Aboriginal Cultural Heritage Assessments</li> <li>Darug Land Observations</li> <li>Des Dyer, Darug Landcare</li> <li>Gunjeewong Cultural Heritage Aboriginal Corporation</li> <li>Merrigarn Indigenous Corporation</li> <li>Corroboree Aboriginal Corporation</li> <li>Murri Bidjee Mullangari Aboriginal Corporation</li> <li>Muragadi Heritage Indigenous Corporation</li> <li>Bidjowong Aboriginal Corporation</li> <li>Phil Khan, Kamilaroi-Yankuntjatjara Working Group</li> <li>Wurrumay Consultancy</li> </ul> | 01/02/22       | Responses were received by the following: <ul style="list-style-type: none"> <li>Steve Randall, Deerubbin Local Aboriginal Land Council</li> <li>Phil Boney, Wailwan Aboriginal Group</li> <li>Phil Khan, Kamilaroi-Yankuntjatjara Working Group</li> <li>Krystle Carroll Elliott, Ginninderra Aboriginal Corporation</li> <li>Rodney Gunther, Waawaar Awaa Aboriginal Corporation</li> <li>Dean Delponte, Mundawari Heritage Consultants</li> <li>Julia-Ann Narayan</li> <li>Wendy Smith, Gulaga</li> <li>Jamie Eastwood, Aragung</li> <li>Arika Jalomaki, Yulay Cultural Services</li> <li>Justine Coplin, Darug Custodian Aboriginal Corporation</li> <li>Scott Franks, Tocomwall</li> <li>Carolyn Hickey, A1 Indigenous Services</li> <li>Daniel Chalker, Wori Woolywa</li> </ul> |

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| Step | Task Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Date of action | Outcome                                                                                                                                                         |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      | <p>proposed project</p> <p>(c) a statement that the purpose of community consultation with Aboriginal people is to assist the proposed applicant in the preparation of an application for an AHIP and to assist the Director-General of HERITAGE NSW in his or her consideration and determination of the application</p> <p>(d) an invitation for Aboriginal people who hold cultural knowledge relevant to determining the significance of Aboriginal object(s) and/or place(s) in the area of the proposed project to register an interest in a process of community consultation with the proposed applicant regarding the proposed activity</p> <p>(e) a closing date for the registration of interests</p> | <ul style="list-style-type: none"> <li>Warragil Cultural Services</li> <li>Kawul Cultural Services</li> <li>Tomcomwall</li> <li>Amanda Hickey Cultural Services</li> <li>Widescope Indigenous Group</li> <li>HSB Consultants</li> <li>Rane Consulting</li> <li>Anthony Williams</li> <li>Dhinawan-Dhigaraa Culture &amp; Heritage Pty Ltd</li> <li>Gunya</li> <li>Walbunja</li> <li>Badu</li> <li>Goobah Developments</li> <li>Wullung</li> <li>Yerramurra</li> <li>Nundagurri</li> <li>Murrumbul</li> <li>Jerringong</li> <li>Pemukwuy CHTS</li> <li>Bilinga</li> <li>Munyunga</li> <li>Wingikara</li> <li>Minnaamunnung</li> <li>Walgala</li> <li>Thauaira</li> <li>Dharug</li> <li>Bilinga Cultural Heritage Technical Services</li> <li>Gunya Cultural Heritage Technical Services</li> <li>Munyunga Cultural Heritage Technical Services</li> <li>Murrumbul Cultural Heritage Technical Services</li> <li>Wingikara Cultural Heritage Technical Services</li> <li>Gulaga</li> <li>Biamanga</li> <li>Callendulla</li> <li>Murramarang</li> <li>DJMD Consultancy</li> <li>Butucarbin Aboriginal Corporation</li> <li>Didge Ngunawal Clan</li> <li>Ginninderra Aboriginal Corporation</li> <li>Nerrigundah</li> <li>Wailwan Aboriginal Group</li> <li>Barking Owl Aboriginal Corporation</li> <li>Yulay Cultural Services</li> <li>Thoorga Nura</li> <li>Darug Boorooberongal Elders Aboriginal Corporation</li> <li>Wori Wooolywa</li> <li>Clive Freeman</li> <li>Julia-Ann Narayan</li> </ul> |                | <ul style="list-style-type: none"> <li>Donna Hickey, Widescope Indigenous Group</li> <li>Name Withheld</li> <li>Name Withheld</li> <li>Name Withheld</li> </ul> |



| Step  | Task Requirement                                                                                                                                                                                                                                                                            | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date of action | Outcome                                                                                                                                                                                                                                                                                                     |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |                                                                                                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>Mundawari Heritage Consultants</li> <li>Woka Aboriginal Corporation</li> <li>Galamaay Cultural Consultants</li> <li>Gilay Consultants</li> <li>Waawaar Awaa Aboriginal Corporation</li> <li>Aragung Aboriginal Cultural Heritage Site Assessments.</li> <li>Mura Indigenous Corporation</li> <li>Goodradigbee Cultural &amp; Heritage Aboriginal Corporation</li> <li>Ngambaa Cultural Connections</li> <li>BH Heriatge Consultants</li> </ul> |                |                                                                                                                                                                                                                                                                                                             |
| 4.1.4 | A minimum of 14 days from the date the letter was sent or notice published in the newspaper to register an interest.                                                                                                                                                                        | Closing date for registration of interest included in the notification letters and notice in the newspaper was at least 14 days from the date the letters were sent and notices appeared in the newspapers.                                                                                                                                                                                                                                                                           |                | Closing date for registration of interest on 25/02/22 for written notification and advertisements.                                                                                                                                                                                                          |
| 4.1.5 | Must advise Aboriginal people who are registering an interest that their details will be forwarded to DPC and the LALC unless they specify that they do not want their details released.                                                                                                    | RAP's informed by letter email 25/02/22 and by advertisement dated 25/02/22.                                                                                                                                                                                                                                                                                                                                                                                                          |                | <ul style="list-style-type: none"> <li>Three organisations advised they did not want their details disclosed.</li> </ul>                                                                                                                                                                                    |
| 4.1.6 | Make a record of the names of each Aboriginal person who registered an interest. Provide a copy of that record and copy of the notification from step 4.1.3 to the relevant DPC and LALC within 28 days of closing date for registration of interest.                                       | List of RAP's compiled.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 02/06/2022     | <ul style="list-style-type: none"> <li>List of RAPs provided to HNSW excluded the names and/or details of those RAPs requested that their details not be disclosed.</li> <li>List of RAPs to DLALC excluded the names and/or details of those who requested that their details not be disclosed.</li> </ul> |
| 4.1.7 | LALCs holding cultural knowledge relevant to determining the significance of Aboriginal objects and places in the proposed project area who wish to register an interest to be involved in consultation must register their interest as an Aboriginal organisation rather than individuals. | Deerubbin LALC is a registered party to be involved in consultation (refer to 4.1.6)                                                                                                                                                                                                                                                                                                                                                                                                  | 02/02/22       | Deerubbin LALC registered interest as an organisation.<br>Representative: Steve Randall<br>Contact email: <a href="mailto:srandall@deerubbin.org.au">srandall@deerubbin.org.au</a>                                                                                                                          |
| 4.1.8 | Where an Aboriginal organisation representing Aboriginal people, who hold                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                | A contact person was nominated for all RAPs. Please see 4.1.3 above                                                                                                                                                                                                                                         |

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| Step        | Task Requirement                                                                                                                                                                                                                                                                                                                                                                                                      | Action                                                                                                                                       | Date of action                                                     | Outcome                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | cultural knowledge has registered an interest, a contact person for that organisation must be nominated.<br><br>Aboriginal cultural knowledge holders who have registered an interest may indicate they have appointed a representative to act on their behalf. Where this occurs, the registered Aboriginal party must provide written confirmation and contact details of those individuals to act on their behalf. |                                                                                                                                              |                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 4.2         | Presentation of information about the proposed project.                                                                                                                                                                                                                                                                                                                                                               | Meeting held on 13 <sup>th</sup> April 2022, to explain project, ascertain significance, artefact management and any other issues of concern | 13/04/2022                                                         | Minutes of meeting contained in Appendix A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4.3.1-4.3.2 | Notification of proposed assessment methodology                                                                                                                                                                                                                                                                                                                                                                       | Methodology presented at meeting<br><br>Methodology sent to all RAPS.                                                                        | 13/04/2022<br><br>05/04/2022                                       | Everyone agreed with the methodology                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 4.3.3       | Gathering information about cultural significance                                                                                                                                                                                                                                                                                                                                                                     | Opportunities were provided for the RAPS to provide cultural information in writing and/or at the meeting                                    |                                                                    | See attached Minutes and letters from RAPS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 4.4         | Review of draft cultural heritage assessment report                                                                                                                                                                                                                                                                                                                                                                   | Draft ACHAR sent to RAPS                                                                                                                     | Sent on 02/6/22 with 28 days to respond.<br>Response date 01/07/22 | Responses were received from the following organisations who supported the recommendations contained in this report and agreed that salvage excavation was required: <ul style="list-style-type: none"> <li>• Justine Coplin, Darug Custodian Aboriginal Corporation supports the recommendations in this report.</li> <li>• Adam Gunther, Gunya Aboriginal Cultural Heritage Services, supports the recommendations in this report.</li> <li>• Kadibulla Khan, Kamilaroi Yankuntjatjara Working Group. They also requested interpretation and designing to reflect connection to country.</li> </ul> |

# APPENDIX E : DETAILED SUMMARY OF SUBMISSIONS AND COUNCIL OFFICER RESPONSE

**Table 9: Agency submissions and responses**

| Agency                                                    | Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Council office response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Civil Aviation Safety Authority (CASA)                    | Proposed building heights will penetrate the future Outer Horizontal Surface and infringe prescribed airspace for Bankstown Airport. The development will therefore require a controlled activity approval.                                                                                                                                                                                                                                                                                                                                                                    | Noted. Further consultation and relevant permissions will be progressed with relevant aerospace agencies as part of the Development Application (DA) stage when the nature of the proposed development is confirmed.                                                                                                                                                                                                                                                                                                                                                              |
| Endeavour Energy                                          | The Planning Proposal does not appear to address issues relating to network capacity, connection of existing electricity infrastructure, and the electricity infrastructure required to facilitate the Planning Proposal / future development of the site. In particular, a substation may be required on site.                                                                                                                                                                                                                                                                | The Planning Proposal is consistent with the intended vision for growth as part of the Parramatta CBD Planning Proposal. Network capacity issues should be addressed as part of ongoing precinct-wide utilities planning as cumulative redevelopment of the Parramatta CBD progresses. The Applicant and Council's Design Excellence and Development Assessment teams have been alerted to the comment regarding the potential need for a substation on site, as this may have implications for the next stages of this project.                                                  |
|                                                           | This submission provided information about electrical utilities infrastructure, easements, technical specifications, tree planting, streetlighting, safety in formation, and contact information for further stages of development.                                                                                                                                                                                                                                                                                                                                            | This information is noted, and considered most relevant to the DA stage when the nature of the proposed development is confirmed.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                           | Endeavour Energy requested that the submission be forwarded to the Applicant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Council officers have forwarded the submission to the Applicant as requested.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Heritage NSW (as delegate of the Heritage Council of NSW) | The site is located within 500 metres of nine State Heritage items, numerous Local Heritage items and two Heritage Conservation Areas – Harris Park West and Experiment Farm. Detailed design work should be undertaken for any future DAs at this site, including consideration of potential overshadowing, solar access, visual impacts on Heritage items and Conservation Areas in the vicinity.                                                                                                                                                                            | Impacts to Heritage items will be considered at DA stage when the nature of the proposed development is confirmed, and the detailed design work for DA stage recommended by Heritage NSW is noted.                                                                                                                                                                                                                                                                                                                                                                                |
|                                                           | The Heritage Council of NSW is concerned about the cumulative impact of numerous Planning Proposals increases in density in the Parramatta CBD. Heritage concerns include overshadowing, solar access, potential physical and visual impacts, protection of significant views, transition and interface considerations. The Parramatta CBD Planning Proposal should be resolved prior to further consideration of individual site-specific Planning Proposals in Parramatta CBD. Heritage NSW has provided detailed advice to Council on the Parramatta CBD Planning Proposal. | Council officers note the views expressed at left relating to cumulative impacts of multiple site-specific Planning Proposals and their relationship to the Parramatta CBD Planning Proposal. The Parramatta CBD Planning Proposal process has included extensive consideration of Heritage-related concerns. Heritage NSW's advice on that process is also acknowledged. This particular Planning Proposal is consistent with the Parramatta CBD Planning Proposal. It is not considered that the views expressed at left should prevent the progress of this Planning Proposal. |

| Agency                                              | Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Council office response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                                     | <p>Lancer Barracks Precinct is within 100 metres and is on the Commonwealth Heritage List. Council should consult with the Federal Heritage Division with in Department of Agriculture, Water and the Environment in relation to the impacts and potential mitigation measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Council sent a landowners consultation letter to Lancer Barracks on 8 July 2020 as part of the public exhibition; no response was received. In addition, Council consulted with the Federal Heritage Division of DAWE in response to this request from Heritage NSW. DAWE did not object to the Planning Proposal, but requested that Council consult with DAWE further at the DA stage to determine whether a referral under the EPBC Act is required. Council's Development Assessment Team has been alerted to this request for further consultation.</p>                                                                                                                                                                                                                                                                                                                                                                            |
| Transport for NSW / Former Roads & Maritime Service | <p>TfNSW should be consulted as part of future DA Construction Traffic Management Plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Noted; this is a DA matter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                     | <p>The submission noted the absence of a traffic and transport assessment to support the planning proposal. However, it noted that the site will be incorporated as part of the Integrated Transport Plan (ITP) to manage the cumulative impacts of growth planned within the Parramatta CBD. The comments were supportive of the Satisfactory Arrangements clause and the parking provision, but requested a traffic / transport assessment at DA stage to align with the ITP.</p>                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>For site-specific Planning Proposals (such as this one) which are consistent with the precautionary maximum parking rates established through the Strategic Transport Study, Council officers consider that no traffic and transport assessment is required. The acceptability of the traffic and transport impacts for such proposals is established through their reliance on the outcomes of the Strategic Transport Study, rather than on a site-specific transport assessment. This Planning Proposal is consistent with the Parramatta CBD Planning Proposal, part of the work on the latter will be examining cumulative impacts of growth through the forthcoming Integrated Transport Plan. Further assessment of traffic and transport matters will also occur at DA stage.</p>                                                                                                                                               |
|                                                     | <p>The submission recommended amendments to site-specific DCP on Car Parking and Access in relation to C2 to C7 as follows:</p> <ul style="list-style-type: none"> <li>• C2. Vehicle and service access widths to be minimised and integrated into the building design without causing queuing of vehicles into the public domain</li> <li>• C3. Car parking, loading and garbage areas are to be located within the boundary of the site</li> <li>• C5. Vehicles, including service vehicles, shall enter and exit the site in a forward direction</li> <li>• C6. All loading and servicing needs are to be catered for on-site and not rely on the surrounding kerbside on Hassall Street; and</li> <li>• C7. The design and location of vehicular access should minimise potential impacts to the operation of traffic signals at the intersection of Hassall Street and Charles Street.</li> </ul> | <p>Council officers have reviewed the suggested amendments to the draft site-specific DCP in relation to Car Parking and Access. The matter was referred to Council's Traffic section who considered the amendments acceptable. The only exception is the recommendation to C3, wherein Transport for NSW's submission recommended replacing "basement levels" with "boundary of the site". Council officers followed up with Transport officer who confirmed that their concerns were more focused on containing vehicle activities on-site, and less about whether these occurred in the basement or in a podium. Council's preference is for parking to go in a basement, in order to promote active frontages and podiums. Therefore, Council officers recommend retaining "basement levels" in C3. Otherwise, the DCP amendments suggested by Transport are considered acceptable and recommended for inclusion in the final DCP.</p> |

**Table 10: Community submissions and responses**

| Issue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Council officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <p><b>Neighbourhood Amenity</b><br/>(6 of 6 community submissions)</p> <ul style="list-style-type: none"> <li>The proposal will have adverse impacts on the properties / residents in the vicinity and their living environment. Specific impacts raised across the submissions are discussed in other parts of this table .</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The specific impacts raised across the submissions are addressed in further detail in this table. It is acknowledged that increasing development potential on this site will increase some impacts on the local area. However, Council has many processes (most importantly the Design Excellence and Development Application processes) that seek to minimise and mitigate these impacts and achieve the best outcomes for the community while also promoting development in line with Council's strategic vision for growing the Parramatta CBD.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>Density and Overdevelopment</b><br/>(5 of 6 community submissions)</p> <ul style="list-style-type: none"> <li>The proposed increase in density is too great and/or not justified and/or supported</li> <li>The cumulative impacts of high-rise development on congestion have not been considered</li> <li>The area is already crowded</li> <li>One submission suggested that an 0.5:1 FSR increase would be more appropriate.</li> </ul>                                                                                                                                                                                                                                                                                                                          | <p>The density of this Planning Proposal is consistent with Council's policy for the site (i.e. the Parramatta CBD Planning Proposal) and has been supported through site-specific analysis. It is acknowledged that future development on this site will bring additional residents and commercial activity to the area; this is consistent with Council's strategic vision for growing the Parramatta CBD.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>Building Height and/or Overshadowing</b><br/>(5 of 6 community submissions)</p> <ul style="list-style-type: none"> <li>Proposed building heights are too high</li> <li>Proposed building heights will overshadow adjoining heritage conservation and low-density areas. Sunlight will be limited to nearby apartments.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The height and overshadowing impacts of this Planning Proposal are consistent with Council's policy for the site (i.e. the Parramatta CBD Planning Proposal) and has been supported through site-specific analysis. It is acknowledged that future development on this site will have overshadowing impacts, and that overshadowing are (to at least some extent) endemic to high-density areas such as the Parramatta CBD. These impacts were assessed through the Parramatta CBD Planning Proposal as acceptable, and the relevant outcomes of that assessment were exhibited alongside the Planning Proposal (i.e. the Overshadowing Technical Study).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p><b>Various Concerns Relating to Planning Process</b><br/>(4 of 6 community submissions)</p> <ul style="list-style-type: none"> <li>Concerns about the role of the Planning Agreement in the planning process, and that the monetary contribution being offered could inappropriately influence Council</li> <li>Concern about equity in development potential/ processes between this site and nearby Heritage Conservation Area</li> <li>Concern that planning decisions should be driven by strategic vision, not by monetary gains</li> <li>The planning process should strike an equitable balance between existing owners and developer</li> <li>Planning documents did not clearly show all surrounding planned/under construction/new developments.</li> </ul> | <p>The Planning Agreement (and monetary contribution therein) is consistent with Council's policy position for Community Infrastructure in the Parramatta CBD. Council's policy to grow the Parramatta CBD does not include increasing development potential in the Heritage Conservation Areas (HCAs) at the edges of the Parramatta CBD, as Council's strategic vision is to preserve those HCAs as lower-density areas. The Planning Proposal is consistent with Council's strategic vision for development in the Parramatta CBD, namely the Parramatta CBD Planning Proposal. The planning process seeks to establish equity between existing landowners and future development. It is acknowledged that most new developments introduce some impacts on nearby properties, particularly in a densely-built environment. However, in the NSW Planning System, a development of this size/scale has to go through many processes wherein these impacts are considered and balanced. In this case, these include a site specific Planning Proposal and DCP, a Design Excellence competition, and a major Development Application process.</p> |

| Issue                                                                                                                                                                                                                                                                                                                                                                                                                                              | Council officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>It is acknowledged that there are several planned/ under construction/ new developments in this area of the Parramatta CBD. At the time of preparing the original documents, it was not Council's general practice to ask the Applicant to produce documents that showed all such developments. However, a more detailed consideration of potential cumulative development in the area was shown in the Overshadowing Technical Study that was exhibited alongside this Planning Proposal. This Planning Proposal is consistent with that study and the broader Parramatta CBD Planning Proposal; therefore, it is considered that the analysis undertaken has been sufficient to progress at the Planning Proposal stage.</p> |
| <p><b>Traffic and Parking</b><br/>(3 of 6 community submissions)</p> <ul style="list-style-type: none"> <li>Increased density will exacerbate traffic in an already congested area</li> <li>Reduced car parking rates will worsen traffic and parking problems. The provision of future public transport is inadequate and not guaranteed</li> <li>Most households have 2 vehicles, meaning on-street parking impacts will be worsened.</li> </ul> | <p>It is acknowledged that future development on this site will introduce traffic impacts to the area. However, the parking rates included in this Planning Proposal have been calibrated through the Parramatta CBD Strategic Transport Study to act as precautionary maximum rates in an effort to manage and mitigate the impacts on traffic and parking. A certain degree of behaviour change towards active and public transport will be required for the Parramatta CBD to function in future, and these limited parking rates are a part of this equation.</p>                                                                                                                                                             |
| <p><b>Infrastructure impacts</b><br/>(3 of 6 community submissions) .</p> <ul style="list-style-type: none"> <li>There is not enough infrastructure to support this development</li> <li>The development will place inappropriate burden on existing infrastructure</li> <li>Examples of infrastructure cited include open space, parks, transport, recreation, childcare, etc.</li> </ul>                                                         | <p>The Planning Proposal is accompanied by a Planning Agreement that makes a monetary contribution towards infrastructure in line with Council's policy position on Community Infrastructure in the Parramatta CBD. Furthermore, the development will pay development contributions at the Development Application stage.</p>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Public Health &amp; Safety</b><br/>(2 of 6 community submissions)</p> <ul style="list-style-type: none"> <li>Air pollution concerns</li> <li>Increase in density as part of the proposal poses a public health risk as dense areas increase COVID-19-related risks.</li> </ul>                                                                                                                                                               | <p>With regards to air pollution concerns, please refer to "Environment" section below in this table.</p> <p>The situation relating to COVID-19 has not changed Council's policy position for the CBD as expressed through the Parramatta CBD Planning Proposal, which is to increase development potential (and, therefore, density) on a range of sites across the Parramatta CBD.</p>                                                                                                                                                                                                                                                                                                                                          |
| <p><b>Equity with controls in nearby Heritage Conservation Area</b><br/>(1 of 6 community submissions)</p> <ul style="list-style-type: none"> <li>Limitation on development potential of nearby Heritage Conservation Area, particularly in comparison with the uplift at this site.</li> </ul>                                                                                                                                                    | <p>Council's policy to grow the Parramatta CBD does not include increasing development potential in the Heritage Conservation Areas (HCAs) at the edges of the Parramatta CBD, as Council's strategic vision is to preserve those HCAs as lower-density areas.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Environment</b><br/>(1 of 6 community submissions)</p> <p>Concern about environmental impacts</p> <p>Development in Parramatta has meant loss of trees creating air pollution.</p>                                                                                                                                                                                                                                                           | <p>The future development envisioned under this Planning Proposal does not involve substantial removal of trees, and it is Council's expectation that developments follow Council's guidelines with regards to environmental issues such as replacing street trees.</p> <p>Council has other environmental sustainability policies in place to increase tree canopy and improve environmental outcomes across the LGA. Furthermore, this Planning Proposal includes High Performing Buildings standards, which aim to improve the environmental performance of future development onsite.</p>                                                                                                                                     |

| Issue                                                                                                                                                                                                                                                                                                                                                                                             | Council officer response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>Commercial Floorspace</b><br><i>(1 of 6 community submissions)</i> <ul style="list-style-type: none"> <li>Additional retail uses are not needed due to existing supply nearby at Westfield's</li> <li>Preference for business and office uses rather than retail shops due to customer traffic shortfall in the area, and preference for the area to be quiet in afternoon/evening.</li> </ul> | <p>The site is zoned B4 - Mixed Use which permits a variety of commercial uses. The site is within the Parramatta CBD, where it is intended that the Parramatta CBD Planning Proposal will deliver a mix of commercial uses that provide employment-generating activity in accordance with the priorities identified in Council's Local Strategic Planning Statement and District Plan. There will be more certainty on which uses will be provided on the site through future DA processes, and this will provide opportunities for more detailed community submissions when the exact land use proposed is known.</p> |
| <b>Request for Open Space</b><br><i>(1 of 6 community submissions)</i> <ul style="list-style-type: none"> <li>Querying whether the site could be converted to open space / park.</li> </ul>                                                                                                                                                                                                       | <p>The site is in private ownership and is not identified on Council's Land Reservation Acquisition map. Purchase of this site for open space is not part of Council's strategic plan for this area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Decreased Property Value</b><br><i>(1 of 6 community submissions)</i> <ul style="list-style-type: none"> <li>Concern that the proposal will decrease property values for existing owners in the vicinity.</li> </ul>                                                                                                                                                                           | <p>Consideration of property values for existing owners is not a matter for consideration as part of Planning Proposals. This Planning Proposal is consistent with Council's strategic vision for the area, as expressed in the Parramatta CBD Planning Proposal.</p>                                                                                                                                                                                                                                                                                                                                                   |

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