

## Submission Table – Medium Density Design Guide

No.	Issues
1	<ul style="list-style-type: none"> <li>• Objects to changes to fast-track medium density development. There is a lack of consultation and quality control.</li> <li>• Current 2 week notification period is too short and doesn't allow for detailed responses. Should be extended further during school holidays.</li> <li>• Council should review its approval process. If a DA is not fully compliant then it should be rejected before asking for public feedback. Council should also review the re-notification process.</li> <li>• Private Certifiers should not be allowed to approve developments as even less notification is required.</li> <li>• Increase in secondary dwellings is resulting in medium density type neighbourhoods.</li> <li>• Private certifiers don't thoroughly assess a site's constraints and can impact on surrounding properties after completion of the development.</li> <li>• Fast-track is a false economy as Council has to spend money on fixing non-complying completed developments.</li> </ul>
2	Same as submission number 1.
3	Same as submission number 1.
4	Same as submission number 1.
5.	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• Will have a negative impact on neighbourhood character and amenity.</li> <li>• Inadequate consultation has occurred about the proposed changes.</li> <li>• Proposed types of medium density developments not all suited to the R2 Low Density Residential zone and should not be subject to approval by private certifiers due to their complexity and potential conflicts of interest.</li> <li>• Proposed changes will result in dramatic population growth and increased pressure on infrastructure and amenity.</li> <li>• Supports Council's initial submission objecting to the housing forms included in the proposed changes and recommendation that Council's current zoning framework be maintained.</li> </ul>
6	Same as submission number 5.
7	Same as submission number 5.
8	<ul style="list-style-type: none"> <li>• Objects to the proposed changes.</li> <li>• Proposed housing types are not small developments. Neighbour notification should still be required.</li> <li>• Unrealistic to believe that there will be full compliance with the design guide if adopted. Council will be able to detect design flaws even if the design guide is adopted.</li> <li>• The design guide should not be adopted by Council in its entirety.</li> <li>• Lack of transparency and potential conflicts of interest with private certifiers and development they are assessing.</li> <li>• Lack of consultation by Council. Elderly/less mobile residents without internet access were disadvantaged- should be included in Council's periodic newsletter.</li> </ul>

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9	Objects to proposed changes. Refer to response to submission number 5.
10	<ul style="list-style-type: none"> <li>• Objects to adoption of draft MDDG and fast-tracking of medium density style development.</li> <li>• Objects to the lack of notification requirements.</li> <li>• Proposed changes will change character of low density residential areas.</li> </ul>
11	Same as submission number 10.
12	<ul style="list-style-type: none"> <li>• Objects to adoption of draft MDDG and fast-tracking of medium density style development.</li> <li>• Objects to the lack of notification requirements.</li> <li>• Proposed changes will change character of low density residential areas.</li> </ul> <p>Includes signed petition of 17 people from people within CoP but also outside LGA (Carlingford, North Rocks, Epping, West Pennant Hills, Baulkham Hills, Campbelltown, Castle Hill)</p>
13	<ul style="list-style-type: none"> <li>• Objects to adoption of draft MDDG and fast-tracking of medium density style development.</li> <li>• Objects to the lack of notification requirements.</li> <li>• Proposed changes will change character of low density residential areas.</li> </ul> <p>Objection from 4 people living at 85 Model Farms Road, Winston Hills</p>
14	<ul style="list-style-type: none"> <li>• Supports proposed changes. Will increase supply and diversity of new dwellings.</li> <li>• These types of development should be expanded to the R2 zone; Council should adopt LEP and DCP controls similar to Ryde Council.</li> <li>• Aside from multi-unit development, what other small scale housing types has Council focused on.</li> </ul>
15	Same as submission number 1.
16	Same as submission number 1.
17	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• Lack of Council consultation and notification not reliant on the internet.</li> <li>• Need for area wide environmental studies to determine natural /geographical constraints (including what is underground). Until this is done, any decision to fast track should be prohibited.</li> <li>• There is a need to establish a nexus between housing growth and required infrastructure improvements and demand on pen space.</li> <li>• Neighbour notification should still be required.</li> <li>• Questions why assessment through a private certifier is faster than a planner.</li> <li>• Fast-tracking of medium density style development will have a negative impact on communities. It is not rational forward planning.</li> </ul>

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18	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• DAs with proper consultation should be maintained for these types of developments.</li> </ul>
19	<ul style="list-style-type: none"> <li>• Objects to adoption of draft MDDG and fast-tracking of medium density style development.</li> <li>• Objects to the lack of notification requirements.</li> <li>• Proposed changes will change character of low density residential areas.</li> </ul>
20	Same as above submission number 19.
21	Same as above submission number 19.
22	Same as above submission number 19.
23	Same as above submission number 19.
24	Same as above submission number 19.
25	<ul style="list-style-type: none"> <li>• Objects to proposed changes. They're consistent with Council previous policy position.</li> <li>• Medium density style development is too complex to be assessed by a private certifier.</li> </ul>
26	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• No consideration for impacts on traffic congestion or increased pressure on demand for car parking and infrastructure. Developments not compatible with existing and desired character of the low density residential zone.</li> </ul>
27	<ul style="list-style-type: none"> <li>• Objects to proposed changes. They're consistent with Council previous policy position.</li> <li>• Medium density style development is too complex to be assessed by a private certifier.</li> </ul>
28	<ul style="list-style-type: none"> <li>• Objects to adoption of draft MDDG and fast-tracking of medium density style development.</li> <li>• Objects to the lack of notification requirements.</li> <li>• Proposed changes will change character of low density residential areas into medium density zone.</li> <li>• Supports Council's previous objections.</li> </ul>
29	<ul style="list-style-type: none"> <li>• Objects to the proposed changes.</li> <li>• Support Council's previous February objections.</li> <li>• Devalues a resident's right to object.</li> <li>• Will convert R2 zone to a R3 zone.</li> </ul>
30	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• Will have impacts on the amenity of low density neighbourhoods, including increased traffic, parking, flooding and reduce the level of safety.</li> <li>• Objects to the lack of notification requirements.</li> </ul>

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31	<ul style="list-style-type: none"> <li>• Objects to adoption of draft MDDG and fast-tracking of medium density style development.</li> <li>• Objects to the lack of notification requirements.</li> <li>• Proposed changes will change character of low density residential areas.</li> </ul>
32	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• Proposed changes will lead significant increases in density.</li> <li>• There was a lack of community consultation, especially for those without internet access.</li> <li>• Concerns that variations are being granted via DAs. A more subjective assessment will occur and potentially bigger variations if done through a private certifier.</li> <li>• Concerns about overflow on- street parking and allowed variations in gross floor area compliance and landscaping requirements.</li> <li>• Does not support the intentions and statements made in the MDDG.</li> </ul>
33	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• The potential increase in dwellings will impact significantly on amenity and infrastructure i.e. traffic impacts, noise issues, lack of privacy, lack of parking around train stations, capacity of schools, reduction in appeal of the area.</li> </ul>
34	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• Concerned about the lack of community consultation.</li> <li>• One size fits all approach is not suitable- does not consider constraints of individual properties.</li> </ul>
35	<ul style="list-style-type: none"> <li>• Objects to adoption of draft MDDG and fast-tracking of medium density style development.</li> <li>• Objects to the lack of notification requirements.</li> <li>• Proposed changes will change character of low density residential areas.</li> </ul>
36	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• Supports Council's initial submission objecting to the housing forms included in the proposed changes and recommendation that Council's current zoning framework be maintained.</li> </ul>
37	<p>Objects to proposed changes.</p> <ul style="list-style-type: none"> <li>• Current 2 week notification period is too short and doesn't allow for detailed responses. Should be extended further during school holidays.</li> <li>• Council should review its approval process. If a DA is not fully compliant then it should be rejected before asking for public feedback. Council should also review the re-notification process.</li> <li>• Will not result in increased supply of Medium density housing in short term.</li> </ul>



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38	<ul style="list-style-type: none"> <li>• Objects to the proposed changes.</li> <li>• Complying development process not suitable to assess medium density development.</li> <li>• Remove neighbour objection rights.</li> </ul>
39	<p>Objects to the proposed changes.</p> <p>Supports Council's previous submission and report on the February 2016. Includes other issues such as:</p> <ul style="list-style-type: none"> <li>• Road widths in R2 zones not conducive to medium density.</li> <li>• Lack of off street car parking- creating congestion.</li> <li>• Lack of backyards associated with medium density meaning that kids will play on the street which is a safety concern.</li> <li>• Drainage/stormwater system not conducive to multi-unit housing.</li> <li>• Transparency and accountability.</li> </ul> <p>Two signed petitions consisting of 150 and 12 objections respectively. Total number of objectors is 162.</p>
40	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• inconsistent with research indicating that people prefer to live in low density areas,</li> <li>• Sacrifices quality for speed.</li> <li>• Impacts on amenity</li> <li>• Lack of consultation. More consultation with community should be carried out.</li> </ul>
41	<ul style="list-style-type: none"> <li>• Objects to adoption of draft MDDG and fast-tracking of medium density style development.</li> <li>• Objects to the lack of notification requirements.</li> <li>• Proposed changes will change character of low density residential areas.</li> </ul>
42	<ul style="list-style-type: none"> <li>• Objects to the proposed changes.</li> <li>• Medium density development is not suitable for assessment by a private certifier.</li> <li>• There is a lack of community consultation. Decisions should be made by Council officers as they are trained. Councillors are not skilled appropriately.</li> <li>• Lack of accountability of private certifiers post approval/construction.</li> </ul>
43	Same as submission number 42.
45	<ul style="list-style-type: none"> <li>• Objects to adoption of draft MDDG and fast-tracking of medium density style development.</li> <li>• Support Council's previous submission.</li> <li>• Lack of consultation and conversion of R2 zone to R3 zone.</li> </ul>
46	<ul style="list-style-type: none"> <li>• Objects to proposed changes.</li> <li>• Supports Council's initial submission objecting to the housing forms included in the proposed changes and recommendation that Council's current zoning framework be maintained.</li> </ul>

## Submission Table – Medium Density Design Guide

	<ul style="list-style-type: none"> <li>• Concerns about the suitability of private certifiers to assess medium density developments.</li> <li>• Concerns about increased pressure on infrastructure.</li> </ul>
47	<ul style="list-style-type: none"> <li>• Objects to adoption of draft MDDG and fast-tracking of medium density style development.</li> <li>• Support Council's previous submission.</li> <li>• Lack of consultation and conversion of R2 zone to R3 zone.</li> </ul>

1

Jiajie Wan  
69 Moffatts Drive  
Dundas Valley  
N.S.W 2117

23<sup>rd</sup> November 2016

Interim General Manager  
City of Parramatta Council  
P.O. Box 32,  
PARRAMATTA, NSW 2124.



Dear Sir,

**REF: PROPOSED CHANGES TO FAST-TRACK MEDIUM-DENSITY DEVELOPMENT**

We refer to the Public Notice of 16<sup>th</sup> November 2016 seeking residents feedback for Parramatta Council's submission to the NSW Government by 12<sup>th</sup> December 2016.

We object to the proposed changes in that it takes away Council's authority and processes for a fair assessment:-

- Council's current procedures of advertising a DA in the Local Papers for submissions of objections/feedbacks, etc. and Council informing in writing to surrounding residents should be more than 2 weeks. The feedback from long term ratepayers are crucial for the Councillors to base their decisions on because, the residents have the information first hand. Most residents have been living in the area for decades, in most cases, more than 35 years and know the area like the back of their hands.
- Feedbacks from residents will help Councillors' make an informed response when assessing a DAs.
- The current time frame (2 weeks) for residents' feedback/submissions on duplexes, townhouses, villas, terrace and manor homes is too short because most residents these days have both parents/partners working and they have to juggle a few balls every day of the week. Therefore, two weeks is too short to formulate a detailed response, it should be extended. As evidenced over the past few years, big and bulky developments usually comes out during Easter time, school holidays and Christmas & New Year breaks, when parents take time off for the children's affairs and are time poor to write a submission during these periods. We would suggest more time be allowed during these holiday periods.
- Council to review its approval process to ensure that when a proposal of a development is submitted to Council and if they are not fully complying, they be rejected immediately and NOT be advertised in the local papers asking for feedback, etc. because it is a waste of time for Councillors and Residents. The developers are paid to do their job but the surrounding Residents are not PAID to DEFEND their property.

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- Council to review its process in advising and re-notification residents of amended plans, etc and granting speaking positions to include all Speakers who register before the closing off time at Public Forums.
- Because of the above reasons, handing over the reins to a Private Certifier is a NO GO zone.
- Since 2014, a simple "granny flat (now called secondary dwelling) are in the hands of Private Certifiers and are sprouting in almost every alternate block in most backyards, thereby already creating medium density in itself and more people are being housed in a single block.
- No need to fast track townhouses, terraces, villas, manors, cluster housing, etc – Councils should retain the processes/procedures in order to maintain conformity and responsibilities and not contracted them out to 3<sup>rd</sup> party (Certifiers)
- If a Certifier cut corners - Residents are not informed and Council just rubber stamp the project because "its within the guidelines" without having assess the subject site's constraints, who will be responsible should there be a claim during and after the project?
- Also in future decades Council has to pour Ratepayers fund to re-work the non-conformance. This fast track procedures are just false economy and false sense of increasing housing stocks.

Based on the above, we do NOT agree with NSW's Government's changes to fast track medium density developments without neighbours' and place the authority onto Private Certifiers. This fast track process does not mean that more houses will be built in medium density areas in a shorter time. Consultations with neighbours/locals and close residents will alleviate future unrepairable problems related to parking, congestion in roads, infrastructure, stormwater, flooding, social environment etc for many decades for Parramatta Council and remaining residents to cop the mess started by the proposed changes.

We hope Parramatta Council forward a strong case on our concerns and REJECT this proposed fast track changes.

Yours sincerely,



Jiajie Wan.

2

James Lee  
81 Moffatts Drive  
Dundas Valley  
N.S.W 2117

23<sup>rd</sup> November 2016

Interim General Manager  
City of Parramatta Council  
P.O. Box 32,  
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- Feedbacks from residents will help Councillors' make an informed response when assessing a DAs.
- The current time frame (2 weeks) for residents' feedback/submissions on duplexes, townhouses, villas, terrace and manor homes is too short because most residents these days have both parents/partners working and they have to juggle a few balls every day of the week. Therefore, two weeks is too short to formulate a detailed response, it should be extended. As evidenced over the past few years, big and bulky developments usually comes out during Easter time, school holidays and Christmas & New Year breaks, when parents take time off for the children's affairs and are time poor to write a submission during these periods. We would suggest more time be allowed during these holiday periods.
- Council to review its approval process to ensure that when a proposal of a development is submitted to Council and if they are not fully complying, they be rejected immediately and NOT be advertised in the local papers asking for feedback, etc. because it is a waste of time for Councillors and Residents. The developers are paid to do their job but the surrounding Residents are not PAID to DEFEND their property.

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- Council to review its process in advising and re-notification residents of amended plans, etc and granting speaking positions to include all Speakers who register before the closing off time at Public Forums.
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- Since 2014, a simple "granny flat (now called secondary dwelling) are in the hands of Private Certifiers and are sprouting in almost every alternate block in most backyards, thereby already creating medium density in itself and more people are being housed in a single block.
- No need to fast track townhouses, terraces, villas, manors, cluster housing, etc – Councils should retain the processes/procedures in order to maintain conformity and responsibilities and not contracted them out to 3<sup>rd</sup> party (Certifiers)
- If a Certifier cut corners - Residents are not informed and Council just rubber stamp the project because "its within the guidelines" without having assess the subject site's constraints, who will be responsible should there be a claim during and after the project?
- Also in future decades Council has to pour Ratepayers fund to re-work the non-conformance. This fast track procedures are just false economy and false sense of increasing housing stocks.

Based on the above, we do NOT agree with NSW's Government's changes to fast track medium density developments without neighbours' and place the authority onto Private Certifiers. This fast track process does not mean that more houses will be built in medium density areas in a shorter time. Consultations with neighbours/locals and close residents will alleviate future unrepairable problems related to parking, congestion in roads, infrastructure, stormwater, flooding, social environment etc for many decades for Parramatta Council and remaining residents to cop the mess started by the proposed changes.

We hope Parramatta Council forward a strong case on our concerns and REJECT this proposed fast track changes.

Yours sincerely,



Yaohua Chen  
69A Moffatts Drive  
Dundas Valley  
N.S.W 2117

23<sup>rd</sup> November 2016

Interim General Manager  
City of Parramatta Council  
P.O. Box 32,  
PARRAMATTA, NSW 2124.



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We object to the proposed changes in that it takes away Council's authority and processes for a fair assessment:-

- Council's current procedures of advertising a DA in the Local Papers for submissions of objections/feedbacks, etc. and Council informing in writing to surrounding residents should be more than 2 weeks. The feedback from long term ratepayers are crucial for the Councillors to base their decisions on because, the residents have the information first hand. Most residents have been living in the area for decades, in most cases, more than 35 years and know the area like the back of their hands.
- Feedbacks from residents will help Councillors' make an informed response when assessing a DAs.
- The current time frame (2 weeks) for residents' feedback/submissions on duplexes, townhouses, villas, terrace and manor homes is too short because most residents these days have both parents/partners working and they have to juggle a few balls every day of the week. Therefore, two weeks is too short to formulate a detailed response, it should be extended. As evidenced over the past few years, big and bulky developments usually comes out during Easter time, school holidays and Christmas & New Year breaks, when parents take time off for the children's affairs and are time poor to write a submission during these periods. We would suggest more time be allowed during these holiday periods.
- Council to review its approval process to ensure that when a proposal of a development is submitted to Council and if they are not fully complying, they be rejected immediately and NOT be advertised in the local papers asking for feedback, etc. because it is a waste of time for Councillors and Residents. The developers are paid to do their job but the surrounding Residents are not PAID to DEFEND their property.

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- Council to review its process in advising and re-notification residents of amended plans, etc and granting speaking positions to include all Speakers who register before the closing off time at Public Forums.
- Because of the above reasons, handing over the reins to a Private Certifier is a NO GO zone.
- Since 2014, a simple "granny flat (now called secondary dwelling) are in the hands of Private Certifiers and are sprouting in almost every alternate block in most backyards, thereby already creating medium density in itself and more people are being housed in a single block.
- No need to fast track townhouses, terraces, villas, manors, cluster housing, etc – Councils should retain the processes/procedures in order to maintain conformity and responsibilities and not contracted them out to 3<sup>rd</sup> party (Certifiers)
- If a Certifier cut corners - Residents are not informed and Council just rubber stamp the project because "its within the guidelines" without having assess the subject site's constraints, who will be responsible should there be a claim during and after the project?
- Also in future decades Council has to pour Ratepayers fund to re-work the non-conformance. This fast track procedures are just false economy and false sense of increasing housing stocks.

Based on the above, we do NOT agree with NSW's Government's changes to fast track medium density developments without neighbours' and place the authority onto Private Certifiers. This fast track process does not mean that more houses will be built in medium density areas in a shorter time. Consultations with neighbours/locals and close residents will alleviate future unrepairable problems related to parking, congestion in roads, infrastructure, stormwater, flooding, social environment etc for many decades for Parramatta Council and remaining residents to cop the mess started by the proposed changes.

We hope Parramatta Council forward a strong case on our concerns and REJECT this proposed fast track changes.

Yours sincerely,



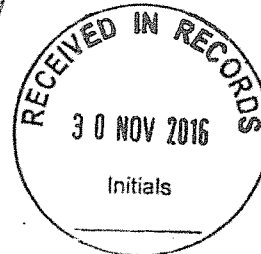
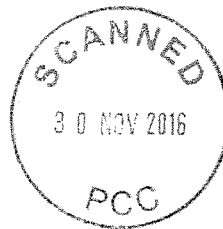
Yaohua Chen.



S & M Cruchinho  
22 Manning Parade  
Dundas Valley  
N.S.W 2117

23<sup>rd</sup> November 2016

Interim General Manager  
City of Parramatta Council  
P.O. Box 32,  
PARRAMATTA, NSW 2124.



Dear Sir,

**REF: PROPOSED CHANGES TO FAST-TRACK MEDIUM-DENSITY DEVELOPMENT**

We refer to the Public Notice of 16<sup>th</sup> November 2016 seeking residents feedback for Parramatta Council's submission to the NSW Government by 12<sup>th</sup> December 2016.

We object to the proposed changes in that it takes away residents' democratic right to object and the time frame to submit objections should be extended because the current 2 weeks is insufficient.

- Council's current procedures of advertising a DA in the Local Papers for submissions of objections/feedbacks, etc. and Council informing in writing the surrounding residents should continue and be more than 2 weeks. The feedback from long term ratepayers are crucial for the Councillors to base their decisions on because, the residents have the information first hand. Most residents have been living in the area for decades, in most cases, more than 35 years and know the area like the back of their hands and are passionate of the area's positive attributes and surrounding characteristics.
- 
- Feedbacks/submissions from residents will help Councillors' make an informed response when assessing DA's so that there is uniformity and not a mish mash of concrete blocks and zig zag setbacks.
- The current time frame (2 weeks) for residents' feedback/submissions on duplexes, townhouses, villas, terrace and manor homes is too short because most residents these days have both parents/partners working and they have to juggle a few balls every day of the week. Therefore, two weeks is too short to formulate a detailed response, it should be extended. As evidenced over the past few years, big and bulky developments usually comes out during Easter time, school holidays and Christmas & New Year breaks, when parents take time off for the children's affairs and are time poor to write a submission during these periods. We would suggest even more time be allowed during these holiday periods.
- Council to review its approval process to ensure that when a proposal of a development is submitted to Council and if they are not fully complying, they be rejected immediately and NOT be advertised in the local papers asking for feedback, etc. because it is a waste of time for Councillors and Residents. The developers are paid to do their job but are always trying to get exemptions by proposing reduce setbacks or state project is within 800m to bus stops/train station but in fact it is 900-1000 metres away from the station. The surrounding Residents are not PAID to DEFEND their property.

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- Council to review its process in advising and re-notification residents of amended plans, etc and granting speaking positions to include all Speakers who register before the closing off time at Public Forums.
- Because of the above reasons, handing over the reins to a Private Certifier and without residents consultation are a NO GO zone.
- Since 2014, a simple "granny flat (now called secondary dwelling) are in the hands of Private Certifiers and are sprouting in almost every alternate block in most backyards here, thereby already creating medium density in itself and more people are being housed in a single block.
- Therefore, there is no need to fast track townhouses, terraces, villas, manors, cluster housing, etc – Councils should retain the current processes/procedures in order to maintain conformity and responsibilities and not contracted them out to 3<sup>rd</sup> party (Certifiers)
- If a Certifier cut corners and Residents are not aware/informed and Council just rubber stamp the project because "its within the guidelines" without having sighting and assessing the subject site's constraints, who will be responsible should there be a claim during and after the project?
- Also in future decades Council has to pour Ratepayers fund to re-work the non-conformance. This fast track procedures are just false economy and false sense of increasing housing stocks.

Based on the above, we do NOT agree with NSW's Government's changes to fast track medium density developments without neighbours' consultations and to place the authority onto Private Certifiers. This fast track process does not mean that more houses will be built in medium density areas in a shorter time. Consultations with neighbours/locals and close residents will eliminate future unrepairable problems related to carparking, congestion in roads, infrastructure, stormwater, flooding, social environment impact, etc for many decades for Parramatta Council and the remaining residents to cop with the mess started by the proposed changes.

We hope Parramatta Council forward a strong case on our concerns and REJECT this proposed fast track changes without residents' consultation. In fact, it should widen the notification area and lengthen the time concerned.

Yours sincerely,

*S & M. Cruchinho*

S. & M. Cruchinho.

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Kevin Kuo

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**From:** Tim Jeffries <timjeffries@optusnet.com.au>  
**Sent:** Sunday, 27 November 2016 6:18 PM  
**Subject:** Proposed State Govt changes to fast track medium density development

Dear Council

I refer to your invitation for submissions on the State Government's proposal to include medium density developments as complying developments.

I **strongly object** to the State Government's proposal. I believe it will negatively impact the character and amenity of many neighbourhoods, particularly those characterised by single dwellings on larger lots. I do not believe adequate consultation has occurred, resulting in low awareness of the potentially dramatic implications of the State Government's proposal.

I believe that the medium density housing forms proposed by the State Government are not at all suited to areas zoned R2 Low Density. I also believe that these forms should not be able to be approved by Private Certification due to their complexity and potential for conflicts of interest.

If implemented, the State Government proposals will lead to dramatic population growth, putting more pressure on already overcrowded infrastructure. There is no up-side for incumbent residents.

I **support** Parramatta Council's draft submission on the "proposed expansion of complying development to include low-rise medium density housing types" (Ref: DO4061621), which:

- objects to medium density housing forms being permitted in R2 Low Density zones as Complying Developments
- recommends that the Council's current zoning policy framework be maintained.

Please call or email me if you have any queries.

Thanks and regards

Tim Jeffries  
35 Banks St  
Mays Hill  
0411 424 577

**Kevin Kuo**

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**From:** Rhiannon Evans <rhiannone25@yahoo.com.au>  
**Sent:** Sunday, 27 November 2016 7:49 PM  
**Subject:** Medium density developments

"Dear Council

I refer to your invitation for submissions on the State Government's proposal to include medium density developments as complying developments.

I strongly object to the State Government's proposal. I believe it will negatively impact the character and amenity of many neighbourhoods, particularly those characterised by single dwellings on larger lots. I do not believe adequate consultation has occurred, resulting in low awareness of the potentially dramatic implications of the State Government's proposal.

I believe that the medium density housing forms proposed by the State Government are not at all suited to areas zoned R2 Low Density. I also believe that these forms should not be able to be approved by Private Certification due to their complexity and potential conflicts of interest.

If implemented, the State Government proposals will lead to dramatic population growth, putting more pressure on already overcrowded infrastructure. There is no up-side for incumbent residents.

I support Parramatta Council's draft submission on the "proposed expansion of complying development to include low-rise medium density housing types" (Ref: DO4061621), which:  
objects to medium density housing forms being permitted in R2 Low Density zones as Complying Developments  
recommends that the Council's current zoning policy framework be maintained."

Regards  
Rhiannon Evans  
10 Steele Street  
Mays Hill  
NSW 2145

Sent from Yahoo Mail for iPhone



**Kevin Kuo**

---

**From:** karenpc1966 <karenpc1966@gmail.com>  
**Sent:** Sunday, 27 November 2016 7:54 PM  
**Subject:** Medium density housing

Dear council

I refer to your invitation for submissions on the State Government's proposal to include medium density developments as complying developments.

I strongly object to the State Government's proposal. I believe it will negatively impact the character and amenity of many neighbourhoods, particularly those characterised by single dwellings on larger lots. I do not believe adequate consultation has occurred, resulting in low awareness of the potentially dramatic implications of the State Government's proposal.

I believe that the medium density housing forms proposed by the State Government are not at all suited to areas zoned R2 Low Density. I also believe that these forms should not be able to be approved by Private Certification due to their complexity and potential conflicts of interest.

If implemented, the State Government proposals will lead to dramatic population growth, putting more pressure on already overcrowded infrastructure. There is no up-side for incumbent residents.

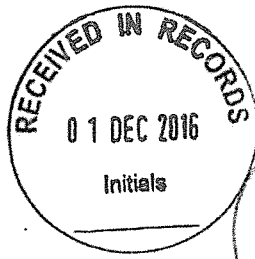
I support Parramatta Council's draft submission on the "proposed expansion of complying development to include low-rise medium density housing types" (Ref: DO4061621), which:  
objects to medium density housing forms being permitted in R2 Low Density zones as Complying Developments  
recommends that the Council's current zoning policy framework be maintained."

Cheers

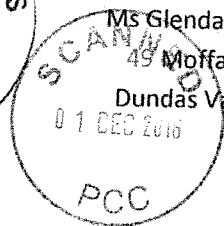
Karen Crawford  
10 Steele Street  
Mays Hill  
2145

8

Interim General Manager  
City of Parramatta Council  
PO Box 32  
Parramatta NSW 2124  
Attention: Amberley Moore



28<sup>th</sup> November 2016



Ms Glenda Hudson  
49 Moffatts Drive  
Dundas Valley NSW 2117

A REQUEST FOR PRIVATE INFORMATION TO BE WITHHELD FROM THIRD PARTIES

RE: PROPOSED CHANGES TO FAST-TRACK MEDIUM DENSITY DEVELOPMENT

Dear Sir/Madam,

I am writing in response to the City of Parramatta Council's Public Notice printed in 'The Parramatta Advertiser' newspaper (dated 16<sup>th</sup> November 2016) about the proposed changes to fast-track medium density development.

While the NSW Government has recognised that there is a gap in planning in the area of medium density development, lack of choices in medium density residences and the need for changed development controls for future Medium Density development. The Medium Density Design Guide (MDDG) and Medium Density Housing Codes to be placed into the Codes SEPP is trying to provide solutions but it could create more problems with the development assessment process it proposes.

For Example:

The fast-tracking of Medium Density Development assessment process

#### THE COMPLYING DEVELOPMENT

PROPOSAL: The fast-tracking of straightforward low rise medium density development that has minimum scope for impact on adjoining properties

With the proposed Medium Density Housing Codes the building types that can be 'fast-tracked' will include:

Two dwellings side by side

Terrace Houses

Manor Houses (a new development type) A building of two storeys containing 3 or 4 dwellings on one lot of land

COMMENT: These are not small developments with minimal scope for impact YET they could be fast-tracked and passed as complying development WITHOUT neighbour consultation.

These complying development types have the same scale as a dwelling house currently has under the General Housing Code in the Codes SEPP.

Neighbour consultation MUST be kept in the process especially living in R1, R2, R3 and RU5 zones under the LEP. They should be allowed to have input into the process especially if it is directly impacting on their property

Since the Council amalgamations the City of Parramatta Council has a greater area to cover and unprecedented building development in the Parramatta CBD alone not to mention large building proposals in Silverwater and other areas. It is unrealistic to believe the Council will detect every flaw in a design and the impact on adjoining property with their workload even if the Council adopts the MDDG

A neighbouring resident can be of assistance to the Council by highlighting information that a developer's application paperwork might not address. The Council can check on that point and get it rectified before the proposal gets final approval

#### DEVELOPMENT APPLICATIONS FOR MEDIUM DENSITY DEVELOPMENT

These are the developments that have not met the criteria or standards to pass as a complying development and need a Development Application. It is here that if Council does decide to adopt the MDDG it has to be adopted in its entirety which is a concern as there are elements of the MDDG that should not be adopted as it is in its current form

#### TRANSPERANCY AND OPENNESS FOR THE PUBLIC IN MEDIUM DENSITY DEVELOPMENT APPROVALS

In the NSW Planning and Environment Frequently Asked Questions information booklet on the last page states it is the Department's objective to promote an open and transparent planning system.

I hope that that also applies that the public can also access information from Planning and Environment Department in relation to transparency and openness being legislated into the Medium

Density Housing Codes and the MDDG when it comes to approvals being given to any developments that will come under this new amended legislation

With private certifiers also assessing developments and issuing complying development certificates to fast-track Medium Density Developments under the amended legislation it should be made available to the public (on request) whether they may have a conflict of interest or affiliated to any property developers involved in the development they are approving

LIMITED NOTIFICATION TO RESIDENTS BY CITY OF PARRAMATTA COUNCIL ABOUT THE  
PROPOSED CHANGES TO FAST-TRACK MEDIUM DENSITY DEVELOPMENT

I do have concerns that older age residents and residents who have no current internet access may not be aware of the proposed changes to Medium Density development and may miss out on their chance to have their say to the Council before the deadline.

A suggestion to Council is when delivering to all mail boxes the periodic newsletter (the Pulse newsletter) that promotes upcoming family events and festivals etc in Parramatta would it be possible to include a brief notice telling residents to watch in the local newspaper for details about important legislation changes that will be coming in the near future regarding developments such as medium density. The limited time period of roughly two weeks is a disadvantage as the hard copies of the draft MDDG and other supporting information was not available in the Parramatta library provided by the Council until the following week after the notice was published in the newspaper

Thank you for your attention and giving the opportunity to provide some feedback in regard to these proposed changes

Yours faithfully



GLENDA HUDSON



Attention: AMBERLEY MOORE  
INTERIM GENERAL MANAGER  
CITY OF PARRAMATTA COUNCIL  
PO BOX 32  
PARRAMATTA NSW 2124

POSTCODE

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Kevin Kuo

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**From:** Natalie Jurisic <nataliejurisic@hotmail.com>  
**Sent:** Monday, 28 November 2016 12:58 PM  
**Subject:** Submission - State Government's proposal to include medium density developments as complying developments

Dear Council,

I refer to your invitation for submissions on the State Government's proposal to include medium density developments as complying developments.

My family and I strongly object to the State Government's proposal. We believe this will negatively impact the character and amenity of many neighbourhoods, particularly those characterised by single dwellings on larger lots, and particularly in areas where a number of homes have strong historical significance, such as Mays Hill (2145) where my family and I reside.

It is my belief that there has not been adequate consultation to date, with a number of my neighbours (for example) completely unaware of this proposal despite the enormity of it from an implications perspective.

I believe that the medium density housing forms proposed by the State Government are not at all suited to areas zoned R2 Low Density. I also believe that these forms should not be able to be approved by Private Certification due to their complexity and potential conflicts of interest.

If implemented, the State Government proposals will lead to dramatic population growth, putting more pressure on already overcrowded infrastructure. There is no up-side for incumbent residents.

I strongly support The City of Parramatta's draft submission on the "proposed expansion of complying development to include low-rise medium density housing types" (Ref: DO4061621), which:

- objects to medium density housing forms being permitted in R2 Low Density zones as Complying Developments
- recommends that the Council's current zoning policy framework be maintained."

Regards,  
Natalie Jurisic and Family.  
(7 Napier St, Mays Hill).

10

Kevin Kuo

---

**From:** Jason, Dale & Rudy Doyle <the.doyles@mac.com>  
**Sent:** Monday, 28 November 2016 1:34 PM  
**Subject:** SUBMISSION TO CITY OF PARRAMATTA COUNCIL

To whom it may concern,

I **strongly object** to:

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard I **support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

I **also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

Kind regards,  
Jason Doyle  
15 Remus Place  
Winston Hills NSW 2153

11

Kevin Kuo

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**From:** Dale Doyle <Dale.Doyle@mastercom.com.au>  
**Sent:** Monday, 28 November 2016 2:12 PM  
**Subject:** Fast Track medium density-Attention Amberley Moore

SUBMISSION TO CITY OF PARRAMATTA COUNCIL

**We strongly object to:**

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

**We also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

DALE ELIZABETH DOYLE

Dale Doyle  
Financial Controller



**M** +61 (0) 416 111 556 **T** +61 (0) 2 8821 9555 **D** +61 (0) 2 8821 9505 **E** dale@mastercom.com.au

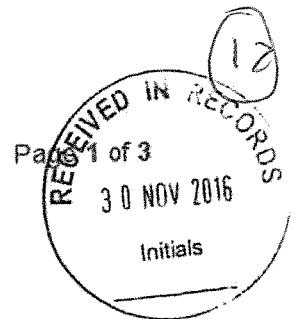
Business Address 136 Railway Pde, Granville NSW 2142

Postal Address PO Box 303, Granville NSW 2142

Website [www.mastercom.com.au](http://www.mastercom.com.au)

RE: FAST TRACK MEDIUM DENSITY  
ATTENTION: AMBERLEY MOORE

SUBMISSION TO CITY OF PARRAMATTA COUNCIL



We strongly object to:

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard we support the objections contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

We also object to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

**Reasons:**

Our homes are important to us.

They are our biggest investment.

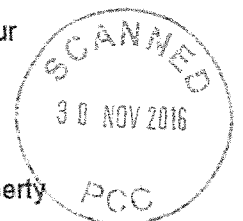
We select a low density residential area because it has a nice look and feel, suits our transport, school, medical needs. And other facilities we value.

We spend years paying off our mortgages, and paying rates to improve our local area.

We do this because we enjoy the area we live in and its surroundings.

We have a right to quiet enjoyment of our property.

Surroundings are part of amenity (pleasantness) of area, part of our enjoyment of our property.



Government is supposed to protect our rights.

But here it is planning to take them away by stealth.

The scheme to fast track medium density development intends to rob us of our property rights.

It is being done by a centralist bureaucratic process of smoke and mirrors, by changing definitions and rules.

The net result will be that what is now described as an "R2 low density residential zone" will actually be medium density.

Our low density environment has already been eroded by "complying development" on Granny Flats. Some might be ok but many are messy and detract from the look and feel of the area.

Imagine how it will be if the same rules are extended to

- attached dual occupancies
- detached dual occupancies
- terraces and townhouses
- manor houses - a new development type being a building of no more than two storeys containing 3 or 4 dwellings on one lot of land.

There will be no DA to Council, no notice to neighbours, no right to object, no way to hold anyone to account, and no right of redress unless very expensive legal action is possible.

Government says "Don't worry! There will be standards they have to meet."

What they don't say is that there are standards now in the form of planning instruments such as the relevant Development Control Plan, but even those standards can be twisted to suit Big Brother's plans.

There are recent examples where non-compliance with number of storeys, bulk and scale of building, reduced front setbacks are just a few crucial items where objections are brushed aside. The perception is that there is a bias towards developers. Even under the existing system you could end up with a 3 storey building 1.5 metres from your boundary fence.

Our right to object is being devalued bit by bit, but it is still better than having no right at all.

This scheme ends up with pocket handkerchief size blocks with medium density buildings and mini backyards – totally different to most existing R2 areas.

What about the social issues this brings for the future?

As time goes by it will start to look and feel like a ghetto.

And you thought you lived in a low density residential zone? Sorry!

Big Brother tells us that this will improve housing affordability, but they have to be joking. No calculations are included to demonstrate this claim. The only way to ensure that is to place a mandatory price ceiling on the developed property – and Boy, wouldn't you hear the industry squeal about that.

Smiling people (who probably don't live anywhere nearby) appear on TV and in local papers telling us how this is all in our interests because we must bend over backwards to accommodate newcomers – a growing population - because growth is good (whether sustainable or not).

They also tell us it is important for the newcomers to have easy access to transport corridors, roads, rail, schools, shops, hospitals, water and power infrastructure and so on.

In other words, all the things we value about our area and contribute to our lifestyle.

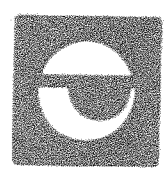
And, despite the fact that these are all facilities we have collectively paid for over the years, we are supposed to be happy about having our low density communities trashed, with established property owners being gradually pushed out so newcomers can enjoy those facilities.




Name	Address	Signature	Date
Martin Saunders	16 Chepstow Dr Castle Hill	<i>M Saunders</i>	27/11/16
PATRICK Mc KEON	VILLAGE 32 LINTON ST. BAULKHAM HILLS	<i>P. McKeon</i>	28/11/16
JUDITH MCKEON	VILLAGE 32 LINTON ST BAULKHAM HILLS 2153	<i>J McKeon</i>	28/11/16
BAIBA LIBERTS	17/66 OXFORD ST. LEPPING 2121	<i>B Liberts</i>	28/11/16
ROBYN HOGG	21 WOODSTOCK RD CHARLINGTON	<i>Robyn Hogg</i>	28/11/16
CASS JOYCE	52 STIRLING AVE NORTH ROCKS 2151	<i>C Joyce</i>	28/11/16
GERNAINE WALTERS	71 WESSON Rd West Pennant Hills	<i>Gernaine Walters</i>	28/11/16
BARON DUFF	41 WESSON Rd. West Pennant Hills	<i>B Duff</i>	28.11.16
Lynne Champion	5 Macindal Rd Baulkham Hills	<i>L Champion</i>	28.11.16
LYN WATTE	7 Leigh Pl. West Pennant Hills	<i>L Watte</i>	28.11.16
PAM PAGE	130 BALAKA DR CHARLINGTON	<i>P Page</i>	28-11-16
RHONDA WHITE	222 ST. JOHNS RD CAMPBELLTOWN	<i>R White</i>	28.11.16

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12

Medium



Australia     
Guaranteed Max. weight

REGO

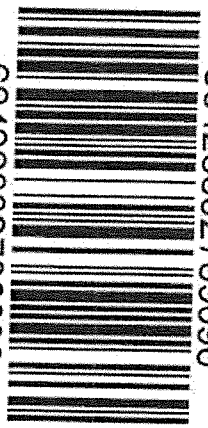
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Mobile number: **CONFIDENTIAL AMBERLEY MOORE**  
Australia Post customer number:  
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Suburb or town: **PARRAMATTA**  
State: **NSW** Postcode: **2124**

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\*See overhead



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# Express Post

**1**

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Suburb or town:

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State:

NSW

Postcode:

2153

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12

**From:** susan McLaughlin <subiemclaughlin@me.com>  
**Sent:** Monday, 28 November 2016 2:50 PM  
**Subject:** Fast track medium density - Attention Amberley Moore

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

**We also object** to Baird Government plans to  
· take away property owner rights of objection  
§ change R2 low density residential zone into medium density – by stealth.

Names of 4 people objecting - 85 Model Farms Rd Winston Hills  
Susan McLaughlin  
John McCauley  
Willow McLaughlin  
Jarlath McCauley

**Kevin Kuo**

---

**From:** Albert Sahyoun <AlbertSahyoun@mcgrath.com.au>  
**Sent:** Monday, 28 November 2016 3:00 PM  
**Subject:** Draft Medium Density Design Guide- Infill Development

Hi,

The proposal to include Manor homes, terraces in the Medium Density Design Guide under complying development is an excellent idea to increase SUPPLY and CHOICE OF NEW DWELLINGS apart from apartment units in high density zonings and dual occupancies mostly in R2 Zonings.

The map of land potentially affected by the policy indicates council (Parramatta) is only willing to allow these types of developments mainly in R3 Zonings.

This limits development restrictively in terms of supply as there are limited R3 Zoning sites.

I feel these types of development can suit R2 Zoning sites similarly to RYDE COUNCIL: Multi dwelling is permissible subject to 20m frontage.

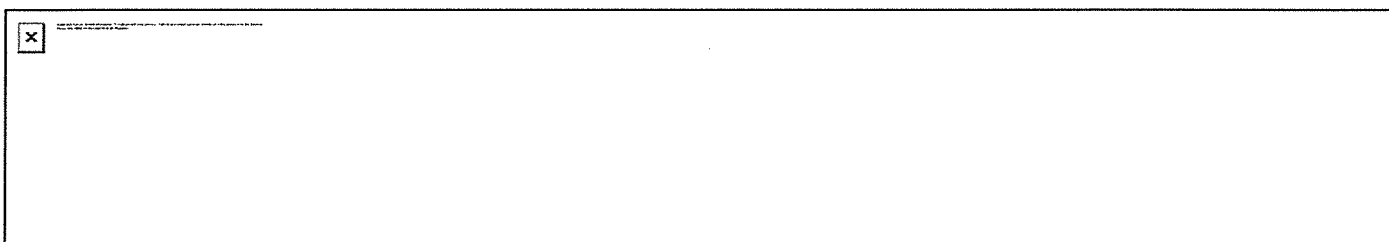
Why can't Parramatta Council adopt the same LEP and DCP CONTROLS similar to Ryde Council to allow multi dwelling developments in R2 Zonings. It works well there(RYDE) as Parramatta LGA has an abundance supply of suitable properties.

Could you please indicate other than multi unit development(normally large scale) and dual occupancies, what other choices of developments in small scale PARRAMATTA COUNCIL and its strategic team has focused on.

Thank you

Albert Sahyoun  
Projects & Developments

T: 02 9407 7832  
M: 0422 660 224  
F: 02 9407 7899  
E: [albertsahyoun@mcgrath.com.au](mailto:albertsahyoun@mcgrath.com.au)



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15

51 Moffatts Drive  
Dundas Valley  
NSW 2117.

23<sup>rd</sup> November 2016

Interim General Manager  
City of Parramatta Council  
P.O. Box 32,  
PARRAMATTA, NSW 2124.



Dear Sir,

REF: PROPOSED CHANGES TO FAST-TRACK MEDIUM-DENSITY DEVELOPMENT

We refer to the Public Notice of 16<sup>th</sup> November 2016 seeking residents feedback for Parramatta Council's submission to the NSW Government by 12<sup>th</sup> December 2016.

We object to the proposed changes in that it takes away residents' right to object and processes for a fair assessment:-

- Council's current procedures of advertising a DA in the Local Papers for submissions of objections/feedbacks, etc. and Council informing in writing to surrounding residents should remain unchanged, however, we would ask for more time to do a submission. The feedback from long term ratepayers are crucial for the Councillors to base their decisions on because, the Residents have the information first hand. Most Residents have been living in the area for decades, in most cases, more than 35 years and know the area like the back of their hands.
- I do not expect every Councillor to be an expert on a particular area, so it helps to give Councillors an idea to make an informed response when assessing a DA's and ensure uniformity and conform to the character of the street.
- The current time frame (2 weeks) for residents' feedback/submissions on duplexes, townhouses, villas, terrace and manor homes is too short because most residents these days have both parents/partners working and they have to juggle a few balls every day of the week. Therefore, two weeks is insufficient to formulate a detailed response, it should be extended. As evidenced over the past few years, big and bulky developments usually comes out during Easter time, school holidays and Christmas & New Year breaks, when parents take time off for the children's affairs and are time poor to write a submission during these periods. We would suggest more time be allowed for residents feedback/submissions.
- Council to review its approval process to ensure that when a proposal of a development is submitted to Council and if they are not fully complying, they be rejected immediately and NOT be advertised in the local papers asking for feedback, etc. because it is a waste of time for Councillors and Residents.

= 2 =

- The developers gets paid job to maximize density at the expense of reduced setbacks etc but the surrounding Residents are not PAID to DEFEND their property.
- Council to review its process in advising and re-notification of amended plans, etc to residents and granting speaking positions to include all Speakers who register before the closing off time at Public Forums.
- Because of the above reasons, handing over the reins to a Private Certifier and no consultation with existing residents/neighbours are a NO GO zone.
- As an example, I had a very bad experience with a Private Certifier in September 2014 (see enclosed). This was only for a simple "granny flat" and I had to run around in circles and wasted 2 agonising days to get anything out of the Certifier concerned and with the intervention of the Building Professional Board. If the NSW Government approves this fast-track proposal, there are going to be many more aggressions going around because immediately impacted residents cannot access anything from either Council nor Certifier.
- If a Certifier cut corners and Residents are not informed and Council just rubber stamp the project because "it's within the guidelines" without having assessed the subject site's constraints diligently, who will be responsible should there be a claim during and after the project?

Based on my experience, I do not agree with NSW's Government's changes to fast track medium density development without neighbours' consultation and to place the authority into the hands of Private Certifiers. This fast track proposal does not mean that more houses will be built in medium density areas in a shorter time. Consultations with neighbours/local and close residents will eliminate future unrepairable problems related to carparking, congestion in roads, infrastructure, stormwater, flooding, social environment impact etc for many decades to come for Parramatta Council and the remaining residents to cop with the mess started by the proposed changes.

We hope Parramatta Council will put forward a strong case against this and REJECT their proposal of fast tracking changes without consultation with neighbours and not involve Private Certifiers in this equation either.

Yours sincerely,



A & A. Tang.

Encls:-

15

51 Moffatts Drive  
Dundas Valley  
N.S.W. 2117  
Email: annctang@hotmail.com

24<sup>th</sup> September 2014.

Lord Mayor  
Parramatta City Council  
P. O. Box 32  
PARRAMATTA, NSW 2124.

Dear Sir,

RE: CDP/273/2014 – 10 Tilley St, Dundas Valley, NSW 2117.

I refer to the above development and would like to draw to your attention to the hassles I have to go through in order to protect my interest. Please see my attached letter to Greenfields Certifiers.

Greenfields Certifiers refused to answer my simple questions and Council's staff are also treating genuine concerns lightly on stormwater run off & soil sediments/erosions. Ms. Martha & Ms. Emila advised me to get an on line GIPA form but even this, it will take about 2 weeks. I told them that time is of essence as they want to start work in 2 days' time.

As a Parramatta rate payer for the last 32 years Council is not helping me in addressing my issues but advised me that if I do not get satisfactory answers to seek the Building Professional Board who manages private Certifiers.

Please advise who should be held accountable in the future?

Many thanks and regards.

Yours sincerely,



Ann C. Tang.

c.c. Dr. Geoff Lee, State Member for Parramatta – 90 George St, Parramatta, NSW 2150  
c.c. Minister of Planning & Infrastructure, Lvl 33, Governor Mcquarie Tower, 1 Farrer Plc, Sydney  
NSW 2000

15

51 Moffatts Drive  
Dundas Valley  
N.S.W. 2117

Email: aninctang@hotmail.com

24<sup>th</sup> September 2014.

Greenfield Certifiers  
3/40-42 Carrington Rd  
CASTLE HILL, NSW 2154.

ATTN: MR. BRENT LENANE (Email: [brent@greenfieldcertifiers.com.au](mailto:brent@greenfieldcertifiers.com.au))

Dear Sir,

RE: CDP/273/2014 – 10 Tilley St, Dundas Valley, NSW 2117.

I refer to the above development and our telephone conversation yesterday with yourself. You advised me to go to Parramatta Council on concerns with storm water, sediment Control etc. Council's Ms. Martha and latterly Emilia, advised me that they have no such Plans but these will be with the private certifier and that I should address my concerns to you.

After being thrown about like a "ping pong", the Building Professional Board advised to put My concerns in writing to you, not verbally.

For your information, your Notice of intention to start work was in my post box on Monday, 22<sup>nd</sup> September 2014 which hardly gave me any time to raise my concerns, as this is the first time I heard of this development even though I am directly impacted. My neighbour also told me that they got the same notice on the same day as me. This morning work had already started at 7.30am.

My main concerns are the stormwater drainage, soil sediment control etc during the construction period and how it is being drained off in the future - into a detention pit? as my property is on the lower side?

From past experience, when No: 53 dual-occupancy was under construction, during heavy rainfall, muddy/water flooded into my garage.

So, in this instance if it does happen, it will flood into the backyard possibly the house as water flows directly downwards.

I would appreciate if you could advise what measures are being taken as you have been appointed the private certifier for this development.

Yours faithfully,

  
Ann C. Tang.

Encl:-

16

Mark Dennis  
13 Wassell Street  
Dundas Valley  
N.S.W 2117

23<sup>rd</sup> November 2016

Interim General Manager  
City of Parramatta Council  
P.O. Box 32,  
PARRAMATTA, NSW 2124.



Dear Sir,

**REF: PROPOSED CHANGES TO FAST-TRACK MEDIUM-DENSITY DEVELOPMENT**

We refer to the Public Notice of 16<sup>th</sup> November 2016 seeking residents feedback for Parramatta Council's submission to the NSW Government by 12<sup>th</sup> December 2016.

We object to the proposed changes in that it takes away Council's authority and processes for a fair assessment:-

- Council's current procedures of advertising a DA in the Local Papers for submissions of objections/feedbacks, etc. and Council informing in writing to surrounding residents should be more than 2 weeks. The feedback from long term ratepayers are crucial for the Councillors to base their decisions on because, the residents have the information first hand. Most residents have been living in the area for decades, in most cases, more than 35 years and know the area like the back of their hands.
- Feedbacks from residents will help Councillors' make an informed response when assessing a DAs.
- The current time frame (2 weeks) for residents' feedback/submissions on duplexes, townhouses, villas, terrace and manor homes is too short because most residents these days have both parents/partners working and they have to juggle a few balls every day of the week. Therefore, two weeks is too short to formulate a detailed response, it should be extended. As evidenced over the past few years, big and bulky developments usually comes out during Easter time, school holidays and Christmas & New Year breaks, when parents take time off for the children's affairs and are time poor to write a submission during these periods. We would suggest more time be allowed during these holiday periods.
- Council to review its approval process to ensure that when a proposal of a development is submitted to Council and if they are not fully complying, they be rejected immediately and NOT be advertised in the local papers asking for feedback, etc. because it is a waste of time for Councillors and Residents. The developers are paid to do their job but the surrounding Residents are not PAID to DEFEND their property.



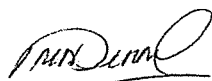
= 2 =

- Council to review its process in advising and re-notification residents of amended plans, etc and granting speaking positions to include all Speakers who register before the closing off time at Public Forums.
- Because of the above reasons, handing over the reins to a Private Certifier is a NO GO zone.
- Since 2014, a simple "granny flat (now called secondary dwelling) are in the hands of Private Certifiers and are sprouting in almost every alternate block in most backyards, thereby already creating medium density in itself and more people are being housed in a single block.
- No need to fast track townhouses, terraces, villas, manors, cluster housing, etc – Councils should retain the processes/procedures in order to maintain conformity and responsibilities and not contracted them out to 3<sup>rd</sup> party (Certifiers)
- If a Certifier cut corners - Residents are not informed and Council just rubber stamp the project because "its within the guidelines" without having assess the subject site's constraints, who will be responsible should there be a claim during and after the project?
- Also in future decades Council has to pour Ratepayers fund to re-work the non-conformance. This fast track procedures are just false economy and false sense of increasing housing stocks.

Based on the above, we do NOT agree with NSW's Government's changes to fast track medium density developments without neighbours' and place the authority onto Private Certifiers. This fast track process does not mean that more houses will be built in medium density areas in a shorter time. Consultations with neighbours/locals and close residents will alleviate future unrepairable problems related to parking, congestion in roads, infrastructure, stormwater, flooding, social environment etc for many decades for Parramatta Council and remaining residents to cop the mess started by the proposed changes.

We hope Parramatta Council forward a strong case on our concerns and REJECT this proposed fast track changes.

Yours sincerely,



M. Dennis.

74 Honiton Avenue,  
Carlingford, N.S.W. 2118

November 25, 2016

Mr. G. Dyer,  
Interim General Manager,  
City of Parramatta Council,  
P.O. Box 32,  
PARRAMATTA, N.S.W. 2124



Dear Mr Dyer,

**Medium density development Fast-Track proposal**

This proposal is the last straw - since the best planning laws of 1979 have been chipped away there is more side-lining of residents with greater knowledge of (a) a geographic area, (b) historic knowledge, (c) local street knowledge, (d) deficiencies in infrastructure affecting area function, (e) that is, constraints on daily living, (f) access to local services and amenities, and (g) consequential infrastructure to permit essential uses like active or passive recreation, carparks at railway stations or bus interchanges.

The whole system has failed us through lack of knowledge in bureaucratic reports and now, the ultimate, no '*representative*' local government through council amalgamations. Compromises began in the late 1970s when political parties were allowed to run 'tickets' in local government elections.

This fast-track proposal should never have been put forward. The timing is blatant in the current situation and has been poorly advertised (is it, was it, in the *Parramatta Pulse*?) The intent seems to be another 'greyhound' proposal together with council amalgamations and an on-going lack of any local paper delivery to my area for years.

So many shortcomings in Dundas Valley were outlined in objections to the now long gazetted Local Environment Plan (LEP 2011). Not one supported. Absolutely no regard to actual facts were incorporated into that LEP which is a disaster.

These 'flat-earth' documents elevate human imposed cadastral boundaries as the priority.

It is at the level of an LEP where details of the actual environment were to form the basis, so any landowner could see the impacts of seasonal sun paths, the deep geology, contours, underground and non-perennial water flows, soil types and their expansion/contraction behaviours under certain conditions. All determined in the 1979 EP&A Act and later all thrown out. It was a larger palette than 'Dig-before-you dig'.

The on-going theme has been to defy environmental facts, consequential infrastructure and societal needs. Planning is not piecemeal but a multi-dimensional whole.

A nexus which must be established and legislated is that density increase mandates major infrastructure improvements. No scheduled, funded improvements, no approval. Most importantly is additional Open Space, both passive (the majority of demand) and structured with the flow-on necessities of car parking spaces at focal points, stations, road widening to secure free-flowing traffic, bus bays which will now deleteriously affect existing properties. Higher density equals increased demands for functioning services and infrastructure. The higher density the greater the need, the more expensive the resumptions and relocation of services multiplied by time. A rational planning sequence?

Dundas Valley is a contained geographic unit where everything affects everything else. It has few entry/exit points to surrounding main roads and those few streets also serve as through routes from the north to main roads and motorways from the north. An

obvious need is a north-south heavy rail connection, a priority response to the Draft Transport Plan - Castle Hill, Carlingford, (Camellia *Riverca*) and Granville interchange.

#### Questions from council's advertisement

Consultation with neighbours will no longer be required where certain standards are met. Which standards? Which are uncertain standards? Which overrides the other? When?

All types of medium density housing should require public advertisement and all those which now do not must be statutorily included. If only '*certain*' standards met, certain criteria will be ignored. Which are they? Even the present is below standard.

It is more imperative than ever that all medium density is more thoroughly scrutinised by council staff and members of the public as it is the type of housing which has the most likely deleterious effect on others, adjacent and in the catchment generally.

Private certifiers can assess such applications in a shorter time-frame by deciding the design of a development is consistent with the design principles in the Medium Density Design Guide! So, a council planner would take longer? Same guide? Explain! No environmental issues arising beyond an allotment would be to hand for a certifier?

How can individual residents have all the above at their fingertips, hold down a job, commute, care for children, and all those extra-curricular demands? The issue is proper assessment including knowledge from council catchment-wide environmental studies, not a box-ticking throughput of application numbers, so as to meet a target; surely not. But to reduce council numbers of planners/assessment staff?

The proposal is the very end of a slippery slope begun in the 1980s. Communities are not secure in the knowledge the best research underlies the area in which they live. Not just ticking the same old boxes without relevance to particular areas or natural restrictions beyond a cadastral boundary. Locals can extrapolate the effects.

The current LEP does not secure, or provide a legislative requirement to link density of any type with the burden of increased densities. Developer funds from a street perhaps, earning interest to boost council funding for fundamental improvements. We do not have a local environment plan but only a cadastral boundary map.

Submissions are due on November 30 and feedback will form part of a Council report of December 12, 2016 detailing Council's submission to the N.S.W. Government. That is quick! Is there already a Draft Submission by council already to hand?

#### The current situation

- To protect one's individual allotment, tax- and ratepayers are reduced to hunting down a source for a local paper for council Statutory advertisements.
- The community is more time poor than previously; two-income families, longer commutes, irrational rail transport (and worse proposals);
- increased densities need enormous carparks at stations\*; also where features have been built in existing parks, local streets can be almost unnavigable;
- sun allowance is reduced to 2 hours per day in mid-winter and even some units are permitted without any - that defies human rights at any level as two hours is insufficient especially in winter; mould in a unit/home can cause illness so planning documents need to acknowledge implementation is liable for sub-standard hovel conditions they think are appropriate, but not medically or factors of a healthy environment within a home or unit;
- people now push themselves to respond to council advertisements when they can find a local paper; they have more local knowledge than bureaucracy.

\* Telopea Station area. Just rename it Dundas Valley! Weekends and evenings Wade Street is full because of no parking in the two new unit blocks in Shortland Street. A shopping centre on the site of the Three Sisters? It should all be commuter carpark.

Beneficiaries of present sub-standard 'rules' and the current proposal are fly-in/fly-out developers bearing no responsibility. So deficiencies lie squarely with both a council and the State Government. Unless the developer must insure the building for some years (ten at least) they bear local consequences of a development for two decades and must become advocates for the required infrastructure. It may be cheaper just to fix the problems which will be created as part of a build. Using fees and levies toward community needs extrapolating as a result of the developments.

It will be catastrophic should the fast-track proposal be endorsed. A shameful situation when residents must implore a responsible entity to implement the infrastructure required as a result of any density increase. It is just not happening!

Experience is already that so many 'compliant' developments are listed each week as 'approved'. Not nearly good enough. Another nail in the coffin of *community* building.

A fast-track piece of legislation enables councils to dispense with more professional staff and save money but encourages more private certifiers. That is not a saving but an infrastructure build up of immense financial and resumption proportions to which each and every medium density development contributes, let alone the level above - high density. Where I live there has been no infrastructure progress in over 70 years.

Sydney has no rational forward planning. One should read the published papers on the topic written by Tom Uren before he entered Federal Parliament, the book *Sydney's Great Experiment*, Angus and Robertson, 1957 by Professor Denis Winston and review the Cumberland County Plan. The principles are the thing.

I am a fan of modern architecture, but all of it is not good and can be a blight on our landscape. And the higher densities? Yet more glass towers - in our climate?

#### On-site meetings

How else would some neighbours realise a density building proposed will have privacy issues for their bedrooms, bathrooms and living or outdoor areas. Where is one supposed to have sun? Outside, inside, living areas or bedrooms? Or none? Specify!

It is on these now rare on-site meetings (as duplexes, dual occupancies, and low-rise medium density such as townhouses [at what height?], are already listed as 'approved' in the local paper) that different residents point out actual impacts of height, orientation, overshadowing, privacy, their local knowledge of drainage, etc. I am always learning.

A recent D/A in Moffatt's Drive, Dundas Valley is at a time when adjacent blocks are sold and residents have moved. So there can be only a few responses. Convenient? However, it is the development, its effects on existing residents, to achieve the optimum arrangements for future occupants that a community is built, not a seven-year-turnover.

#### Developments - high-rise, medium density, villas, duplexes, single homes, parks, etc.

As there are no council-area-wide environmental studies of impacts from the extent of geographical termination of natural processes, being issues which extend far beyond and far below cadastral boundaries, this proposal to fast-track anything must be immediately buried - dead completely. It is of greater importance now with greater site coverages.

To have this put forward at this time is a blatant attack on tax- and ratepayers and their right to have their property protected with full environmental studies to show how responsible zoning should have occurred in the first place.

On the LEP, it is but a rectangle of paper being treated one at a time. The antithesis of planning. What about those non-perennial creeks, underground water routes determined by rock types and the springs. New residents can never protect their investment should a development application be lodged next door, up the hill, several properties distant, at the top of the ridge etc. as they will have little local knowledge.

17

All natural factors extend far beyond a single property so permutations are multiple. New residents can only assume all due diligence has been taken! Has it? They are not equipped with years of local knowledge.

I have had to step in on occasions, especially about development around Sir Thomas Mitchell Reserve as there was not the knowledge in council as to the real dangers to private property around it. I am still concerned at even duplexes there and especially in Mackay Street, parts of Neptune Street and Evans Road. It is the geology and past use which will have great risks to property in perpetuity. Easements from these properties create concern and I always have to follow up on the routes proposed.

On such issues, I think I have provided as much proof and background as I have but have no idea how that will automatically show as a constraint for new developments or additions, including pools, and to inform the basis of any so-called planning decision.

Then there are the springs, some historic sites - it goes on and the LEP falls flat.

No site is the same. That is the first principle of natural history.

And for a valuer faced with a row of Federation terraces - no two are the same.

#### Population?

What is the present and future projected populations of Dundas Valley (geographic)? That is the area resumed and developed by the N.S.W. Housing Commission. I have the numbers of families planned for and the number of people to be housed. Do you?

#### What if?

If planning had an area basis of environmental factors it would be a layer of security for our own property but also that next door and further down the street.

#### Wouldn't it be lovely?

If increased density was legislatively tied to expansion and enhancement of basic infrastructure demanded by that very density but progressively ignored, communities would function so much better, from environmental to social environments. Profit now all goes to a developer while function within an area deteriorates, rapidly creating further stresses and dysfunction.

#### No implementation of a fast-track rubber-stamp for medium density development

Nothing ought to be done about this blatant hi-jacking of people's rights as in the State Government's proposal. There is no elected representation in Parramatta so such a far-reaching change should never, ever be proposed during such a period of stagnation.

I note council is to take on board some ideas from the community to include in their submission to you. Again and again, I have seen when any organisation *summarises* input, many vital factors are invariably lost. I see it again and again at any type of meeting with 'butcher's paper'. Selection of the most significant points to forward on are naturally aligned to impart importance to the points that relate to a selector's own way of thinking. It is natural unfortunately. But in this quite horrendous case of fast-tracking medium density development even to the exclusion of neighbours, the government must do its own vetting/selection so adverse outcomes lie with the responsible legislative authority.

Yours sincerely,



(Mrs.) E. Boesel

Encl.



# PARRAMATTA

17

## PUBLIC NOTICE

### Proposed changes to fast-track medium-density development

#### Have your say!

The City of Parramatta Council is seeking public feedback on the NSW Government's proposal to change the planning approvals process, so that low-rise medium-density developments such as townhouses, villas, dual occupancies, terraces and manor homes can be fast-tracked.

The proposed changes mean that where types of medium-density development are permitted through the Local Environmental Plan, and where certain standards are met, a Development Application with neighbour consultation will no longer be required.

Instead, the development can be assessed by either Council or a private certifier in a shorter timeframe. They can issue a complying development certificate after determining that the design of the development is consistent with the design principles in the Medium Density Design Guide.

To help Council in preparing its response to the proposed changes it is asking for the views of residents and landowners to be submitted in writing.

This will help ensure that what is being proposed fits with the way we have planned for our area to grow, and your time in helping us do that is greatly appreciated. Any feedback received will form part of a Council report on 12 December 2016 detailing

Council's submission to the NSW Government's proposal.

The draft Medium Density Design Guide, Explanation of Intended Effects, some Frequently Asked Questions and other supporting information are available at:

- **City of Parramatta Council Administration Building**

Ground Floor, 126 Church Street, Parramatta

Hours: Monday to Friday 8.30am to 4.30pm

- **Parramatta Central Library**

1-3 Fitzwilliam Street, Parramatta

Hours: Monday to Friday 9.30am to 8pm; Saturday 9.30am to 4pm; Sunday 2pm to 5pm.

- **Council's website: [www.parracity.nsw.gov.au/your\\_council/news/on\\_exhibition](http://www.parracity.nsw.gov.au/your_council/news/on_exhibition)**

To help shape Council's submission to the NSW Government, please forward your feedback by 4.30pm, Wednesday 30 November via:

- **Post:** Interim General Manager, City of Parramatta Council, PO Box 32, Parramatta NSW 2124 (Attention: Amberley Moore)

- **Email:** [council@parracity.nsw.gov.au](mailto:council@parracity.nsw.gov.au)

- **Fax:** 9806 5913

Any feedback received may be made publicly available and may include the name(s), address, signature and contact details provided.

For further information please contact Amberley Moore on 9806 5115.

*Dep't. H & Env.*

**WE'RE BUILDING AUSTRALIA'S NEXT GREAT CITY**

[www.parracity.nsw.gov.au](http://www.parracity.nsw.gov.au)



@parracity, @discoverparramatta



City of Parramatta, Discover Parramatta

Administrator, Amanda Chadwick  
Interim General Manager, Greg Dyer  
126 Church Street, Parramatta NSW 2150  
PO Box 32, Parramatta NSW 2124  
Phone: 02 9806 5050  
Fax: 02 9806 5917

(18)

**Kevin Kuo**

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**From:** ron atwork <ronathome60@gmail.com>  
**Sent:** Monday, 28 November 2016 4:54 PM  
**Subject:** Feedback on Proposed changes to fast track medium density development

Dear Ms Chadwick and Ms Moore,

Please find attached my feedback to this proposal

Regards Mrs Marks

Mrs Marks

PO Box 20

Oatlands NSW 2117

28/11/16

Interim General Manager

City of Parramatta Council

PO Box 32

Parramatta NSW 2124

Attn: Amberley Moore

Email: [council@parracity.nsw.gov.au](mailto:council@parracity.nsw.gov.au)

Dear Ms Chadwick & Ms Moore,

I live in Holmes Ave, Oatlands.

I would like my local area to stay low-density.

I would prefer the local area to stay with single dwellings, not dual occupancy.

I do NOT agree with the proposed NSW Government's proposal to change the planning approvals process to fast-track 'low-rise medium density developments'.

I believe that Development Applications with neighbour consultation should still be mandatory.

Yours faithfully,

Mrs Marks.

28/11/16.

Sent by email to [council@parracity.nsw.gov.au](mailto:council@parracity.nsw.gov.au)



**From:** Brian <brianmcallister@optusnet.com.au>  
**Sent:** Monday, 28 November 2016 8:37 PM  
**Subject:** Fast track medium density - Attention Amberley Moore

SUBMISSION TO CITY OF PARRAMATTA COUNCIL

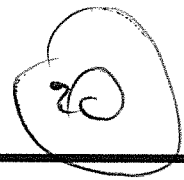
We **strongly object** to:

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

We **also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.



**From:** Brian <brianmcallister@optusnet.com.au>  
**Sent:** Monday, 28 November 2016 8:39 PM  
**Subject:** Fast track medium density - Attention Amberley Moore

SUBMISSION TO CITY OF PARRAMATTA COUNCIL

**We strongly object to:**

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

**We also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

Christine McAllister

**From:** Brian <brianmcallister@optusnet.com.au>  
**Sent:** Monday, 28 November 2016 8:44 PM  
**Subject:** Fast track medium density - Attention Amberley Moore

SUBMISSION TO CITY OF PARRAMATTA COUNCIL

**We strongly object to:**

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

**We also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

Signed,

Brian McAllister  
Rachael McAllister

Kevin Kuo

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22

**From:** Darryl and Joanne Stokes <jodaz92@optusnet.com.au>  
**Sent:** Monday, 28 November 2016 8:58 PM  
**Subject:** Fast track medium density - Attention Amberley Moore

SUBMISSION TO CITY OF PARRAMATTA COUNCIL

**We strongly object to:**

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

**We also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

Kind Regards,  
Joanne Stokes

Kevin Kuo

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**From:** David Standish <dstandish@bigpond.com>  
**Sent:** Tuesday, 29 November 2016 8:18 AM  
**Subject:** Submission to City of Parramatta Council. as at 29/11/16.

From:..Mr and Mrs David J. STANDISH,

8 Randal Crescent,

NORTH ROCKS. 2151.

*Dear Sir/Madam,*

*As both homeowner and ratepayer, we strongly object to the following:.....*

- 1. adoption of the Draft Medium Density Design Guide.*
- 2. proposals to fast track medium-density development.*

*In this regard we support the objections contained in City of Parramatta's submission of 8th. February 2016, lodged in February 2016.*

*We also object to Baird Government plans to:.....*

- 1. take away property owner rights of objection.*
- 2. change R2 low density residential zone into medium density – by stealth.*

*This Email submission sent @ 0815. on Tuesday 29th. November, 2016.*

*Yours Faithfully,  
David John & Anita Standish. (Mr. and Mrs.)*

*.....END.....*

**From:** Angela David Xie <angeladavidxie@optusnet.com.au>  
**Sent:** Tuesday, 29 November 2016 12:12 PM  
**Subject:** Fast track medium density - Attention Amberley Moore

SUBMISSION TO CITY OF PARRAMATTA COUNCIL

**We strongly object to:**

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

**We also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

Regards,  
Mingbao XIE (Mark)  
Enci FU (Grace)  
En XIE (David)  
Yameng ZHU (Angela)

Kevin Kuo

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25

**From:** A B <anitabut@hotmail.com>  
**Sent:** Tuesday, 29 November 2016 12:30 PM  
**Subject:** Submission re Draft medium density design guide

Dear Council

I refer to your invitation for submissions on the State Government's proposal to include medium density developments as complying developments.

I vehemently object to the State Government's proposal. I believe it will negatively impact the character and amenity of many neighbourhoods, particularly those characterised by single dwellings on larger lots. In the local Parramatta area, where I live and am raising my family, I believe that the historical significance of much of the area is at risk by the proposal.

I do not believe adequate consultation has occurred, resulting in low awareness of the potentially dramatic implications of the State Government's proposal. It is a short sighted strategy that will potentially cause more problems in the long term.

I believe that the medium density housing forms proposed by the State Government are not at all suited to areas zoned R2 Low Density. I also believe that these forms should not be able to be approved by Private Certification due to their complexity and potential conflicts of interest.

If implemented, the State Government proposals will lead to dramatic population growth, putting more pressure on already overcrowded infrastructure. There is no up-side for incumbent residents.

I **support** Parramatta Council's draft submission on the "proposed expansion of complying development to include low-rise medium density housing types" (Ref: DO4061621), which:

- objects to medium density housing forms being permitted in R2 Low Density zones as Complying Developments
- recommends that the Council's current zoning policy framework be maintained."

Regards  
Annette Buterin  
31 Banks St  
Mays Hill NSW 2145

26

B. J. & R. J. FARQUHAR

55 Naomi Street South  
Winston Hills NSW 2153  
Phone (02) 9639 3210  
Mobile 0418103553  
Email farquhab@optusnet.com.au

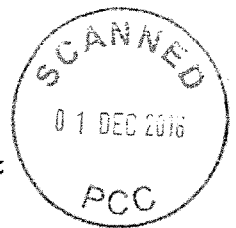
29<sup>th</sup> November 2016

Interim General Manager City Of Parramatta Council  
Post Office Box32  
Parramatta  
NSW 2124  
Attention Amberley More



Attached is feed back from us in response to the Parramatta Council Notice that appeared in the Advertiser on Wednesday 16<sup>th</sup> November 2016.

The NSW State Government headed by our Premier Mr. Mike Baird is planning to do away with resident's rights to object to developments that affect our residences & the community we live in.



In (Saturday 19<sup>th</sup> November) Sydney Morning Herald they are forecasting 185,000 new homes in the next five years in Sydney. Of this some 21,450 are forecast to be in Parramatta this represents some 12% of the proposed total new housing in the Sydney. Note only 3,200 (1.7%) homes forecast in Mike Bairds Northern Beaches electorate.

Nothing is being done to improve the horrific traffic congestion occurring in the hills with all these high rise developments shooting up all along Windsor Road & Old Windsor Roads.

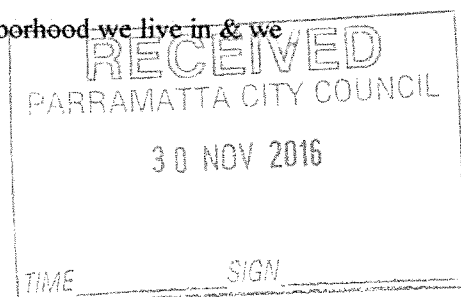
No plans tabled for additional Schools / Hospitals or sporting facilities, nothing being done about additional electricity/water requirements & drainage for all these future developments.

These new low rise medium- density developments will be approved with minimal off street parking thus causing further disruption to the traffic in the narrow streets for Emergency Services, Council Waste pickups & the bus services that travel through the neighborhood.

We have been involved in a dispute with one of these developments for the last twelve months with council, with a minor gain last week in restricting the height of one of the town houses but with little other requested changes being agreed to.

Based on our experience with that DA it is likely that under the new planning principals existing building alignments are no longer maintained, developments need not be compatible with existing & desired character of the locality of the houses already in existence.

It is in our interest to maintain the character of our neighborhood we live in & we





strongly oppose the State Governments Proposed Changes to Fast Track Medium-Density Developments.

The NSW Government has become very autocratic with the changes pushed through at the end of last year on Compulsory Council Mergers, the banning of grey hound racing & breeding & now they are trying to take away our ability to protest on developments that impact our neighborhood.

Regards,

Handwritten signatures of Bruce and Robyn Farquhar. The signature on the left is 'Bruce' and the one on the right is 'Robyn'.

Bruce & Robyn Farquhar.



# PARRAMATTA

26

## PUBLIC NOTICE

### Proposed changes to fast-track medium-density development

#### Have your say!

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Instead, the development can be assessed by either Council or a private certifier in a shorter timeframe. They can issue a complying development certificate after determining that the design of the development is consistent with the design principles in the Medium Density Design Guide.

To help Council in preparing its response to the proposed changes it is asking for the views of residents and landowners to be submitted in writing.

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Hours: Monday to Friday 9.30am to 8pm; Saturday 9.30am to 4pm; Sunday 2pm to 5pm.
- **Council's website:** [www.parracity.nsw.gov.au/your\\_council/news/on\\_exhibition](http://www.parracity.nsw.gov.au/your_council/news/on_exhibition)

To help shape Council's submission to the NSW Government, please forward your feedback by 4.30pm, Wednesday 30 November via:

- **Post:** Interim General Manager, City of Parramatta Council, PO Box 32, Parramatta NSW 2124 (Attention: Amberley Moore)
- **Email:** [council@parracity.nsw.gov.au](mailto:council@parracity.nsw.gov.au)
- **Fax:** 9806 5913

Any feedback received may be made publicly available and may include the name(s), address, signature and contact details provided.

For further information please contact Amberley Moore on 9806 5115.

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City of Parramatta / Discover Parramatta

Administrator: Amanda Chadwick  
Interim General Manager: Greg Dyer  
126 Church Street, Parramatta NSW 2150  
PO Box 32, Parramatta NSW 2124  
Phone: 02 9806 5050  
Fax: 02 9806 5917

# 185,000 new homes in next five years

**Jacob Saulwick**  
City editor

The next five years will feature the biggest housing construction boom in Sydney's history, according to forecasts released by the state government. The forecasts predict almost 185,000 new houses and apartments will be added to the city by 2021 - about 85 per cent more properties than were built in the previous five years.

Parramatta will have the largest increase in dwellings, with another 21,450 properties added to the council area, according to the Department of Planning and Environment forecasts.

The next largest increases will be in the City of Sydney, with 18,250 new dwellings, Blacktown, with 13,600 new properties, and Canterbury-Bankstown, with 12,200 new dwellings.

Planning Minister Rob Stokes said the spread of the new dwellings meant the perennial Sydney problem of creating new properties only on the fringes of the city was finally being addressed.

"When you look at the top areas, it is Parramatta, it is the City of Sydney, it's Blacktown, and Blacktown includes some greenfield release, but also some infill areas," Mr Stokes said.

"We are getting the balance better. "Getting over the greenfield issue was probably the biggest thing that needed to be done, and these figures indicate that's happening."

The department's forecasts are based on development already under construction, developers either approved or being assessed, and land rezoned for residential purposes.

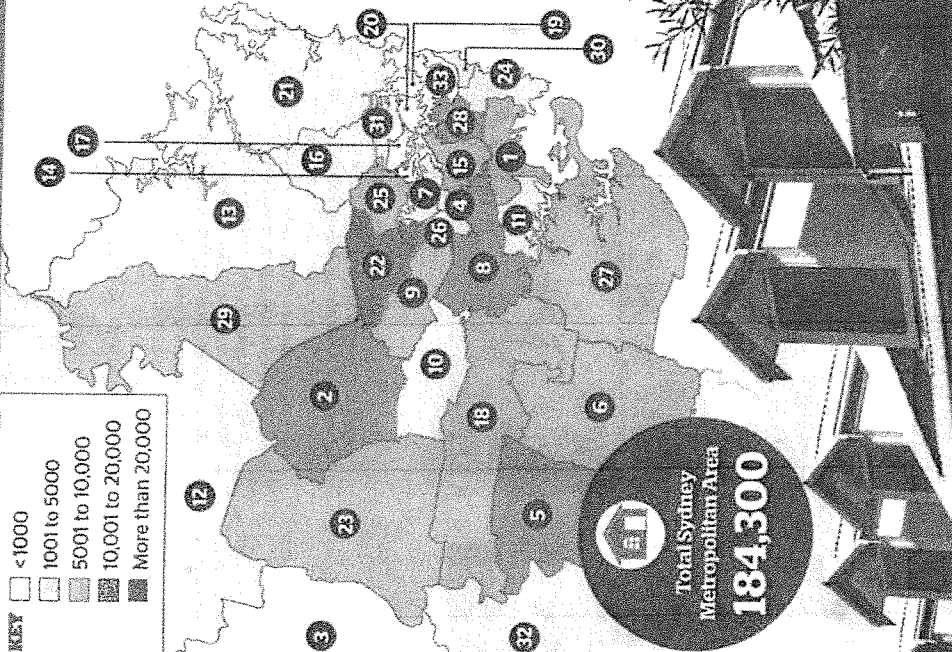
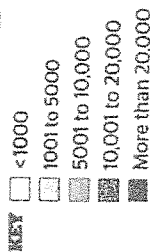
If the forecasts do come to fruition, the next five years will surpass a period between 1968 and 1973 - when apartment construction had been fuelled by the introduction of the strata title sys-

tems in the next five years follows the construction of 100,650 homes in the five years between 2011 and 2016. Between 2006 and 2011, about 69,650 new properties were added to Sydney.

Mr Stokes said the largest concentration of new buildings were in areas with extra infrastructure.

"Former governments drew lines on maps all the time, and rezoned land, and it didn't result in any extra yield

## Where Sydney's new housing will be



Number of new dwellings, by LGA (2016-17 to 2020-21 forecast)

1. Bayside	10000
2. Blacktown	13600
3. Blue Mountains	650
4. Burwood	2550
5. Camden	11800
6. Campbelltown	6700
7. Canada Bay	2150
8. Canterbury-Bankstown	12200
9. Cumberland	8850
10. Fairfield	2250
11. Georges River	4600
12. Hawkesbury	1100
13. Hornsby	4200
14. Hunters Hill	150
15. Inner West	5750
16. Ku-ring-gai	4000
17. Lane Cove	1850
18. Liverpool	8050
19. Mosman	300
20. North Sydney	2950
21. Northern Beaches	3200
22. Parramatta	21450
23. Penrith	6600
24. Randwick	2200
25. Ryde	7550
26. Strathfield	3650
27. Sutherland	5150
28. Sydney	18250
29. The Hills	8350
30. Waverley	1250
31. Willoughby	1200
32. Woollahra	1450
33. Woolahra	300

Forecasts have been rounded to the nearest 500 dwellings.

dwellings, was a reason nominated by Mr Stokes for the coming construction boom not to result in an oversupply.

Sydney areas to be targeted for increased housing supply will be a focus of draft district plans to be released next week by the Greater Sydney Commission. Councils will need to incorporate the final versions of the commission's plans to be completed by the end of next year, into local planning decisions.

**Former government lines on maps all the time, and rezoned land, and it didn't result in any extra yield.**

**Rob Stokes, Planning Minister**

**News Review**  
**How beauty gave way to McMansions**  
Elizabeth Farrelly  
Page 30



### 1. Extreme weather events

Sydney's climate is changing and the city is likely to encounter more heat waves, intense storms and bushfires. The risk assessment showed more people in Sydney are directly affected by heat stress than any other natural hazard. "In January 2013 we had our hottest day, 46 degrees, and 350 people were hospitalised that day, many of them were unconscious, due to heat related illness," Ms Dawson said. Heat waves also put key services including health services, transport and electricity networks under stress. Sydney is also vulnerable to flooding due to extensive urban development. Storms, flooding and hail regularly cause major disruption to urban transport networks at considerable cost to the economy.



### 2. Failures of large financials

Sydney is heavily dependent on the financial and insurance services industry. It commands a 16.2 per cent share of the city's economy the consultancy SGS Economics and Planning estimates, which is far more than any other industry sector. That means Sydney's economy is exposed to major fluctuations in global financial markets. "When there is major blip in the global economy it is particularly felt here," said Ms Dawson. "The GFC of 2008 was a good example. The city's economy, especially employment, would be badly affected if one major financial institutions - such as a major bank or an insurance company - were to fail."

# 8 acute shocks Sydney must guard against

A wide-ranging risk assessment study highlights the growing and large number of issues facing Sydney residents over next 30 years, writes **Matt Wade**.

High-tech hazards posed by digital network failures and cyber attacks have been grouped alongside age-old threats like extreme weather and disease among the eight most acute shocks threatening Sydney.

A comprehensive risk assessment supported by Sydney's metropolitan councils has found economic, technological and social changes mean the city's five million residents face increasingly complex threats over the next 30 years.

Growing integration with the world

economy has made the city more susceptible to global financial shocks. The rapid proliferation of digital technologies has introduced an array of potential disruptions.

Meanwhile, the effects of climate change will make extreme weather including heatwaves and storms more frequent and intense.

The city-wide risk assessment, which was backed by the Rockefeller Foundation's 100 Resilient Cities Initiative and local councils, identified the eight potential shocks that would

paralyse the city and cause widespread economic and social disruption. "Building resilience starts by identifying our most important problems first and figuring out the best ways to tackle them together," said Beck Dawson, the report author and chief resilience officer with Sydney's 100 Resilient Cities Initiative.

Similar risk assessments have been carried out for 100 cities across the world with the aim of making them more resilient. The eight biggest shocks threatening Sydney are:

## ... then there are the chronic stresses

Diminishing social cohesion, high housing costs and growing inequality are among eight chronic stresses tearing at Sydney's social fabric, the city-wide risk assessment has found.

These nagging pressure points will have a major bearing on the quality of life enjoyed by Sydney's residents over the next 30 years.

### The chronic stresses are:

1. Increasing demand on health services
2. Diminishing social cohesion
3. Loss of housing affordability
4. Increasing chronic illnesses
5. Lack of transport diversity
6. Insufficient employment diversity
7. Increasing geographic inequality
8. Rise in alcohol and other drug abuse

Some of these long-term stresses overlap. About half of the city's adults are overweight or obese, contributing to an increase in chronic "lifestyle illnesses" such as diabetes and heart disease. This stress, along with the rise in drug abuse, both exacerbate the first problem listed - increasing demand on health services. The risk assessment said catering for the healthcare needs across the Sydney urban sprawl was a key challenge.

Beck Dawson, the report's author, said social and economic inequality was an "underlying theme" in the chronic stresses affecting Sydney. Rising housing costs, a lack of employment in western Sydney and limited transport options in some suburbs have all contributed to increasing spatial inequality.

"Because of patterns of settlement and because of our geography we are quite a polarised city," Ms Dawson said. Many cities across the world which have conducted a similar risk assessment have identified inequality as a challenge.

Sydney's risk assessment also drew attention to growing distrust between communities and described declining social cohesion as one of the city's "disruptive issues".

Ms Dawson said Sydney is relatively well resourced to deal with future stresses and shocks but a high level of collaboration between metropolitan councils, the state government, businesses, academics and the community was needed to make the city more resilient.

"This is all about understanding our city so that we can make the very best of the resources we have available," she said.

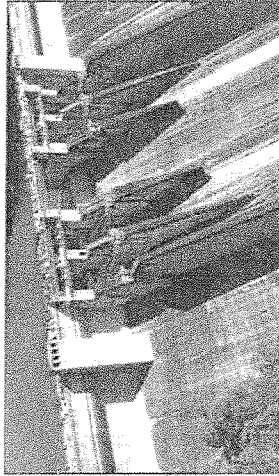
**Sydney 2026:** Our city 10 years from now. Monday in *The Sydney Morning Herald* and at [smh.com.au](http://smh.com.au)





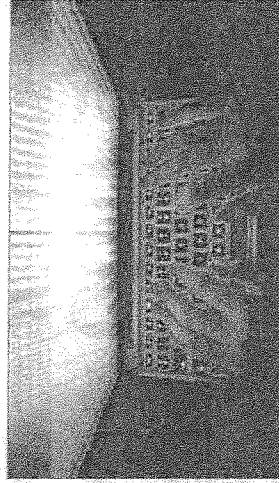
### 3. Infrastructure failures

The way Adelaide was plunged into darkness after a storm damaged power infrastructure last month underscored how dependent modern cities are on electricity. "Once you have a power outage you lose a lot of basic services including transport, water and a lot of other things," Dawson said. "Most of the big infrastructure failures we have seen are linked to power outages." The failure of important infrastructure such as power, road or rail can cause huge disruption across large parts of the city at significant cost to the economy. The risk assessment singled out health infrastructure, airports and the rail network as the city's three most vulnerable infrastructure assets.



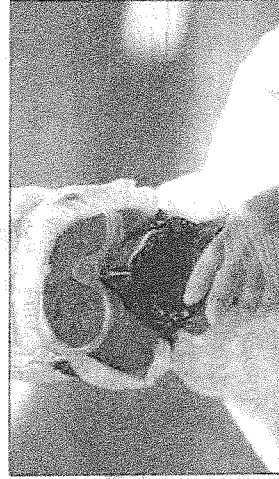
### 5. Water crisis

The risk assessment ranked Sydney's wastewater and stormwater system as the city's fourth most vulnerable infrastructure asset because of its age and capacity constraints. As the city gets more high rainfall there is an "increasing level of urban flooding," says Dawson. The failure of stormwater networks poses a pollution risk to Sydney's many waterways. Sydney's supply of drinking water could come under pressure due to lower average rainfall, higher temperatures and a growing population. The city's water supply network was ranked among the city's eight most vulnerable assets because of "limited diversity and availability during droughts". The assessment called for "Innovation".



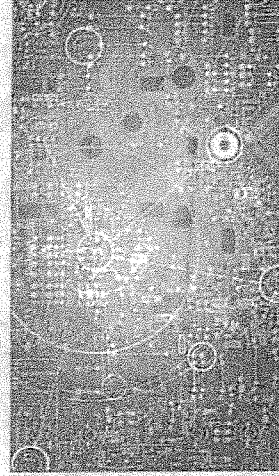
### 7. Cyber attacks

Recent cyber attacks on the national census and the Bureau of Meteorology have grabbed headlines but the risk assessment found they also pose a major threat to Sydney because services and commerce have become so dependent on information technology. It said a growing number of businesses and government agencies in NSW are coming under cyber attack. "This is a global trend but Australia seems to be particularly vulnerable because we haven't done a huge amount of work on it, our businesses in particular, compared to some other countries," Dawson said.



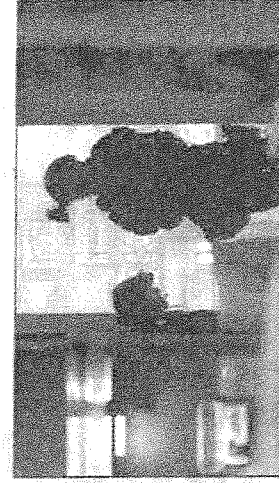
### 4. Disease pandemics

International bird flu, swine flu and the Zika virus outbreaks over the past decade have drawn attention to the economic and social disruption caused by disease pandemics. Sydney is vulnerable to international



### 6. Digital network failures

Many of Sydney's critical services, including the payments system, depend on continuous data supply to function. Sydney also has a growing digital industry. That means any network interruptions can have knock-



### 8. Terror attacks

While Sydney's critical infrastructure is less vulnerable to terror attack than many parts of the world, the Lindt Cafe siege at Martin Place in December 2014 showed the city is not immune. In addition to the train loss of

**Kevin Kuo**

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**From:** Rachel Byrne <doupbungalow@gmail.com>  
**Sent:** Tuesday, 29 November 2016 1:56 PM  
**Subject:** 17 Franklin St Mays Hill

'Dear Council

I refer to your invitation for submissions on the State Government's proposal to include medium density developments as complying developments.

I vehemently object to the State Government's proposal. I believe it will negatively impact the character and amenity of many neighbourhoods, particularly those characterised by single dwellings on larger lots. In the local Parramatta area, where I live and am raising my family, I believe that the historical significance of much of the area is at risk by the proposal.

I do not believe adequate consultation has occurred, resulting in low awareness of the potentially dramatic implications of the State Government's proposal. It is a short sighted strategy that will potentially cause more problems in the long term.

I believe that the medium density housing forms proposed by the State Government are not at all suited to areas zoned R2 Low Density. I also believe that these forms should not be able to be approved by Private Certification due to their complexity and potential conflicts of interest.

If implemented, the State Government proposals will lead to dramatic population growth, putting more pressure on already overcrowded infrastructure. There is no up-side for incumbent residents.

I **support** Parramatta Council's draft submission on the "proposed expansion of complying development to include low-rise medium density housing types" (Ref: DO4061621), which:

- objects to medium density housing forms being permitted in R2 Low Density zones as Complying Developments
- recommends that the Council's current zoning policy framework be maintained."

Regards'

Rachel Byrne  
17 Franklin St Mays Hill  
0424938852  
[doupbungalow@gmail.com](mailto:doupbungalow@gmail.com)

**Kevin Kuo**

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**From:** gea66har@bigpond.com  
**Sent:** Tuesday, 29 November 2016 3:48 PM  
**Subject:** Fast Track Medium Density --- Attention Amberley Moore

Submission To City of Parramatta Council

We strongly object to:

1. Adoption of the Draft Medium Density Design Guide
2. Proposal to fast track medium-density development.

In this regard **we support the objections** contained in City of Parramatta's submission of 8th February 2016, lodged with DP&E in February 2016.

We also object to the Baird Government plans to

- take away the property owner rights of objection
- change R2 low density residential zone into medium density - by stealth.

Harry Waalkens 14 Range Road West Pennant Hills 2125  
Gea Waalkens 14 Range Road West Pennant Hills 2125.

Kevin Kuo

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**From:** john goodall <jgoodalldundas@hotmail.com>  
**Sent:** Tuesday, 29 November 2016 3:53 PM  
**Subject:** SUBMISSION TO CITY OF PARRAMATTA COUNCIL - Proposal to Fast Track Medium Density Development

For Attention Amberley Moore

We wish to **strongly object** to:

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

**We also object** to the Baird Government plans to

- take away property owners rights of objection
- change R2 low density residential zone into medium density – by stealth.

**Reasons:**

Our homes are important to us.

They are our biggest investment.

We select a low density residential area because it has a nice look and feel, suits our transport, school, and medical needs, and other facilities we value.

We spend years paying off our mortgages, and paying rates to improve our local area.

We do this because we enjoy the area we live in and its surroundings.

We have a right to quiet enjoyment of our property.

Surroundings are part of amenity (pleasantness) of the area, and part of our enjoyment of our property.



What about the social issues this brings for the future?

As time goes by it will start to look and feel like a ghetto.

It will be a far cry from a low density residential zone!

We are told that this change will improve housing affordability, but we are not convinced this will occur. No calculations are included to demonstrate this claim. The only way to ensure that is achieved, is to place a mandatory price ceiling on the developed property – and that would be obviously very strenuously resisted by the developers and the building industry.

Supporters of this proposal, who probably don't live anywhere near the affected areas, appear on TV and in local papers telling us how this is all in our interests because we must bend over backwards to accommodate newcomers – a growing population - because growth is good (whether sustainable or not).

They also tell us it is important for the newcomers to have easy access to transport corridors, roads, rail, schools, shops, hospitals, water and power infrastructure and so on. In other words, all the things we value about our area and contribute to our lifestyle.

And, despite the fact that these are all facilities we have collectively paid for over the years, we are supposed to be happy about having our low density communities trashed, with established property owners being gradually pushed out so newcomers can enjoy those facilities.

We thank you for the opportunity to make this important submission to Council, and look forward to your response.

Yours sincerely,

Mr. & Mrs. John and Laraine Goodall,

12 Hilary Crescent,

Dundas NSW 2117

**Kevin Kuo**

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**From:** geoffjanice mcgufficke <geoff\_janice@hotmail.com>  
**Sent:** Tuesday, 29 November 2016 4:41 PM  
**Subject:** Proposed changes to fast-track medium density development

We object to the above mentioned proposal for the following reasons:

1. As residents and ratepayers we have a right to comment on what happens in our local neighbourhood.
2. Our rates give Council the funding to provide and maintain infrastructure and yet it is proposed to take away our ability to comment on what type of development is suitable for our neighbourhood.
3. As residents we are more aware of the affect the development will have in our locality, including local traffic, parking, safety for young children and aged residents, in some areas, flooding, loss of quiet, safe community and neighbourhood ambience and amenity.
4. Council officers mostly do not live in the affected communities and have limited knowledge of the changes it will bring to the lifestyle of the current residents.
5. While Council may consider the proposal acceptable, those that have to live with the resultant changes to their community may not.
6. Most developers are only interested in the dollar value of the proposal, not the welfare of the people who live there. Our voice is supposed to be through Council after public consultation - that is why we pay rates and elect a Council!
7. The dollar value of proceeds to Council reaped by the development may also outweigh the ability of Council to be objective in its decision making.
8. The proposal is taking away the democratic right of people to have a say about what happens in their neighbourhood.
9. This is particularly important where there are proposed changes to the zoning of land within the neighbourhood- especially where it involves rezoning from low density to medium density prior to the development application being lodged.

We object strongly to the proposed changes.

Yours sincerely,

Geoff & Janice McGufficke  
84 Rausch St,  
Toongabbie. 2146

Ph: 02 9631 3379

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Kevin Kuo

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**From:** Dina <boljevac@bigpond.com>  
**Sent:** Tuesday, 29 November 2016 5:25 PM  
**Subject:** Fast track medium density - Attention Amberley Moore  
**Categories:** Green Category

SUBMISSION TO CITY OF PARRAMATTA COUNCIL

**We strongly object to:**

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

**We also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

Dina Boljevac  
Michael Boljevac  
Brianna Boljevac  
Cara Boljevac

32

Kevin Kuo

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**From:** Bruce Berry <bruceberry@gmail.com>  
**Sent:** Tuesday, 29 November 2016 6:42 PM  
**Subject:** SUBMISSION :- FAST TRACKING MEDIUM DENSITY DEVELOPMENT

**Categories:** Green Category

I am opposed to this proposal and the manner in which it has been presented.

I became aware of it through Council's page in the 'Advertiser of 16 November 16. There is no mention that the process will be part of the Complying Development program. There is simply a minor statement that a complying development certificate can be issued. There is also a statement that "*neighbour consultation will no longer be required*". I believe that a more accurate description would be that neighbour consultation will no longer be allowed.

It is abhorrent that we are not told how the development qualifies as a Complying Development. Reasons for decisions are part of all development assessment, despite Council's continuing failure to comply with this. We would [particularly like to know how CD complies with the minimum prescribed sit frontage regulation of 24 m, when the frontage is only about 5 m.

A CD has been automatically approved through private certification, two doors from us, at 5 Arrunga St. The private certifier's letter described it simply as a "*new Two Storey Dwelling*", with no mention of necessary demolition, removal of outbuildings and tree removal. These kinds of detail are required in all applications.

The certifier's notification letter told us that the CD would be approved "*in 14 days time*". We did not receive the letter until 3 days after the date shown on the letter, meaning 3 days less time to present submissions.

The next door neighbour at 4 Arrunga did not receive a letter until after we complained.

The certifier told us that the applicant is under no obligation to make changes to the CD no matter what our concerns are.

He also indicated that we would be unable to access the plans and specifications until after the application has been approved..

More than 2 months later another notification letter arrived, this time from Council. It is a CD for demolition of an outbuilding and dwelling. No mention of the other outbuilding or tree removal. This is despite Council's claims that "*stringent planning and environmental requirements will be met*"

We believe that there will be even less stringent supervision of the CD process through private certification. We have many cases to the attention of Council, but very little has been done about it, even though we keep reminding Council that it has a policy of reporting unsatisfactory supervision by private certifiers to the BPB. and also a policy of not accepting unsatisfactory, incomplete, etc documents such as those referred to above.

I am sure that that we will not only have much more private certification under these new proposals, but also many cases of certifiers approving the CDs as well as supervising construction of the development. The system is wide open to abuse and corruption and now to a greater extent.

I believe that Council is not fulfilling its responsibilities to the public by withdrawing to a large extent from the assessment and regulatory process. I believe it is happy to leave it the non-independent private certifiers.

My following comments are mainly based on statements from the Draft Medium Density Design Guide :-

a. The document is a guide only and, no doubt, it will be open to all sorts of unexplained and conflicting interpretations and policies, Of course , this already happens, but now, with the extended CD process, it will be much more extensive.

b. How can a medium density proposal "*encourage more low rise*"?

c. The aim is to "*provide greater housing choice*". Council also claims this for its other zonings, but the truth is, development in these areas is inevitably towards the largest building allowed. This can be seen in the very small streetscape shown at the top of page 2. Even a 3 storey building is shown. How did this happen?

d. Subdivision minimum site requirements will be 6 m width and area of 200 sq m. This will result in more subdivisions, greater density and detrimental environmental impact.

e. Principal Standards for Complying Development. They are listed as gross floor area, Landscaped area, building height, setbacks. These would apply to all DAs The problem is the big variations that are allowed. Deep Soil should be included. There can be no adequate landscaping without it. Again, big variations are allowed.

f. Provision of adequate on site parking should also be included. Overflow street parking is a major objection.

g. Gross floor area is open to abuse and we cannot check it because Council won't release floor plans to us or require substantiation of the FSR.

We are led to believe that there will be improvements in these areas but we are not told how it will be achieved.

The extended Fast Tracking will result in less democratic assessment.

Bruce Berry 3 Arrunga St Dundas. 2117 9638 4128 0405 231 935

**Kevin Kuo**

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**From:** Nicholas Eggleston <neggleston@optusnet.com.au>  
**Sent:** Tuesday, 29 November 2016 8:35 PM  
**Subject:** Feedback on medium density development to be fasttracked  
**Categories:** Green Category

To whom It may concern,

I would like to provide comment and feedback on the draft medium density changes being drafted.

I am currently a resident of Constitution Hill, having lived here for close to 15 years. Prior to that I have lived in Winston and Baulkham Hills areas for 25+ years and attended schooling in Winston Hill, Parramatta and Westmead. My university education also took in a campus at Westmead. I have witnessed significant change in that time, some for better and some for worse.

Not long after I bought my property in 2002, changes to zoning laws were pushed through. This cause a huge amount of backlash within the community largely in part due to the understanding the complexity of change and the implications of what it would mean. I attended meetings at Pendle Hill High School and people were passionate about the area and the impact the laws could have. Thankfully the changes were reversed and the people were listened to.

Looking at the Density Map

([http://www.parracity.nsw.gov.au/data/assets/pdf\\_file/0007/190789/med\\_density\\_map\\_20161114\\_v2.pdf](http://www.parracity.nsw.gov.au/data/assets/pdf_file/0007/190789/med_density_map_20161114_v2.pdf)) I was surprised by the fact that there is no area considered to be R1 but instead all at least R2. The changes for Low Density Residential moving towards allowing Dual Occupancies could potentially have a significant impact on what makes living in the Parramatta area enjoyable.

Over recent years I have watched as houses on larger lots have been knocked down simply to make way for two storey duplex mansions. This has had the following affect in or around the dwelling in question :

- Significant increase in the # of cars parked on the street due to increase in residency capacity
- Little or no space for trees to be planted to grow to a large size offering shade and privacy
- Ugly design focused on maximising internal space rather than complimenting the architecture of area
- Increase in noise coming from those dwelling due to large # of air conditioners required to cool the structure
- Increase in flood risk due to limited green space to absorb run off

The affects however are not limited to the immediate area, but as the number of dwellings increase that flow on affects are compounded :

- Increase in local car traffic though no change in road infrastructure to handle capacity
- Little or no availability for convenient parking at train stations
- Little or no change in capacity for handling additional patronage on trains
- Little or no change in capacity of schools
- Reduction in appeal for the area especially for families who want to make a long term commitment if the area
- Uncertainty for residents that their dream home and lifestyle would be swamped by unwanted development
- View that council and government are only concerned with packing in more people and therefore taking a greater slice of revenue through rates
- View that council and government favour developers rather than residents
- Development application not requiring neighbour consultation causing friction/resentment
- Higher proportion of renters than owner occupiers

Parramatta and surrounding areas are going through significant change at the moment. I look forward to what will be offered within of the City of Parramatta in the years to come. The changes to zoning laws being proposed could have significant impact on the area. Many of which may not immediately apparent though are the legacy of the decisions that preceded.

I ask that Parramatta Council strongly opposed the changes and continues with diligent and appropriate application of rules and regulations that are in balance with the area as a whole.

Regards  
Nicholas Eggleston  
40 Fraser St  
Constitution Hill

34

Mr R Marks  
PO Box 20  
Oatlands NSW 2117  
29<sup>th</sup> November 2016

Interim General Manager  
City of Parramatta Council  
PO Box 32  
Parramatta NSW 2124

Dear Interim General Manager

Re Proposed changes to Fast track medium density development

I refer to the proposal and consider that people having a democratic right to object to a DA

Time is required to ascertain the impact on the community and the nature of the area

People did not have any real say as to their areas being classified as medium density. Now they will have no say what is put up – will boarding houses be put up without warning, will privacy, parking gridlock due to inadequate parking provisions on site, bin collection spread along the street no longer be considered simply as it meets a building code.

Frequently we hear of a development that was approved and through the construction period the developer subsequently seeks changes and amendments to the approved plans, does it mean that the neighbourhood will not be consulted when applications are made for standards to be no longer met.

What about when council sells of road reserves to a developer, will this be covered by fast tracking with no say by the community.

The one size fits all rules by fast tracking will generate housing with no tailoring to circumstance for example road widths, how much greenery is destroyed for ever, increased water run off and subsequent flooding down stream

One of the proposed standards is to a two-storey height limit; we have already seen how this has been interpreted with loft rooms in the ceiling space – three storeys under the standard two story limit.

The people affected most by a development, should have the right to have a say over a developer who does not live there but wants to fast track the most profitable development for themselves.

I do not support the fast tracking of medium density development.

Yours Faithfully

R Marks



**Kevin Kuo**

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**From:** Rod Jimenez <peterbon8@bigpond.com>  
**Sent:** Tuesday, 29 November 2016 9:31 PM  
**Subject:** Fast track medium density - Attention Amberley Moore  
  
**Categories:** Green Category

SUBMISSION TO CITY OF PARRAMATTA COUNCIL

**We strongly object to:**

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**We also object** to Baird Government plans to:

- Take away property owner rights of objection
- Change R2 low density residential zone into medium density – by stealth.

Regards,

Rodrigo Jimenez  
Lilia Jimenez  
Xzervone Jimenez  
Address: No. 1 Attlee Place, WINSTON HILLS NSW 2153  
Telephone: 02 9686 3867

Kevin Kuo

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**From:** Jill Howse <jhowse@optusnet.com.au>  
**Sent:** Tuesday, 29 November 2016 10:39 PM  
**Subject:** State Government's proposal allowing medium density developments  
**Categories:** Green Category

Dear Council members

My husband & I have lived at 11 Napier Street for 54 years. This area is zoned R2 Low Density. We were shocked to learn from one of our near neighbours that the State Government has proposed an initiative to increase urban density across Sydney. One very worrying element of this initiative appears to be that it allows medium density housing to be approved as complying developments by Private Certifiers (ie with no neighbour consultation required), even in areas currently zoned low density. Further, medium density housing could be approved on blocks as small as 400 square metres!

I understand from my neighbour in Banks Street that Parramatta Council is drafting a response to the State Government's proposal objecting to many of the changes.

I fully support Parramatta Council's draft submission on the "proposed expansion of complying development to include low-rise medium density housing types." ( Ref: DO4061621) which:

1. Objects to medium density housing forms being permitted in R2 Low Density zones as Complying Developments.
2. Recommends that the Council's current zoning policy framework be maintained.

My husband and I would like to be counted as two more land owners objecting to the State Government's proposals.

Also my next door neighbours of 54 years have asked me to include them in the objections as well, as they do not have access to a computer, but have read Tim Jeffries' email sent to me

Yours sincerely  
Jill Howse  
Denis Howse 11 Napier Street Mays Hill 2145

Gwen Coombes  
Charlie Coombes 13 Napier Street Mays Hill 2145

**Kevin Kuo**

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**From:** Johnson zhang <olejohnson@hotmail.com>  
**Sent:** Tuesday, 29 November 2016 11:34 PM  
**Subject:** Proposed Changes to Fast-Track Medium-Density Development  
**Categories:** Green Category

Tilley St  
Dundas Valley

29th November 2016

Interim General Manager  
City of Parramatta Council

Dear Sir

We refer to the Public Notice of 16th of November 2016 seeking residents feedback for Parramatta Council's Submission to the NSW Government by 12th December 2016.

We object to the proposed changes in that it takes away Council's authority and processes for a fair assessment:

- Council's current procedures of advertising a DA in the local papers for submissions of objections/feedbacks, etc. and Council informing in writing the surrounding residents should continue and be more than 2 weeks. the feedback from long term ratepayers are crucial for the Councillors to base their decisions on because, the residents have the information first hand. Most residents have been living in the area for decades, in most cases, more than 35 years and know the area like the back of their hands and are passionate of the area's amenable way of life and surrounding environment.
- Feedback/submissions from residents will help Councillors' make an informed response when assessing DAs.
- the current time frame (2 weeks) for residents' feedback/submissions on duplexes, townhouses, villas, terrace and manor homes is too short because most residents these days have both parents working and they have to juggle a few balls everyday of the week. therefore, two weeks is too short to formulate a detailed response, it should be extended. As advertised over the past few years, big and bulky developments usually comes out during Easter time, school holidays and Christmas and New Year breaks, when parents take time off for the children's affairs and are time poor to write a submission during these periods. we would suggest more time to allowed during these holiday periods.
- Council to review its approval process to ensure that when a proposal of a development is submitted to Council and if they are not fully complying, they be rejected immediately and NOT be advertised in the local papers asking for feedback. this is a waste of time for Councillors and residents. the developers are paid to do their job but the surrounding Residents are not PAID to DEFEND their property.
- Council to review its process in advising and re-notification residents of amended plans, etc and granting speaking positions to include all speakers who register before the closing off time at Public Forums.

based on the above, we DO NOT support the NSW's Government's changes to fast track medium density development s without neighbours' consultations and place the authority onto Private Certifiers. This fast track process does not mean that more houses will be built in medium density areas in a shorter time. Consultations with neighbours/locals and close residents will eliminate future unrepairable problems related to car parking, congestion in roads, infrastructures, stormwater, social environment impact for many decades for Parramatta Council and the remaining residents to cop with the mess started by the proposed changes.

We hope Parramatta Council forward a strong case on our concerns and REJECT this proposed fast track changes without residents' consultation. In fact, it should widen the notification area and lengthen the time concerned.

Regards  
Johnson Zhang

35

**Kevin Kuo**

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**From:** jhalloran@internode.on.net  
**Sent:** Wednesday, 30 November 2016 8:34 AM  
**Subject:** Objection to Proposed Changes to Fast Track Medium Density Development

I would like to submit the following objection to the proposed changes to fast track medium density development

The benefits of this proposal will accelerate the development approval process but at what cost? The changes proposed would :

- Override councils' zoning and development requirements
- Remove appropriate assessment processes to enable the management of design outcomes and potential impacts on streetscape and adjoining properties
- It removes neighbours rights to have a say in the development next door
- The process would be reduced to a 'tick-the-box' assessment against the code

Can you please incorporate the above feedback in your submission against the NSW's governments proposal

Regards

Jennifer Halloran

Kevin Kuo

---

**From:** Terry Page <tjpage@optusnet.com.au>  
**Sent:** Wednesday, 30 November 2016 10:36 AM  
**Subject:** Fast track medium density - Attention Amberley Moore

Dear Ms Moore,

Attached are submissions by 157 voters opposing introduction of the Government's fast track proposals for medium density development. The original signed submissions are available for inspection if required.

They reflect and support the concerns foreshadowed in paragraphs 24 to 28 of Council's agenda item 11.2 for its meeting on 8/2/2016. The reference number is F2016/00024 - D04054818.

Other objections raised include infrastructure, tree policy and accountability:

Local infrastructure such as road width was designed for detached single dwelling low density zones. That allows plenty of off-street parking, leaving the road for its intended purpose of carrying traffic.

Medium density dual occupancies and other medium density developments do not provide as much off-street parking, creating pinch points when cars are parked on both sides of the streets and barely allow one vehicle through at a time. Parking congestion is not restricted to the primary street of the development but to surrounding streets as well. This is unsightly and could impede services such as fire, ambulance, garbage and so on. It also creates real problems for residents wanting to manoeuvre trailers, caravans, or boats.

The problem is compounded because street parking area is reduced when dual occupancies require individual access via crossovers. More crossovers mean less kerbside space for parking and greater competition for space. In this situation people tend to park illegally too close to corners, intersections and turning circles, creating traffic hazards.

Moreover, with smaller back yards there will be tendency for children to play in the street. The combination of numerous cars parked, restricted room for traffic to pass, and children likely to run out between parked cars is a recipe for tragedy.

Stormwater drainage is another issue where existing infrastructure, originally designed for a low density single dwelling environment, is inadequate for increased runoff because of greater areas of roofs and paving as against lawn and gardens. There are cul-de-sacs now where homes are affected by flooding stormwater that cannot escape quickly enough during downpours but Council does nothing to solve the problem. Retention pits do not alleviate the risk during extreme events - so medium density development will compound it.

It is becoming almost automatic for approval of removal of healthy trees in DAs for dual occupancies. There seems to be an assumption by developers that they will be able to clear the block as they wish. Healthy trees are being sacrificed for the sake of development. Although replacement with shrubs is intended the overall result is an unnecessary denuding of the canopy. On the other hand existing ratepayers are put through the hoops and have to fight very hard, and have a lot of luck, to deal with trees which are unhealthy or causing significant problems. The double standard needs careful attention and a new, sensible policy approach.

Another concern is transparency and accountability. This goes to suitability of those responsible for certifying the developments. Council officers and the independence with which they perform their duties are subject to oversight by ICAC and the Ombudsman. If certification is outsourced to "mates who hold the right tickets" there will be no accountability in practice and no recourse other than expensive legal action for an affected homeowner.

This submission is also supported by Mr Reid of Boambee East in addition to those whose signatures appear on the attachments.

If any clarification is needed please contact me on 9686 3403.

Sincerely  
Terry Page  
1 Lois Street

## SUBMISSION TO CITY OF PARRAMATTA COUNCIL

### We strongly object to:

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard we **support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

### We also object to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

### Reasons:

Our homes are important to us.

They are our biggest investment.

We select a low density residential area because it has a nice look and feel, suits our transport, school, medical needs. And other facilities we value.

We spend years paying off our mortgages, and paying rates to improve our local area.

We do this because we enjoy the area we live in and its surroundings.

We have a right to quiet enjoyment of our property.

Surroundings are part of amenity (pleasantness) of area, part of our enjoyment of our property.

Government is supposed to protect our rights.

But here it is planning to take them away by stealth.

The scheme to fast track medium density development intends to rob us of our property rights.

It is being done by a centralist bureaucratic process of smoke and mirrors, by changing definitions and rules.

The net result will be that what is now described as an "R2 low density residential zone" will actually be medium density.

Our low density environment has already been eroded by "complying development" on Granny Flats. Some might be ok but many are messy and detract from the look and feel of the area.

Imagine how it will be if the same rules are extended to

- attached dual occupancies
- detached dual occupancies
- terraces and townhouses
- manor houses - a new development type being a building of no more than two storeys containing 3 or 4 dwellings on one lot of land.

There will be no DA to Council, no notice to neighbours, no right to object, no way to hold anyone to account, and no right of redress unless very expensive legal action is possible.

Government says "Don't worry! There will be standards they have to meet."

What they don't say is that there are standards now in the form of planning instruments such as the relevant Development Control Plan, but even those standards can be twisted to suit Big Brother's plans.

There are recent examples where non-compliance with number of storeys, bulk and scale of building, reduced front setbacks are just a few crucial items where objections are brushed aside. The perception is that there is a bias towards developers. Even under the existing system you could end up with a 3 storey building 1.5 metres from your boundary fence.

Our right to object is being devalued bit by bit, but it is still better than having no right at all.

This scheme ends up with pocket handkerchief size blocks with medium density buildings and mini backyards – totally different to most existing R2 areas.

What about the social issues this brings for the future?

As time goes by it will start to look and feel like a ghetto.

And you thought you lived in a low density residential zone? Sorry!

Big Brother tells us that this will improve housing affordability, but they have to be joking. No calculations are included to demonstrate this claim. The only way to ensure that is to place a mandatory price ceiling on the developed property – and Boy, wouldn't you hear the industry squeal about that.

Smiling people (who probably don't live anywhere nearby) appear on TV and in local papers telling us how this is all in our interests because we must bend over backwards to accommodate newcomers – a growing population – because growth is good (whether sustainable or not).

They also tell us it is important for the newcomers to have easy access to transport corridors, roads, rail, schools, shops, hospitals, water and power infrastructure and so on.

In other words, all the things we value about our area and contribute to our lifestyle.

And, despite the fact that these are all facilities we have collectively paid for over the years, we are supposed to be happy about having our low density communities trashed, with established property owners being gradually pushed out so newcomers can enjoy those facilities.

Name	Address	Signature	Date
PETER BARR	61 TAMBOURAU AVE B/HILLS	P Barr	26/11/16
LOU-ANN BARR	" "	L Barr	26/11/16
STUART GARDINER	381 Old Windsor Rd	S Gardiner	26/11/16
PETER ASHWOOD	4 Asquith Ave Winstan Hills	P Ashwood	26/11/16
DAVID PORTER	29 CROMWELL CRES WINSTON HILLS	D Porter	26/11/16
KATHRYN DICKINSON	21 TALISMAN AVE CASTLE HILL	K Dickinson	26/11/16
WAYNE DICKINSON	21 TALISMAN AVE	W Dickinson	26/11/16
LUCIE & ROB	SPRING HARVEST RD CASTLE HILL GLENHAVEN	L & R	26/11/16
CROWHURST	BAGEL BAKERY CAROLINE RHISHOLM DR WINSTON HILL	Crowhurst	26/11/16
T. MULQUEEN	5 ATTREE RD WINSTON	T Mulqueen	26.11.16
K Mulqueeny	1/19 Macdonald St Vaucluse	K Mulqueeny	26.11.16
A. Pringle	22 Nottingham St Northmead 2152	A Pringle	26.11.16



Name	Address	Signature	Date
I. PARKER	9 MCEWAN AVE W/HILLS		26/11/2016
N. Searles	47 BELLOM AVE W/HILLS		26/11/16
M. Spinks	47 BELLOTTI AVE WINSTON HILLS		26/11/16
W. Hunt	47 GOODACRE AVE W/HILLS		26/11/16
J. MENZIES	2A THAIN ST, WINSTON HILLS		26/11/16
C. Aldridge	5 Rothesay St Winston Hills		26/11/16
B. Poljase	32 Belletti av. Winston hills		26/11/16
Gracie Jiang	17 Tristramie Ct		26/11/16
Belinda Zeller	25 Tennyson St <sup>Baulkham Hills</sup> Winston Hills		26/11/16
PHILLIP DOBSON	36 HOXLEY DR WINSTON HILLS		26/11/16
Jenny Westerbriek	22 QUINTANA AVE <sup>Baulkham Hills</sup>		26/11/16
Bondy Lyn	14. Malvern Ave Baulkham Hills		26/11/16
Michael Blair	3 Kareela Rd B.Hills		26/11/16
Petrick Huddle	9 Bungle the Bungle Hills		26/11/16
Jennifer Tierney	53 Bradley Dr Carlingford		26/11/16
Anne Sayers	8 Lowanna Ave Baulkham Hills		26/11/16
Lisa Miller	19 Kateruka Place Baulkham Hills		26/11/16
Miller	9 MINNAMURRA CR DURAL		26/11/16
	57 GFI		26/11/2016

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[illegible]

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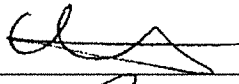

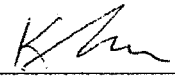
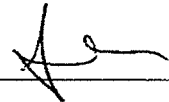
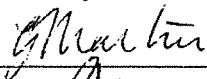
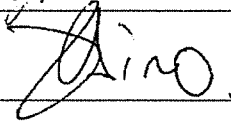
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Name	Address	Signature	Date
Jan Twyman	99A Model Farms Rd Winston Hills	[Signature]	25.11.16
B.II Twyman	99a Model Farms Rd Winston Hills	[Signature]	25.11.16
Colleen Blair-Hickman	99B Model Farms Rd Winston Hills	[Signature]	25/11/16
Peter Blair-Hickman	99B Model Farms Rd Winston Hills	[Signature]	25/11/16
Donis Hennessy	6 LOIS ST WINSTON HILLS	[Signature]	28/11/16
Jill Hennessy	6 LOIS ST Winston Hills	[Signature]	28/11/16
CONSTANCE EDWARDS	WINSTON HILLS 4 LOIS ST	[Signature]	28/11/16
Terfolga Lamara	64 Naomi St. S. W. H.	[Signature]	28-11-16
TERRY CUNYNGHAM	51 NAOMI ST W. H.	[Signature]	28-11
MERV HUGHES	74 NAOMI ST. SOUTH WINSTON HILLS	[Signature]	28-11-16
BRUCE FARQUHAR	55 NAOMI ST SOUTH WINSTON HILLS	[Signature]	28/11/16
ROBYN FARQUHAR	55 NAOMI ST. SOUTH, WINSTON HILLS	[Signature]	28/11/16

Name	Address	Signature	Date
ROSE (LOAN)	2 LOIS STREET, WINSTON HILLS	[Signature]	28/11/16
Svetlana Ding	2 LOIS STREET, WINSTON HILLS	[Signature]	28/11/16
SAM LANCASH	1 SIMPSON ST, WINSTON HILLS	[Signature]	28/11/16
A. BEECHIE	68 NAOMI ST, W/HILLS	[Signature]	28/11/16
N. GIBLET	2 LOIS ST WINSTON HILLS	[Signature]	28/11/16
E. Jankiewicz	53 NAOMI ST W/H	[Signature]	28/11/16
Sylvia Hundy	61 NAOMI ST W/HILLS	[Signature]	28/11/2016
<del>SARAH HUNDY</del>	<del>61 NAOMI ST WINSTON HILLS</del>	<del>[Signature]</del>	<del>28/11/2016</del>
Kasumi Koo	59 Naomi St Winston Hills	[Signature]	28/11/16
Jung Mo Koo	59 Naomi St Winston Hills	[Signature]	28/11/16
Lindsay Wynter	57 Naomi St. Winston Hills	[Signature]	28/11/16
Sarah Wynter	57 Naomi St. Winston Hills	[Signature]	28/11/16
RAE DWYER	80 NAOMI ST WINSTON HILLS	[Signature]	28/11/16
Jacinta Raad	78 Naomi St South Winston Hills	[Signature]	28/11/16
Michael Raad	78 Naomi St South Winston Hills	[Signature]	28/11/16
Cathy Oliver	3 Lois St, Winston Hills	[Signature]	28/11/16
David Chiver	3 Lois St Winston Hills	[Signature]	28/11/16
Mia Nour	72 Naomi Street South Winston Hills	[Signature]	29.11.16
Sam Nour	" " " " "	[Signature]	29/11/16

Name	Address	Signature	Date
Arthur Korovus	70 Naomi St Winston Hills		29/11/16
Nina Korovas	70 Naomi St Sth Winston Hills		29/11/16
Jung Sun Koo	59. Naomi ST. Hills <sup>Winston</sup>		29.11.16
Jing-Ah Koo	59 Naomi St Winston Hills		29/NOV/2016
Jim + Gemma Martin	82 Naomi St Winston Hills		29/11/16
Jason Ursino	76 Naomi St. Winston Hills		29/11/16

[illegible]

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Name	Address	Signature	Date
KEVIN WHALE	5/4 RELIANCE CRS LAURICTON	KD Whale	27/11/16
Peter Williams	9 Bondarra Way Bonny Hills	P Williams	27-11-16
DENIS ROPE	11 HAMMOND COURT BACKHAM HILLS	D. Rope	27-11-16
MICHAEL ROBBINS	1/22 BURFORD ST MERRYLANDS	M Robb	27.11.16
KEVIN EVANS	25 DUFFY ST MERRYLANDS	Kevin Evans	27.11.16
Mark BARTON	08 ROSSITER GRANVILLE	M Barton	27.11.16
Darrin Hukker	39 captain cook Dr	D Hukker	27-11-16
Daniel Wellings	18 Haymes st Blackland	Daniel Wellings	27/11/16
Chris Niv	8 Old Batlurst Rd Blackland	Chris Niv	27/11/16
T LIVINGSTONE	22 SEDGEMAN ST GREYSTANES	T. Livingstone	27-11-16
J GRECH	29 MONTAGUE ST GREYSTANES	J Grech	27.11.16
R CARROLL	11 DANIEL ST GREYSTANES	R Carroll	27.11.16



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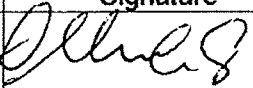
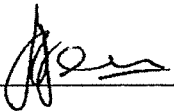

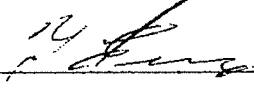
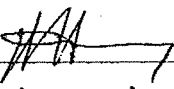

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Name	Address	Signature	Date
Brad Russell	99 Model Farms Rd	[Signature]	28/11/2016
Maree/Laliti	97 Model Farms Rd Winston Hills	[Signature]	26/11/2016
Geoff Dwyer	91 Model Farms Rd Winston Hills	[Signature]	26/11/2016
Sal Shaliti	89 model farms Rd Winston Hills	[Signature]	26.11.2016
Susan McLaughlin	85 Model Farms Rd Winston Hills	[Signature]	26.11.2016
Sandra Close	83 Model Farms Rd WINSTON HILLS	[Signature]	26.11.2016
Corino Grassi	1 Asquith Ave Winston Hills	[Signature]	26-11-2016
Ans Grassi	1 Asquith Ave Winston Hills	[Signature]	26.11.2016
Joyce Johnson	Villa 4/22-26 Anderson Rd NORTHMEAD	[Signature]	26.11.2016
Bruce Brooker	3 Asquith Ave Winston HILLS	[Signature]	26.11.16
Betty Brooker	3 Asquith Ave Winston Hills	[Signature]	26.11.16
Paul Grew	6 Asquith Ave Winston Hills	[Signature]	26.11.16

Name	Address	Signature	Date
JAMES McPherson	5 Asquith Ave W/16/16		24/11/16
David Long	2 Asquith Ave W/16/16		26/11/16
Barbara Brown	2 Asquith Ave Winston Hills		26-11-16
Max Zhao	93 Model Farms Rd Winston		26-11-16
SIMON FARQUHAR	17/11-13 PYE AVE NORTHMEAD		27-11-16
Jane Farquhar	27-Radiata Avenue Baulkham Hills		27-11-16
Alex Tzortzis	11/11 Davidson St Greenvale		27 NOV 16
Lynda McKewen	3 Astoria Park Rd Baulkham Hills		27-11-16
WAYNE MCKEWEN	3 ASTORIA PARK RD BAULKHAM HILLS		27-11-16
FRANCIS ALLEAUME	97 DARCY LA WENTWORTH		29-11-16
Diane Drewett	10 House Ave Baulkham Hills NSW 2157		29.11.16.
STUART BRAIN	UNIT 49 CAMCITIA CIRCUIT 2152 North Mead		29-11-16
Alwyn CAMPBELL	49 Montague St GREYSTANES 2145		29-11-16
C. PAPANDREOU	17 BRITISH ST. ERMINGTON		29.11.16
J TAVITZ	42 KOOTINEAL ST GREYSTANES		29.11.16
E. Korbon	5 Estuary Cr. The Ponds		29.11.16
G. Woodley	51 ORANGE ST GREYSTANES		29-11-16
G. Ewart	59 ISAAC Smith POLE HILLS LAMBTON		29-11-16
Clem Clarke	5 Ellis Place Kings Langley		29-11-16
Peter Steele	10 Spring Av, Kings Langley		29-11-16

Big Brother tells us that this will improve housing affordability, but they have to be joking. No calculations are included to demonstrate this claim. The only way to ensure that is to place a mandatory price ceiling on the developed property – and Boy, wouldn't you hear the industry squeal about that.

Name	Address	Signature	Date
DENIS NEWLING	13 MOLENDEN RD. SEVEN HILLS		27/11/2016
JEFF DYBALL	13 CHURCHILL DR WINSTON HILLS		29/11/2016
DON BRANSBY	44 CITADEL PLACE GREENWOOD		29/11/2016
P. EMERY	2 CUNNY PL. SEVEN HILLS		4
N HARVEY	114 COLUMBIA RD. SEVEN HILLS		29/11/16
Bryce McCarroll	48 Goliath Ave Winston Hills	B. McCarroll	29/11/16
Bill MARCHANT	114 BELLAIR AVE CHRYSTERS		29/11/16

## SUBMISSION TO CITY OF PARRAMATTA COUNCIL

**We strongly object to:**

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

**We also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

**Reasons:**

Our homes are important to us.

They are our biggest investment.

We select a low density residential area because it has a nice look and feel, suits our transport, school, medical needs. And other facilities we value.

We spend years paying off our mortgages, and paying rates to improve our local area.

We do this because we enjoy the area we live in and its surroundings.

We have a right to quiet enjoyment of our property.

Surroundings are part of amenity (pleasantness) of area, part of our enjoyment of our property.

Government is supposed to protect our rights.

But here it is planning to take them away by stealth.

The scheme to fast track medium density development intends to rob us of our property rights.

It is being done by a centralist bureaucratic process of smoke and mirrors, by changing definitions and rules.

The net result will be that what is now described as an "R2 low density residential zone" will actually be medium density.

Our low density environment has already been eroded by "complying development" on Granny Flats. Some might be ok but many are messy and detract from the look and feel of the area.

Imagine how it will be if the same rules are extended to

- attached dual occupancies
- detached dual occupancies
- terraces and townhouses
- manor houses - a new development type being a building of no more than two storeys containing 3 or 4 dwellings on one lot of land.

There will be no DA to Council, no notice to neighbours, no right to object, no way to hold anyone to account, and no right of redress unless very expensive legal action is possible.

Government says "Don't worry! There will be standards they have to meet."

What they don't say is that there are standards now in the form of planning instruments such as the relevant Development Control Plan, but even those standards can be twisted to suit Big Brother's plans.

There are recent examples where non-compliance with number of storeys, bulk and scale of building, reduced front setbacks are just a few crucial items where objections are brushed aside. The perception is that there is a bias towards developers. Even under the existing system you could end up with a 3 storey building 1.5 metres from your boundary fence.

Our right to object is being devalued bit by bit, but it is still better than having no right at all.

This scheme ends up with pocket handkerchief size blocks with medium density buildings and mini backyards – totally different to most existing R2 areas.

What about the social issues this brings for the future?

As time goes by it will start to look and feel like a ghetto.

And you thought you lived in a low density residential zone? Sorry!

Big Brother tells us that this will improve housing affordability, but they have to be joking. No calculations are included to demonstrate this claim. The only way to ensure that is to place a mandatory price ceiling on the developed property – and Boy, wouldn't you hear the industry squeal about that.

Smiling people (who probably don't live anywhere nearby) appear on TV and in local papers telling us how this is all in our interests because we must bend over backwards to accommodate newcomers – a growing population - because growth is good (whether sustainable or not).

They also tell us it is important for the newcomers to have easy access to transport corridors, roads, rail, schools, shops, hospitals, water and power infrastructure and so on.

In other words, all the things we value about our area and contribute to our lifestyle.

And, despite the fact that these are all facilities we have collectively paid for over the years, we are supposed to be happy about having our low density communities trashed, with established property owners being gradually pushed out so newcomers can enjoy those facilities.

Name	Address	Signature	Date
TEARY PAGE	1 LOIS ST WINSTON HILLS	[Signature]	29/11/16
JANETTE PAGE	1 LOIS ST Winston Hills	[Signature]	29/11/16
Holinda Schuster	9 Attlee Pl Winston Hills NSW 2153	[Signature]	26.11.16
DAM SCHUSTER	9 ATTLEE PLATTE WINSTON HILLS 2153	[Signature]	26/11/16
JANET DOWNER	3/32 LINTON ST BAULKHAM HILLS	[Signature]	27/11/16
Rachelle Saunders	16 chepstow Drive Castle Hill	[Signature]	27/11/16
NICOLA SCHUSTER	9 ATTLEE PL WINSTON HILLS 2153	[Signature]	27.11.2016

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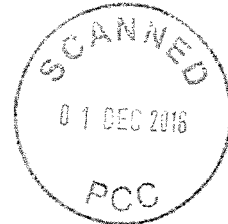
Name	Address	Signature	Date
SUSAN SALINAS	3 BERRIGAN ST WINSTON HILLS 2153		28.11.16
ED SALINAS	3 BERRIGAN ST WINSTON HILLS 2153		28.11.16
D. Schuy	6 Berrigan Street Winston Hills 2153		28.11.16
MARK SIM	4 Berrigan St Winston Hills 2153		28.11.16
CHRISTINE COXALL	16 Yarrabee Rd. Winston Hills 2153		28.11.16
IAN MCKIMM	8 YARRABEE ROAD WINSTON HILLS 2153		29.11.16
CAROLYN MCKIMM	8 YARRABEE ROAD WINSTON HILLS 2153		29.11.16
Jan Whitby	32A Yarrabee Rd Winston Hills 2153		29.11.16
Alan Whitby	32A YARRABEE RD Winston Hills 2153		29.11.16
Simon White	1 BERRIGAN ST Winston Hills 2153		29.11.16
Jodie White	1 BERRIGAN ST Winston Hills 2153		29.11.16
EMMA WHITE	1 BERRIGAN ST WINSTON HILLS		29.11.16

70

I Lipec  
3 Gore St  
Parramatta 2150

30 November 2016

Interim General Manager,  
City of Parramatta Council,  
PO Box 32  
Parramatta  
NSW 2124



Dear Sir,

**Proposed changes to fast track medium density development**

If this proposal is adopted, I can see only negative impacts on the vast majority of this local community and on the majority of NSW residents. This is because despite the ever increasing construction of high density dwellings, research indicates that most people in Australia (Core Logic, 2016) prefer to live in low density, detached dwellings.

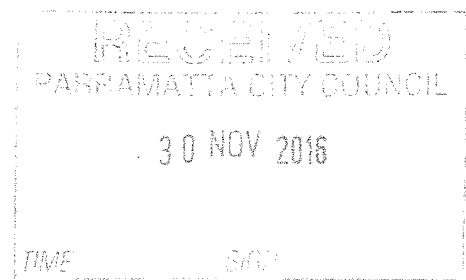
Changing the goal posts in this way seems unfair. We value the amenity of our homes, our privacy and our democracy. Imposing such changes shows a disregard for us all, except perhaps developers.

This proposal sacrifices quality for speed. More time is need to assimilate the proposal including new terminology, such as manor houses, which seem to be 2 storey flats which are intrusive and unwanted in traditional residential areas of lower density. Not being able to comment on the negative impacts of these (because they are deemed to comply) is adding insult to injury.

As the proposal has significant, ongoing negative repercussions, I believe the government should consult the people of NSW more extensively than it has to date.

Yours sincerely,

*I Lipec*  
I Lipec



Kevin Kuo

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**From:** Greg Page <gpage@gregpage.com>  
**Sent:** Wednesday, 30 November 2016 11:57 AM  
**Subject:** Fast track medium density - Attention Amberley Moore

SUBMISSION TO CITY OF PARRAMATTA COUNCIL

We **strongly object** to:

1. 1. adoption of the Draft Medium Density Design Guide
2. 2. proposals to fast track medium-density development

In this regard **we support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

We **also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density – by stealth.

Yours Faithfully,

Greg Page and Vanessa Page



42

**Kevin Kuo**

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**From:** Andrea Jones <andrea64@tpg.com.au>  
**Sent:** Wednesday, 30 November 2016 12:00 PM  
**Subject:** Objections to Public Notice "Proposed Changes to fast-track medium-density development"  
**Attachments:** Joan Andrea Jones objection 20161130.pdf; Joe Gabriel objection 20161130.pdf

Attention: Interim General Manager, City of Parramatta

Please find attached two objections to the "Proposed Changes to fast-track medium-density development" from:

Joe Gabriel, 55 Moffatts Drive Dundas Valley And Joan Andrea Jones, 53A Moffatts Drive Dundas Valley

Kind regards  
Andrea

Joan Andrea Jones  
53A Moffatts Drive  
Dundas Valley NSW 2117

44

**Kevin Kuo**

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**From:** Terry Page <tjpage@optusnet.com.au>  
**Sent:** Wednesday, 30 November 2016 12:01 PM  
**Subject:** Fast track medium density - Attention Amberley Moore

Dear Ms Moore,

Further to my email at 10.36 am today I have attached more objections to the fast track proposals from another 12 voters.

My earlier email stated the number of objectors as 157 but a double check shows it should have been 150. With the attached 12 objections the total is now 162.

Regards  
Terry Page  
1 Lois Street  
Winston Hills NSW 2153  
9686 3403

Kevin Kuo

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45

**From:** judith bradbury <judithbradbury@bigpond.com>  
**Sent:** Wednesday, 30 November 2016 2:30 PM  
**Subject:** SUBMISSION TO CITY OF PARRAMATTA COUNCIL

We strongly object to

1. Adoption of the draft medium density design guide
2. Proposals to fast track medium-density development.

In this regard we support the objections contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

We also object to Baird Government plans to take away property owner rights of objection and to change R2 low density residential zone into medium density by stealth.

Peter and Judith Bradbury, 4 Attlee Place Winston Hills.

Sent from Mail for Windows 10

46

**Kevin Kuo**

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**From:** nicole rouissi <nicolerouissi@yahoo.com.au>  
**Sent:** Wednesday, 30 November 2016 3:33 PM  
**Subject:** Objection to State Government's Proposal - Medium Density Developmens assessed as Complying Developments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Council,

Please find attached my letter of Objection to State Government's Proposal - Medium Density Developmens assessed as Complying Developments.

Regards,  
Nicole Rouissi

Kevin Kuo

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**From:** V.Keen <v.keen@bigpond.com>  
**Sent:** Wednesday, 30 November 2016 3:43 PM  
**Subject:** Fast track medium density - Attention Amberley Moore

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

SUBMISSION TO CITY OF PARRAMATTA COUNCIL

**I strongly object to:**

1. adoption of the Draft Medium Density Design Guide
2. proposals to fast track medium-density development

In this regard **I support the objections** contained in City of Parramatta's submission of 8 February 2016, lodged with DP&E in February 2016.

**I also object** to Baird Government plans to

- take away property owner rights of objection
- change R2 low density residential zone into medium density.

Yours sincerely.

Val Keen

4/211 Old Windsor Rd

Northmead NSW 2152