



**CITY OF
PARRAMATTA**

PLANNING PROPOSAL

57–83 Church Street, Parramatta

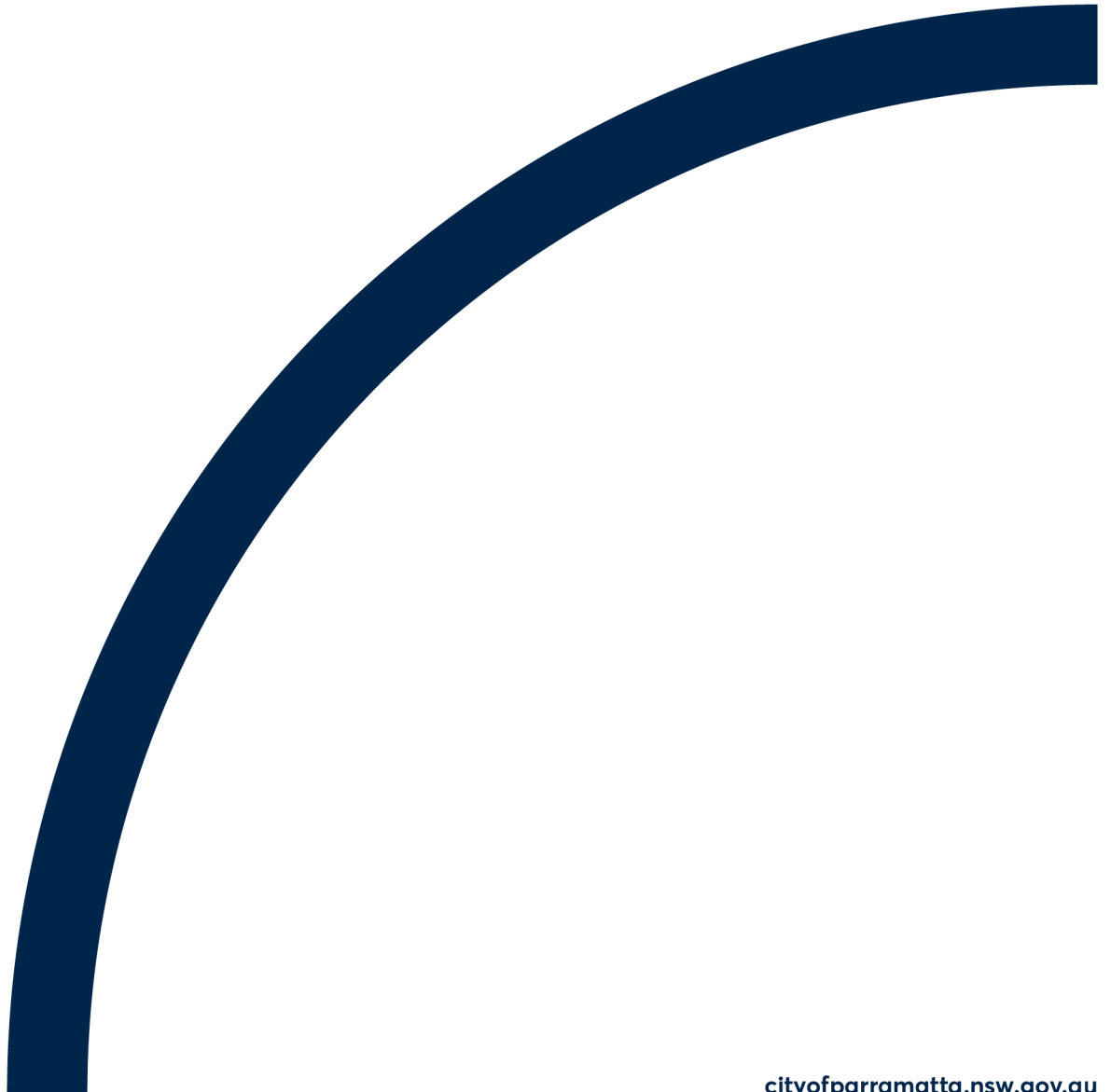


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Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Urbis	Submitted to Council for assessment – September 2024

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel and Council on the assessment of Planning Proposal – November 2024

INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan (LEP) 2023* for 57-83 Church Street, Parramatta. It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning, Housing and Infrastructure (DPHI) guide, 'A Guide to Preparing Local Environment Plans' (August 2023).

This Planning Proposal was received by Council on 16 September 2024 and was prepared on behalf of the landowner and developer, JQZ.

The site has been subject to a past Planning Proposal, a Design Excellence Competition, site-specific DCP and Development Application which granted consent for a mixed-use development comprising the use of the land for a hotel, residential apartments, retail, commercial and public open space.

The purpose of this Planning Proposal is to accommodate an increase in residential floor space across the development to fulfil the future housing needs of Parramatta. This Planning Proposal seeks to amend the LEP 2023 by:

- Increase the Floor Space Ratio control from 7.2:1 to 8.4:1 for land at 83 Church Street, Parramatta (Site 1)
- Increase the Height of Buildings control from 90m to 118m (40 storeys) for land at 63 Church Street, Parramatta (Site 2)
- For Site 1 and 2, switch off the provisions within Clause 7.14 Competitive design process of the Parramatta LEP 2023 and apply the proposed Clause 7.29 (5) Site specific provisions to exempt any future application comprising of alterations and additions from the competitive design process to ensure compliance with the approved winning design excellence competition scheme.
- For Site 1, switch off Clause 7.24 Dual water systems of the Parramatta LEP 2023 and apply the proposed Clause 7.29 (6) to reflect the approval for this site which was granted before dual water systems were mandated.
- Amend Clause 7.29 Site specific provisions to revise the non-residential gross floor area requirement from 40% to 25% of total GFA,
- Additional Clause under Schedule 1 Additional permitted uses to allow residential basement carparking in the E2 Commercial Centre zone on Sites 1 and 2 and development for creative industries on Site 2.

The Site

The site comprises of allotments at 83 Church Street, 63 Church Street and 57 Church Street and are legally identified as follows:

Site Address	Lot Number and Deposited Plan	Land Size (sqm)
83 Church Street, Parramatta (Site 1)	100/DP1249271	7136
63 Church Street, Parramatta (Site 2)	102/DP1249271	4519
57 Church Street, Parramatta (Site 3)	15/DP651039, 16/DP12623 and 114/DP129484	1953

The site is located on the southern side of the Great Western Highway and intersected by Early Street and Lansdowne Street, with Church Street bordering the site to the east. The site is located within the Auto Alley Precinct at the southern gateway to the Parramatta CBD, which was historically characterised by its high concentration of car sales yards.

Site 1 is currently an active construction site which is in the early stages of constructing the development approved under DA/738/2018. Basement excavations and construction are currently underway, and the site is surrounded by construction fencing to prevent public access.

Site 2 is currently occupied by a dilapidated three storey building which occupies the eastern portion of the site fronting Church Street. The building is the former 'Holden House' car dealership within the Auto Alley Precinct. The western portion of the site is occupied by a construction site office which services the active construction site for Site 1.

To the south of Site 2, on the southern side of Lansdowne Street, is 57 Church Street which is known as Site 3 and forms part of the site-wide Planning Agreement. The site is currently occupied by the sales office for the development at Site 1 and by a hardstand carpark. Site 3 is currently zoned RE1 Public Recreation and is to be developed and dedicated to Council as a public park. It is noted that Site 3 does not form part of the subject Planning Proposal.

Jubilee Park is located approximately 200m to the east of the site. Jubilee Park is owned by the City of Parramatta Council and comprises public open space, play equipment, Harry Todd Band Hall and Jubilee Park Childcare Centre.

The site is currently affected by the following planning controls under the PLEP 2023:

- is zoned part MU1 Mixed Use and part E2 Commercial Centre,
- has a maximum building height of part 118m, 90m and 36m,
- has a maximum floor space ratio (FSR) of part 7.2:1 (Site 1) and part 6.4:1 (Site 2).

The site and its surrounds are shown below in **Figure 1**.



Figure 1: Subject Site at 57-83 Church Street Parramatta

Background and context

The site has been subject to past planning studies, a site-specific Planning Proposal, Architectural Design Competition, Concept Development Application and Development Application.

Planning Proposal – RZ/9/2011

RZ/9/2011 was gazetted for the subject site in September 2014 which rezoned the site to allow for retail, commercial and residential land uses in a high-density setting. The Planning Proposal was informed by the Council-initiated Auto Alley Planning Framework 2014 which investigated how the site could be redeveloped in accordance with world-best practice and achieve the vision of establishing Parramatta CBD as Sydney's second CBD.

The Planning Proposal resulted in the following planning controls being established at the site.

	Previous Control	Existing Control
Building Height	Site 1 – 12m	Site 1 – part 36m and part 118m
	Site 2 – 12m	Site 2 – part 36m and part 90m

	Site 3 – N/A	Site 3 – N/A
FSR	Site 1 – 2:1 Site 2 – 2:1 Site 3 – N/A	Site 1 – 7.2:1 Site 2 – 6.4:1 Site 3 – N/A

The Planning Proposal also resulted in the insertion of the site-specific clause 7.29 ‘Church and Early Streets, Parramatta’ under Division 6 ‘Site specific provisions’ of the PLEP 2023, which reads as follows:

- (1) *This clause applies to the following land at Parramatta—*
 - (a) *Lot 10, DP 733044, 83 Church Street and Lot B, DP 304570, 44 Early Street (Site 1),*
 - (b) *Lot 20, DP 732622, 63 Church Street (Site 2).*
- (2) *The objectives of this clause are to ensure that development on the land—*
 - (a) *provides employment opportunities in the precinct by ensuring that a minimum proportion of the available floor space is provided for commercial purposes, and*
 - (b) *the scale and bulk of the development does not adversely impact the amenity of the precinct.*
- (3) *Development consent must not be granted to development, including staged development, involving the erection of a building on Site 1 unless the consent authority is satisfied—*
 - (a) *at least 40% of the gross floor area of Site 1 will be used for purposes other than residential accommodation or serviced apartments, and*
 - (b) *the floor space ratio of Site 1 will not exceed—*
 - (i) *if the development includes a basement to be used for commercial purposes—7.2:1, or*
 - (ii) *otherwise—6.4:1, and*
 - (c) *the gross floor area of each storey of a building above a height of 40m will not exceed 700m².*
- (4) *Development consent must not be granted to development, including staged development, involving the erection of a building on Site 2 unless the consent authority is satisfied at least 40% of the gross floor area of Site 2 will not be used for residential accommodation or serviced apartments.*

The Planning Proposal was also accompanied by a site-specific Development Control Plan (DCP) and Planning Agreement. The site-specific DCP is currently in force under Part 9 of the Parramatta DCP 2023, whereas the Planning Agreement that was agreed under RZ/9/2011 is to be surrendered and replaced with the new Planning Agreement that is currently under negotiation.

Design Competition (LA/386/2013) and Concept DA/706/2014

The development was subject to a Design Excellence Competition in accordance with the then Parramatta City Centre LEP 2007. The Design Excellence Panel considered designs by a shortlist of three independent architects that had previously demonstrated capability in designing high quality mixed-use precincts. The Panel determined that the large-scale nature of the development warranted more than one architectural firm undertaking the master planning and design. As such,

both AJC and Turner Studios were awarded design control over the site, with AJC being responsible for Site 1 and Turner Studios responsible for Site 2.

Following the Architectural Design Competition, the Sydney West Joint Regional Planning Panel granted Concept DA consent in June 2016 for the construction of seven buildings across Sites 1 and 2, and a public park on Site 3, comprising indicative building envelopes, 753 apartments and approximately 39,000sqm of retail and commercial floor space.

Detailed DA/738/2016 and subsequent modifications

Following approval of the Concept DA, a detailed design DA was approved by the Sydney Central City Planning Panel on 24 August 2017 which granted consent for the following:

- *Site 1 - 83 Church and 44 Early Street: Demolition, tree removal, construction of a 11 storey non-residential building fronting Church Street, two residential towers (22 storey and 40 storey) containing a total of 538 apartments over 2 levels of retail/commercial podium at the rear of the site, with associate landscaping and plaza works.*
- *Site 2 - 63 Church Street: Demolition, tree removal, construction of a 10 storey non-residential building fronting Church Street, and a mixed-use tower containing 9 levels of non-residential floor space and 22 storeys comprising 235 apartments at the rear of the site, with associated landscaping and plaza works.*

Physical works have commenced in accordance with the issued development consent, with basement excavation and construction works underway on Site 1.

Three modifications to DA/738/2016 have been approved by Council to date, summarised as follows:

Table 1 – Summary of modifications

DA Number	Proposal Description	Milestone Date
DA/738/2016/B	Section 4.55 (1) modification to an approved mixed-use development. The modification involves amending Condition 25 to allow the staging of the road dedication.	Approved 20 December 2018
DA/738/2016/C	Section 4.55(2) modification to amend the development on Site 1. The modification involves the reduction in residential apartments and increase of hotel rooms, as well as reconfigured designs of podiums and buildings.	Withdrawn 25 August 2020
DA/738/2016/D	Section 4.55(1A) modification to the mixed-use development approved under DA/738/2016 seeking deletion of condition 116 relating to tanked basement construction.	Approved 30 July 2024
DA/738/2016/E	Section 4.55 (1A) modification to an approved mixed-use development seeking to modify Condition 60 of the consent to change the timing of submission of the drainage study.	Approved 16 November 2023
DA/738/2016/F	Section 4.55(2) modification to the mixed-use development for the site including internal and external design modifications to the hotel	Currently under assessment

building, Buildings D and E and the public domain.
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Southern Planning Investigation Area

On 20 November 2019, Council considered a report on the Parramatta CBD Planning Proposal (CBD PP) and resolved to defer consideration of a number of areas zoned R4 High Density Residential, including an area known as the Southern Planning Investigation Area (SPIA) forming the broader CBD PP at that time. The SPIA is located to the west of the subject site. The precinct was deferred to allow further development options to be investigated.

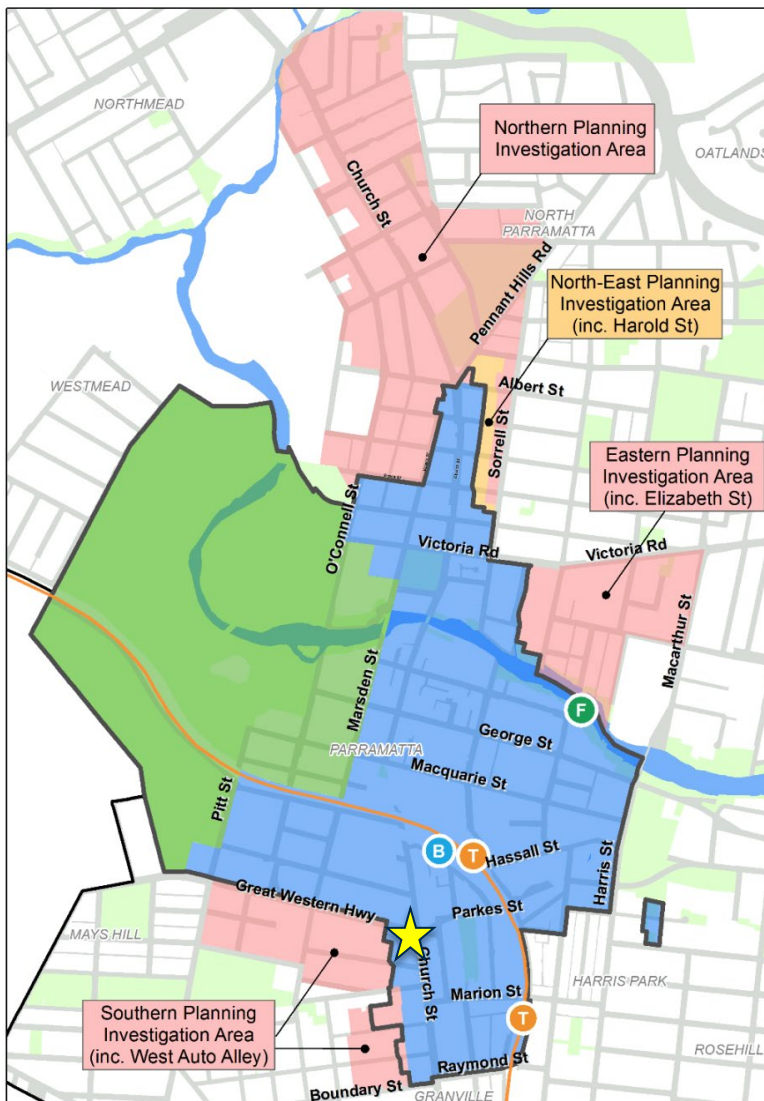


Figure 1: Southern Planning Investigation is shown to the west of the subject site (yellow star)

At the 20 November 2023 Council meeting, Council endorsed a phased work program for the Planning Investigation Areas that were deferred from the CBD PP. The SPIA forms 'Phase 2' of the program after the completion of planning work for the initial investigation area (being the North-East Planning Investigation Area).

To support the National Housing Accord's target of delivering 1.2 million new homes by mid-2029, the Federal Government released the Housing Support Program to provide funding support for local government. City of Parramatta Council was awarded \$860,000 to develop the Southern Parramatta CBD Master Plan for the SPIA. The masterplan will introduce new planning controls to deliver additional dwellings within the SPIA area.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

Objective

The primary objective of the Planning Proposal is to amend existing planning controls at 57-83 Church Street, Parramatta to develop the site for higher density development, alter the ratio of residential to non-residential floor space and include the dedication of a Community and Cultural Building to Council.

Intended Outcomes

The intended outcomes of the Planning Proposal are to:

- Contribute to the site's role in transitioning land uses from the employment centre of Parramatta CBD to the residential community of Harris Park and surrounding locality.
- To improve the amenity and solar access to the public park to be delivered on Site 3.
- To permit an appropriate balance of commercial, creative, retail, residential and community uses on the site which responds to the housing needs and economic demands of Parramatta.
- To facilitate activated frontages to Church Street and the through-site link with a range of non-residential land uses.
- Permit a range of non-residential land uses on the site which benefit the existing and future community including creative and community uses.
- To provide a new permanent home for the Parramatta Arts Studio (PAS).
- Minimise the extent of required excavation to support car parking and ancillary functions on the site.

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *Parramatta LEP 2023 (PLEP 2023)* in relation to the height of buildings, floor space ratio controls, design excellence, site-specific provisions and additional permitted uses.

Amendment to the Floor Space Ratio Map for Site 1

This Planning Proposal seeks to amend the Floor Space Ratio Map for land at 83 Church Street (Site 1) to facilitate the construction of ten additional storeys on top of the approved Building E raising it from twenty-two (22) to thirty-two (32). This amendments to Floor Space Ratio will result in the mapped control being increased to 8.4:1, not including any design excellence bonuses that may be applicable to the site.

Amendment to the Height of Buildings Map for Site 2

This Planning Proposal seeks to amend the maximum height of buildings map on Site 2 to permit a maximum height of buildings of 118m. This is an increase of 28m when compared to the existing maximum building height of 90m. Amending the maximum building height to 118m will allow the eventual construction of a tower that has a height of 40 storeys when applying the Design Excellence Bonus applicable to the development.

The proposed increase in building height has been made for several reasons. Since the 2011 planning proposal was finalised, and the concept development application and detailed development applications were approved for the site, the commercial market and demand for office space have fundamentally changed as the demand for housing has significantly increased within Parramatta and Greater Sydney more broadly.

The site is located approximately 600m south of Parramatta Square. It is separated from the commercial core of the Parramatta CBD which is concentrated to the north of the rail corridor by Westfield Parramatta, Church Street, the Great Western Highway, and the railway line and station. As such, the market for commercial office space in the location of the site is limited. As outlined in the Economic Assessment (**Appendix 3**) prepared by Urbis Ltd included with this Planning Proposal the demand for commercial development in the medium term is limited given the high vacancy rates in commercial office space.

In direct contrast, the demand for additional housing is significant and the lack of supply is contributing to an increase in the cost of housing. To 2029, it is forecast that the Parramatta LGA will have a shortfall of approximately 6,374 dwellings compared to the target of 19,500 set by the NSW State Government as outlined in the Economic Assessment (**Appendix 3**). The Planning Proposal aligns with the directive from the Minister for Planning and Public Spaces (**Appendix 2**) which mandates that delivery additional housing should be a key priority for all Councils within NSW.

The site is considered valuable to contributing towards dwelling targets due to its large, amalgamated size, proximity to Parramatta CBD, amenities and services, and public transport. As such, this planning proposal seeks to replace the podium commercial floor space within Building K with additional residential dwellings.

This planning proposal also seeks to reduce the floor space of Building L on Site 2 to enable redistribution of floor space to Building K for additional residential dwellings. Building L will be

dedicated to Council in its entirety as a Cultural and Community Building as part of the Planning Agreement. The building would be able to accommodate a range of non-residential land uses that include retail and commercial premises, community hall and the Parramatta Artists Studio (PAS).

Overall, there is no proposed change to the maximum density and floor space ratio that is already approved on Site 2. Rather, the proposed change to the height of buildings map reflects the redistribution of floor space from Building L to Building K. A comparison between the original approval and proposed scheme is shown in **Figures 2 and 3**.

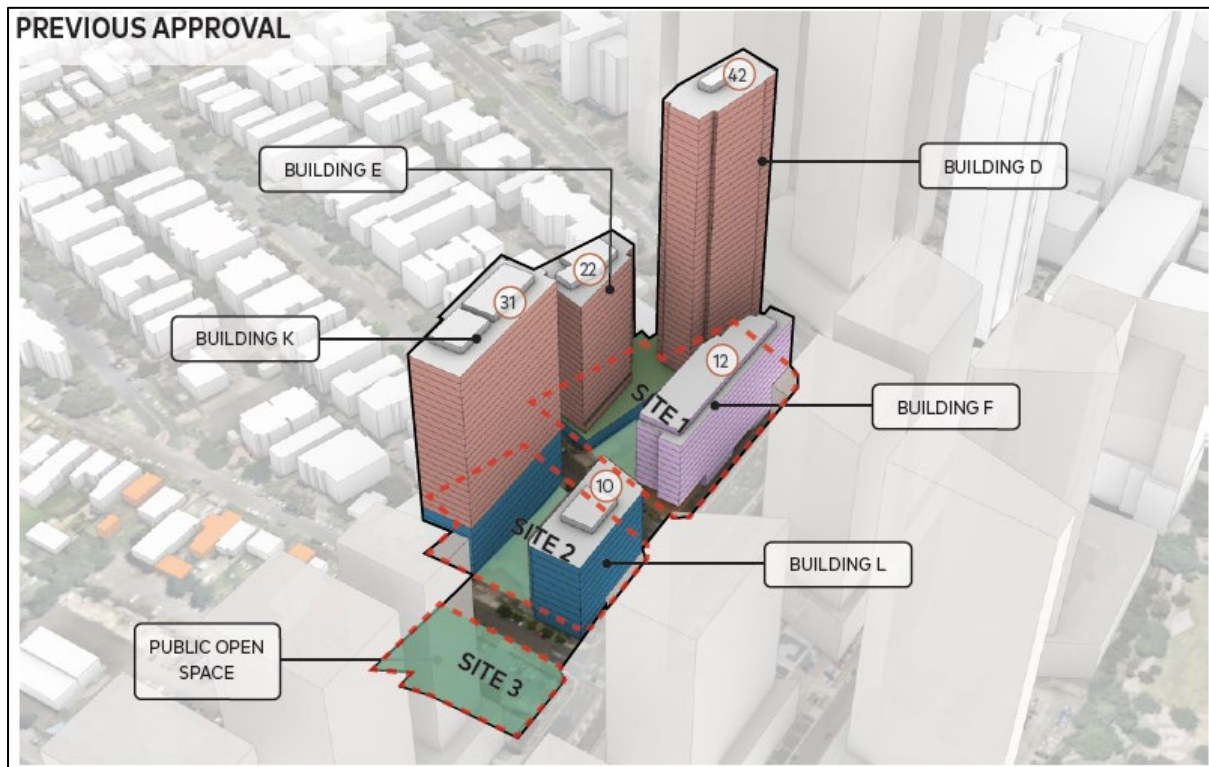


Figure 2: Approved scheme

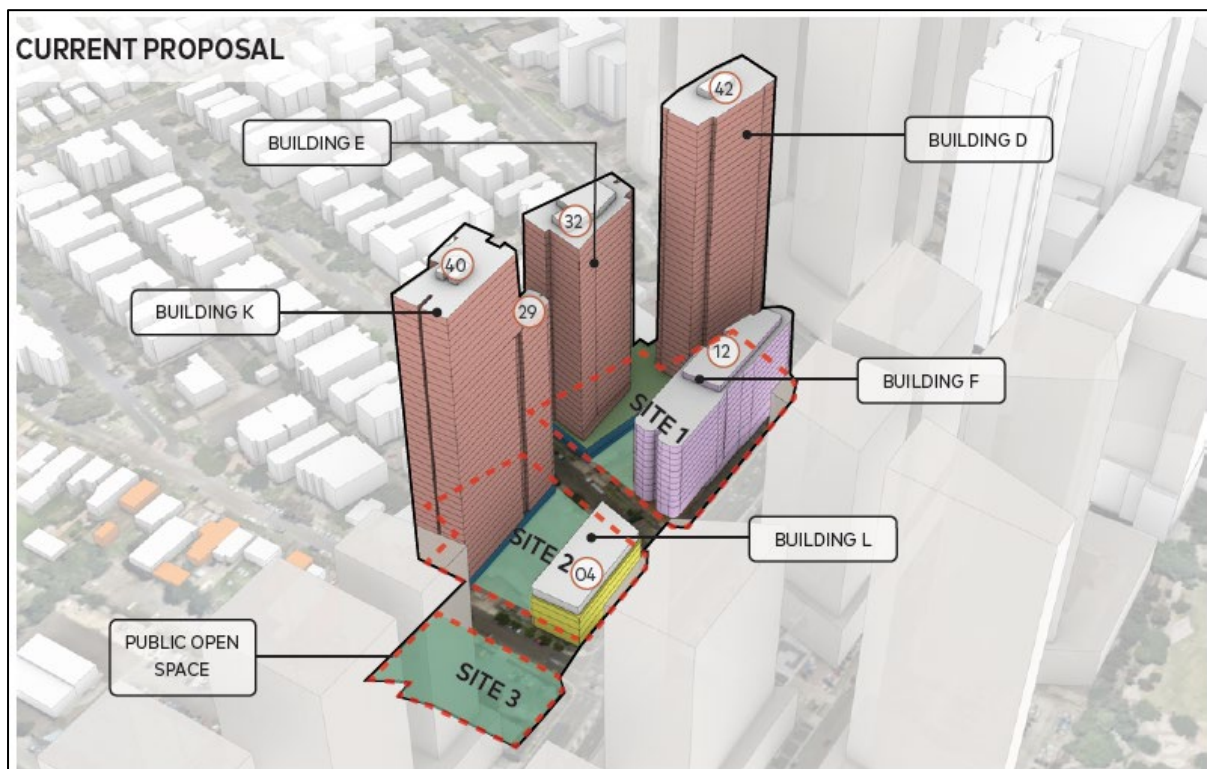


Figure 3: Proposed scheme

Schedule 1- Additional Permitted Use

This Planning Proposal seeks to amend Schedule 1 of the PLEP to include the following additional permitted uses on the site:

26 Use of certain land at Early and Church Street, Parramatta

- (1) This clause applies to land identified as “26” on the Additional Permitted Uses Map.
- (2) Development for the purposes of residential flat buildings is permitted with development consent if –
 - a) No dwellings are proposed on the land zoned E2 Commercial Centre,
 - b) Development on land zoned E2 Commercial Centre to support residential flat buildings that are located on the land is limited to the basement.
- (3) Development for the purposes of creative industries is permitted with development consent in the E2 Commercial Centre zone.

The additional permitted land uses are proposed to apply to the site in Schedule 1 of the LEP to overcover an administrative barrier to the redistribution non-residential parking to residential parking, supporting the logical and efficient planning of the basement layout. It is considered that including an additional permitted use for the portion of the site zoned E2 Commercial Centre is a better outcome than amending the land use zone as the affected land is isolated to the basement of the development and does not fundamentally alter the nature of the proposed development across the site.

Permitting creative industries Clause (3) is proposed to facilitate the Parramatta Artists Studio as an occupier of Building L, which will be dedicated to Council in its entirety as part of the Planning Agreement. The additional permitted use will contribute to establishing a landmark arts and cultural centre within the southern portion of the Parramatta CBD.

Amendment to site-specific Clause 7.29 of the PLEP 2023

This Planning Proposal seeks to amend the site-specific Parramatta LEP 2023 clause 7.29 to achieve an increased residential GFA, replace the design competition requirements and certain building design provisions that would normally apply to new developments on the site. The clause amendments also seek to reduce the maximum quantum of non-residential GFA across the development.

The clause is proposed to be amended as follows (~~strikeout text~~ is to be deleted, and replaced with **new text bolded**):

- (1) This clause applies to the following land at Parramatta—
 - (a) ~~Lot 10, DP 733044~~ **Lot 100, DP1249271**, 83 Church Street and ~~Lot B, DP 304570, 44 Early Street (Site 1),~~
 - (b) ~~Lot 20, DP 732622,~~ **Lot 102, DP1249271** 63 Church Street (**Site 2**).
- (2) The objectives of this clause are to ensure that development on the land—
 - (a) provides employment opportunities in the precinct by ensuring that a minimum proportion of the available floor space is provided for commercial purposes, and
 - (b) the scale and bulk of the development does not adversely impact the amenity of the precinct.
- (3) Development consent must not be granted to development, including staged development, involving the erection of a building on Site 1 **and Site 2** unless the consent authority is satisfied—
 - (a) at least ~~40~~**25**% of the combined gross floor area of **Site 1 and 2** of ~~Site 4~~ will be used for purposes other than residential accommodation or serviced apartments, and
 - ~~(b) the floor space ratio of Site 1 will not exceed—~~
 - ~~(i) if the development includes a basement to be used for commercial purposes—7.2:1, or~~
 - ~~(ii) otherwise—6.4:1, and~~
 - (c) the gross floor area of each storey of a building on **Site 1** above a height of 40m will not exceed 700m².
- ~~▪ (4) Development consent must not be granted to development, including staged development, involving the erection of a building on Site 2 unless the consent authority is satisfied at least 40% of the gross floor area of Site 2 will not be used for residential accommodation or serviced apartments.~~
- **(5) Clause 7.14 does not apply to the land to which this part applies if the application comprises only alterations and additions to a building that is the winner of a design competition.**
- **(6) Clause 7.24 does not apply to the land on Site 1 that comprises only alterations and additions to a building.**

The reduction in non-residential floor space has been proposed in response to significant changes in commercial market conditions that have occurred since the 2011 Planning Proposal was finalised. Designating 40% of the GFA on Site 1 for non-residential purposes will create large areas of unoccupied commercial floor space over the short to medium term, as affirmed by the supporting Economic Assessment (**Appendix X**). The proposal therefore seeks to reduce the quantum of non-residential GFA across the site, with 25% across both sites proposed.

The maximum Floor Space Ratio control on Site 1 is proposed to be increased from 7.2:1 to 8.4:1, through changes to the Floor Space Ratio maps. The increased floor area is proposed to accommodate the additional 10 storeys on Building E (Site 1). Despite the proposed additional 10 storeys, Building E will remain compliant with the existing maximum height of building control of 118m for the site and no further changes to planning controls are required in this instance.

The Planning Proposal seeks to 'switch off' Clause 7.24 of the Parramatta LEP 2023 for Site 1, as the approved DA was granted under the Parramatta LEP 2011, prior to the notification and commencement of these clauses. Consequently, it is unreasonable for Buildings D, E and F on Site 1 to comply with these controls, as these buildings are already under construction and detailed construction design has been finalised.

However, it is reasonable for Buildings K and L to comply with Division 5 of the Parramatta LEP 2023, as construction has not yet commenced on this site and the buildings are capable of complying with these requirements.

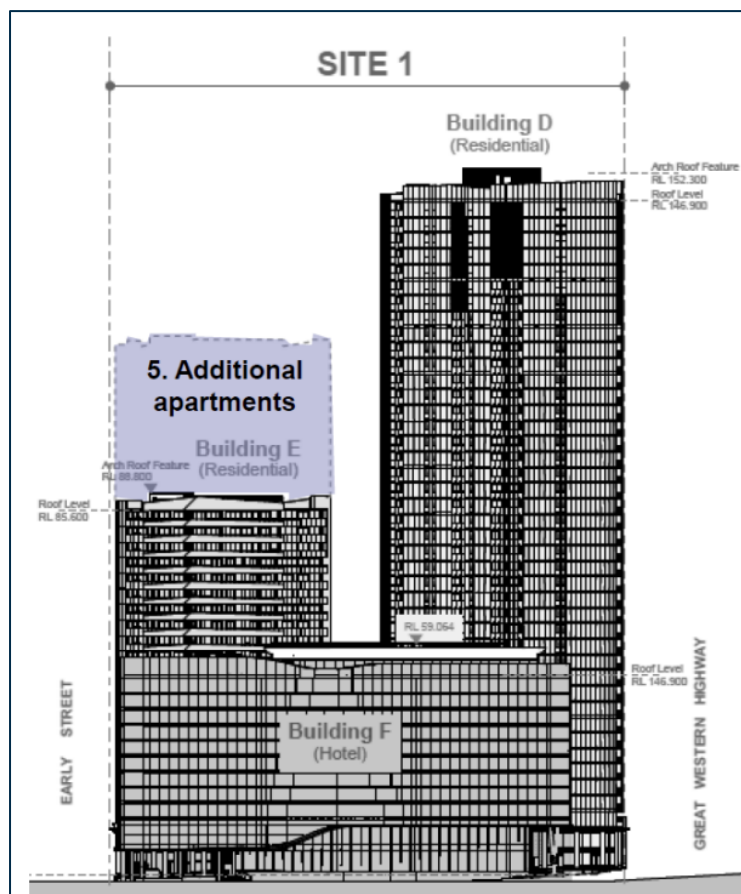


Figure 3: Proposed additional 10 storeys on Building E, Site 1

2.1. Other relevant matters

2.1.1. Planning Agreement

A Planning Agreement (LDOC007468) was entered into between the applicant and Council on 22 January 2014 and is currently registered on title for all sites. It involves numerous public benefits ranging from monetary contributions (as per Parramatta's Contributions plan), public domain, landscaping, through-site links and dedication of a commercial suite to Council. The value of the executed Planning Agreement was \$15,142,695.

This Planning Proposal has been accompanied by a Letter of Offer which generally contains the primary items to be delivered as part of the previous Planning Agreement however, amended to remove the dedication of the Council commercial suite instead providing Building L dedicated to Council in its entirety.

The Letter of Offer, valued at \$26,543,384.00 includes:

- Dedicate Building L as a Community and Cultural Building comprising of:
 - Basement carparking comprising 34 spaces;
 - Retail tenancy comprising of a total 131sqm in a cold shell fit-out;

- One ground floor community hall comprising a total 555sqm in a warm shell fit-out;
- Three level commercial office space comprising of approximately 1,723sqm (including balcony areas) to an agreed level of fit-out
- Dedicate a fully embellished open space public park on Site 3 totalling approximately 1,953sqm.
- Design, construction and embellishment of footpaths and through-site links across Site 1 and 2 facilitating north-south movement between the buildings fronting Church Street and to the rear of the site.
- Embellish and make accessible via public easements to be held by Council to provide thoroughfares on Site 1 and 2.
- Include a monetary contribution equivalent to the Section 7.11 Contributions, enabling Council to directly allocate this funding to the fit-out of Building L.

The Letter of Offer will be translated into a formal Planning Agreement (replacing the existing Planning Agreement) and executed on the title of the land at the time of gazettal of this Planning Proposal.

The draft Letter of Offer will be exhibited concurrently with this Planning Proposal during the public notification period.

2.1.2. Draft DCP

The previous Planning Proposal included site-specific controls within Parramatta Development Control Plan (DCP) 2011. These controls were originally adopted by Council at the meeting of 27 October 2014.

The 'Harmonisation' DCP adopted on 28 August 2023, which included the amalgamation of Council's various DCP's into one document, now known as the Parramatta DCP 2023. Site Specific controls previous adopted as a part of the Planning Proposal were included within Section 9.10 Site Specific Controls of Parramatta Development Control Plan 2023 (PDCP 2023).

Several small amendments are required to be made to building form controls of Section 9.10.2 of the PDCP 2023. These amendments will update Figures which reflect planning controls established under the previous Planning Proposal for the site. The amendments to be made are as follows:

- Removed references to Early Street due to site amalgamation
- Updated building height figures in Figure 9.10.2.3
- Updated building footprints in Figure 9.10.2.3
- Removed reference to a basement level supermarket on Site 1 in Figure 9.10.2.4
- Relabelled Figure 9.10.2.4 – Building Form Control Section (Northern Side) to Figure 9.10.2.4 – North-South Section for clarity
- Updated the Figure 9.2.10.4 to reflect the reference scheme
 - Building F (Hotel) is coloured as commercial/hotel
 - Building F is 12 levels not 10 levels
 - Podium levels are commercial
 - Building D is updated to 42 levels
 - Minor changes of an administrative nature (e.g. formatting, labelling, numbering)

Additionally, to ensure the tower on Site 2 reflects a slender and stepped form at higher levels, the draft site-specific DCP will introduce controls which require the building to be stepped in to encourage a slender tower form. These controls will be further developed and tested prior to the public exhibition period.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

This part describes the reasons for the proposed outcomes and development standards in the Planning Proposal.

3.1 Section A - Need for the Planning Proposal

This section establishes the need for a Planning Proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

3.1.1 Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes, this Planning Proposal is a result of an endorsed local strategic planning statement (LSPS), strategic study and reports, including:

- Council's LSPS which identifies the Parramatta CBD as a strategic centre for the location of housing and employment opportunities,
- Council's Local Housing Strategy which specifically identifies the Parramatta CBD as being an area where high-density housing and commercial floor area is to be concentrated,
- Supporting technical studies submitted with this Planning Proposal, including the Urban Design Report and Economic Impact Assessment, which demonstrate the site's capability and suitability to accommodate the proposed intensity of development.
- The previous Planning Proposal RZ/9/2011 that was successfully implemented for the site, to which this Planning Proposal seeks to amend.

3.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This Planning Proposal is the best and most appropriate means of achieving the objectives and intended outcomes for the redevelopment of the site. The planning controls applicable to the site in their current form do not allow for the intended outcomes to be realised, therefore an amendment to the PLEP 2023 is both necessary and appropriate.

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* (“the GSRP”) a 20-year plan which outlines a three-city vision for metropolitan Sydney to the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objectives supported by a strategy. Those objectives and strategies relevant to this Planning Proposal are discussed below.

Infrastructure and Collaboration

An assessment of the Planning Proposal’s consistency with the GSRP’s relevant Infrastructure and Collaboration objectives is provided in Table 3a, below.

Table 3a – Consistency of Planning Proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	The proposal is consistent with this objective. The site is located within the Parramatta CBD and is within 500m walking distance of Harris Park station, and within 550m of Parramatta Station. The site is well supported by social infrastructure including Jubilee Park, Ollie Web Reserve, Parramatta Library and the Parramatta Aquatic Centre. Several schools are located within an accessible catchment of the site, including Parramatta Public School, Parramatta West Public School, St Olivers Primary, Parramatta Highschool and Arthur Phillip High School.
	O3: Infrastructure adapts to meet future need	The proposal is consistent with this objective. The site is supported by key infrastructure including transport services, electricity, telecommunications and water. Service infrastructure do not require major upgrades to accommodate the proposal.
	O4: Infrastructure use is optimised	The proposed high-density mixed-use development at the site will facilitate effective land use by co-locating diverse land uses including retail, residential and commercial. The proposed land uses are within proximity to Parramatta and Harris Park rail stations, the Parramatta Light Rail and future Sydney Metro West line.

Liveability

An assessment of the Planning Proposal's consistency with the GSRP's relevant Liveability objectives is provided in Table 3b, below.

Table 3b – Consistency of Planning Proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
A city for people	O06: Services and infrastructure meet communities' changing needs	The proposal is well-located to make use of the services and infrastructure available within the Parramatta CBD and surrounds. The proposal will facilitate the provision of new mixed-use floor space, public domain enhancements and a new public open space. The Planning Agreement includes the dedication of Building L to be used Cultural and Community Building, including arts and creative space which the Parramatta Artists Studio is intended to reside in. This directly contributes to achieving Objective 9 by providing a landmark arts centre within the Parramatta CBD which will contribute to supporting emerging artists and creative industries within the LGA.
	O07: Communities are healthy, resilient and socially connected	
	O08: Greater Sydney's communities are culturally rich with diverse neighbourhoods	
	O09: Greater Sydney celebrates the arts and supports creative industries and innovation	
Housing the city	O10: Greater housing supply	The proposed increase of building heights and floor space will enable the delivery of an additional 208 residential dwellings when compared to the approved scheme.
	O11: Housing is more diverse and affordable	The proposal will deliver an increased supply of diverse housing, with a mix of 1-, 2- and 3-bedroom apartments proposed. The proposal does not include dedicated affordable housing.
A city of great places	O12: Great places that bring people together	The proposed mixed-use development provides an excellent opportunity to foster a sense of place at the southern gateway to the Parramatta CBD. The proposal combines elements that make great places, including high-quality urban design, enhanced public domain, mixed land uses and a transport connected, walkable location.
	O13: Environmental heritage is identified, conserved and enhanced	The site is located to the north of identified local heritage items in Lansdowne Street. The heritage items are identified under Schedule 5 of the PLEP 2023 as items I577-I582 and are a variety of cottages. This Planning Proposal will not impact the local heritage status of the heritage items.

Productivity

An assessment of the Planning Proposal's consistency with the GSRP's relevant Productivity objectives is provided in Table 3c, below.

Table 3c – Consistency of Planning Proposal with relevant GSRP Actions – Productivity

Productivity Direction	Relevant Objective	Comment
A well-connected city	O14: The plan integrates land use and transport and creates walkable and 30-minute cities.	The proposal appropriately locates a high-density mixed-use development in the southern gateway to the Parramatta CBD. The site is within walking distance to both Harris Park and Parramatta rail stations, as well as bus interchanges. The site is ideally located to accommodate the proposed density and mix of land uses.
	O15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	The site is located within the Greater Parramatta and Olympic Park Peninsula (GOP). The proposal will provide commercial and retail space which contributes to the strategic GOP objectives of enhancing the economic activity in the area.
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	The proposal is consistent with this objective. The site is located within the Parramatta CBD and the proposal directly contributes to revitalisation of Greater Parramatta. The proposal includes an uplift in residential dwellings, the delivery of commercial and retail floor area, public domain upgrades and new community infrastructure. The site is also strategically located in a walkable catchment nearby to public transport hubs.
	O21: Internationally competitive health, education, research and innovation precincts	Westmead Health Precinct and Western Sydney University Parramatta campus are located within the LGA.
	O22: Investment and business activity in centres	The proposal will deliver additional commercial and retail floor space in the Parramatta CBD which is complemented by residential uses which will benefit from access to services. The site is in an established Metropolitan Centre and can accommodate the proposed intensification of land.

	O24: Economic sectors are targeted for success	The Planning Proposal is consistent with this objective as it supports the NSW Government's strategic vision for revitalising the Parramatta CBD through job creation, housing supply and capital investment.
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Sustainability

An assessment of the Planning Proposal's consistency with the GSRP's relevant Sustainability objectives is provided in Table 3d, below.

Table 3d – Consistency of Planning Proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	The Planning Proposal does not impact biodiversity or remnant vegetation.
	O28: Scenic and cultural landscapes are protected	The design has considered Country and the significance of Parramatta's First Nation's history.
	O30: Urban tree canopy cover is increased	The proposal does not impact the approved landscaping design.
	O31: Public open space is accessible, protected and enhanced	The proposal involves new and embellished public domain elements and through-site links which will improve amenity and accessibility across the site. The VPA includes the dedication of new public open space on Site 3.
	O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths	The proposal is consistent with this objective and does not alter the approved public domain and open space linkages.
An efficient city	O34: Energy and water flows are captured, used and re-used	The proposal is consistent with this objective. Buildings on Site 2 will include dual-water systems to minimise water wastage.
A resilient city	O36: People and places adapt to climate change and future shocks and stresses	The site is identified as flood prone land. Appropriate design measures have been proposed to minimise the risk to property and life, and Council's flooding engineer is satisfied that the proposal has considered the flooding characteristics of the land.
	O37: Exposure to natural and urban hazards is reduced	The proposal is accompanied by a Flood Planning Statement (Appendix 4) which affirms that the site is suitable for the proposed development from a flood planning perspective. The development has been designed to mitigate flood risks.

Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20-year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* ("CCDP") is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions. Those Planning Priorities and Actions relevant to this Planning Proposal are discussed below.

Infrastructure and Collaboration

An assessment of the Planning Proposal's consistency with the CCDP's relevant Infrastructure and Collaboration Priorities and Actions is provided in Table 4a, below.

Table 4a – Consistency of Planning Proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
A city supported by infrastructure O1: Infrastructure supports the three cities O2: Infrastructure aligns with forecast growth – growth infrastructure compact O3: Infrastructure adapts to meet future need O4: Infrastructure use is optimised	PP N1: Planning for a city supported by infrastructure A2: Sequence growth across the three cities to promote north-south and east-west connections A3: Align forecast growth with infrastructure A4: Sequence infrastructure provision using a place-based approach A5: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans A6: Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities	The Planning Proposal subject site is located within walking distance to both Parramatta Transport Interchange and Harris Park heavy rail station. These connections are sufficient to support high density residential developments in additional to any community and commercial demands. The forthcoming Parramatta Light Rail will improve local connectivity whilst the future delivery of the Sydney Metro West will further improve access to and across Greater Sydney. These infrastructure projects will align with forecast growth in the Parramatta CBD providing a city that will be supported by infrastructure.

Liveability

An assessment of the Planning Proposal's consistency with the CCDP's relevant Liveability Priorities and Actions is provided in Table 4b, below.

Table 4b – Consistency of Planning Proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
A city for people O6: Services and infrastructure meet communities' changing needs	PP N3: Provide services and social infrastructure to meet people's changing needs	The provision of a Cultural and Community Building, parks for open space and through-site links contributes to improved outcomes to

	• A8: Deliver social infrastructure that reflects the need of the community now and in the future • A9: Optimise the use of available public land for social infrastructure	liveability for the existing and growing population. The Planning Agreement will enable these improvements through the provision of a modern and high-quality community centre that can accommodate numerous different use cases. Additionally, the Planning Agreement facilitates the provision of a Cultural and Community Building providing key social infrastructure for people in the Parramatta CBD.
O7: Communities are healthy, resilient and socially connected O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods O9: Greater Sydney celebrates the arts and supports creative industries and innovation	PP N4: Fostering healthy, creative, culturally rich and socially connected communities • A10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d) • A14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden, including (a-c) • A15: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places	This Planning Proposal is accessible to nearby public transport hubs such as Harris Park Station and the Parramatta Transport Interchange (heavy rail and bus). This will help in encouraging people to use public transport and reduce private vehicle usage. The Planning Agreement includes the dedication of Building L to be used as a Cultural and Community Building, where the Parramatta Artists Studio is intended to reside in. This contributes to this objective by providing a landmark arts and cultural centre within the Parramatta City Centre which will support emerging artists and creative industries within the LGA.
Housing the city O10: Greater housing supply O11: Housing is more diverse and affordable	PP N5: Providing housing supply, choice and affordability, with access to jobs, services and public transport • A16: Prepare local or district housing strategies that address housing targets [abridged version] • A17: Prepare Affordable Rental housing Target Schemes	Under the Region Plan, a target of 725,000 additional homes were identified as being needed by 2036. This was forecast over a 15-20 year period starting in 2016. For the Central City District this equates to 207,500 dwellings. For just the five-year period following 2024 alone, the NSW Government has set a new housing target of 377,000 new homes by FY 2029. Proportionately, this target would not be met if the housing target under the Region Plan was followed. The planning proposal would contribute to the new housing target established by the NSW Government. It is noted that in the context of the Region Plan, the Planning Proposal would overdeliver on this planning priority. However, given the change of circumstances, it will contribute to meeting the overall Direction by providing more housing for the community.

A city of great places O12: Great places that bring people together	PP N6: Creating and renewing great places and local centres, and respecting the District's heritage • A18: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e) • A20: Use place-based planning to support the role of centres as a focus for connected neighbourhoods	The Planning Proposal aims to revitalise Auto Alley being a catalysts development for further redevelopment of the precinct. The development will contribute to the modifications to the site being best used by delivering a viable mix of residential and non-residential that will activate the proposed park, public recreation uses and the publicly accessible plaza that will anchor the site.
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Productivity

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4c, below.

Table 4c – Consistency of Planning Proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
A well-connected city O19: Greater Parramatta is stronger and better connected	PP N7: Growing a stronger and more competitive Greater Parramatta • A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy • A27: Manage car parking and identify smart traffic management strategies	This Planning Proposal will continue to provide commercial floor area across both Sites 1 and 2. It will also function as a key entrance to the CBD, improve pedestrian connections further north along Church Street, provide community and cultural infrastructure that will be complimentary to the hotel use. Proximity to Harris Park and Parramatta Station and its connections to Greater Sydney will reduce reliance on private vehicle use for residents of the subject site.
Jobs and skills for the city O15: The Eastern, GOPP and Western Economic Corridors are better connected and more competitive	PP N8: Delivering a more connected and competitive GOPP Economic Corridor • A29: Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GOPP Economic Corridor	The subject site is within proximity to key heavy rail stations such as Harris Park and Parramatta which also includes its bus interchange. Both stations are within 600m walking distance which enhances travel and connectivity across Sydney and the GOPP Economic Corridor. Access to and from the site is also enhanced by the commencement of the Parramatta Light Rail.
O14: The plan integrates land use and transport creates walkable and 30 minute cities	PP N9: Delivering integrated land use and transport planning and a 30-minute city • A32: Integrate land use and transport plans to deliver a 30-minute city • A34: Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network	The subject site is located within walking distance to Harris Park and Parramatta heavy rail stations. These transport hubs are also within proximity to bus and light rail connections providing improvements to connectivity within the LGA and further. The future Parramatta Metro West Station will promote public transport connectivity for people within the Parramatta City Centre to travel to other districts in Greater Sydney facilitating improvements to the 30-minute city.

O23: Industrial and urban services land is planned, retained and managed	PP N10: Growing investment, business opportunities and jobs in strategic centres • A37: Provide access to jobs, goods and services in centres • A39: Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional floorspace	The Planning Proposal seeks to reduce the quantum of non-residential floor space. The proposed reduction is justifiable and acceptable on the basis that commercial office market trends have changed considerably since the early 2010s. Given the current commercial office vacancy rate and the current housing crisis, it is reasonable to increase the residential GFA across the site. Reducing the quantum of non-residential floor space to 25% from 40% addressing the above and facilitates an appropriate level of non-residential provision while optimising land uses by permitting creative industries.
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Sustainability

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4d, below.

Table 4d – Consistency of Planning Proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
A city in its landscape O25: The coast and waterways are protected and healthier	PP N13: Protecting and improving the health and enjoyment of the District's Waterways • A60: Protect environmentally sensitive areas of waterways • A61: Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport • A62: Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes • A63: Work towards reinstating more natural conditions in highly modified urban waterways	Not applicable, this Planning Proposal does not impact waterways.
O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced O28: Scenic and cultural landscapes are protected	PP N15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes • A66: Identify and protect scenic and cultural landscapes • A67: Enhance and protect views of scenic and cultural landscapes from the public realm	The Planning Proposal does not impact upon biodiversity, bushland or scenic and cultural landscapes.

O31: Public open space is accessible, protected and enhanced	PP N17: Delivering high quality open space • A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]	The associated Planning Agreement will provide through-site links that will function as landscaped public open space. Existing site-specific DCP controls also encourages the development of these spaces for public access, enhancing the spaces between the buildings.
An efficient city O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change O34: Energy and water flows are captured, used and re-used O35: More waste is re-used and recycled to support the development of a circular economy	PP N19: Reducing carbon emissions and managing energy, water and waste efficiently • A75: Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050 • A76: Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency • A77: Protect existing and identify new locations for waste recycling and management • A78: Support innovative solutions to reduce the volume of waste and reduce waste transport requirements • A79: Encourage the preparation of low carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimising car parking provisions where an increase in total floor in 100,000sqm	The Planning Proposal supports the efficient management of water and wastewater throughout the buildings. It is proposed to ensure that clause 7.24 Dual water systems controls apply to Buildings K and L.
O36: People and places adapt to climate change and future shocks and stresses O37: Exposure to natural and urban hazards is reduced O38: Heatwaves and extreme heat are managed	PP N20: Adapting to the impacts of urban and natural hazards and climate change • A81: Support initiatives that respond to the impacts of climate change • A82: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards • A83: Mitigate the urban heat island effect and reduce the vulnerability to extreme heat • A84: Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley • A85: Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD	The existing site-specific DCP contain controls and guidance for developing in flood prone land and mitigation measures for responding to the impacts of climate change. These remain unchanged by the Planning Proposal.

3.2.2 Will the Planning Proposal give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long-term Community Strategic Plan for the City of Parramatta, and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.

The Planning Proposal satisfies the strategies and outcomes identified in the plan including:

- F.1 “Our spaces and facilities meet our needs and support health and wellbeing”. The Planning Proposal and associated VPA will deliver a Council-owned building which will include community hub space where the Parramatta Arts Studio is planned to be located.
- F.3 “Everyone has a place to live that meets their needs”. The Planning Proposal will facilitate the delivery of an additional 208 dwellings when compared to the approved scheme. A mixture of 1, 2 and 3 bedroom dwellings will be delivered.

Community Infrastructure Strategy (CIS)

The Community Infrastructure Strategy (CIS) was adopted by Council in July 2020 which outlines Council's long-term strategy for community infrastructure provision. The CIS identifies potential community facility and open space infrastructure in the Parramatta LGA and recommends the delivery of a new multipurpose community hub to service the south of the Parramatta City Centre.

The Planning Agreement will address the recommendation by providing a Community and Cultural Building (Building L) which will accommodate a community facility, retail space, commercial office space and be the permanent home for the Parramatta Artist's Studio. In addition to the community hub, the Planning Agreement enables the embellishment and dedication of a public park on Site 3 to support the density in the southern part of the City Centre and fulfil the objectives of the CIS.

Parramatta Local Strategic Planning Statement (LSPS)

The Parramatta LSPS is a long-term strategic plan for the LGA which establishes planning priorities and actions to the year 2036. The LSPS predicts that Greater Parramatta will require 87,900 additional dwellings and will house 198,000 more people by the year 2036. The site is located within the GPOP corridor, which includes the Parramatta CBD where the site is located. Council's LSPS anticipates the majority of the LGA's housing growth is to occur within the GPOP corridor.

The site is located within the 'Metropolitan Centre' of the LGA, as identified in the Centres Hierarchy Map below. The Metropolitan Centre is primarily comprised as the CBD area and surrounds. The Centre is identified as an area where significant growth in residential density and commercial development is to occur as new residential communities wish to be close to the diverse range of services, jobs, businesses, entertainment, recreation and transport connectivity that the Parramatta City Centre offers.

The proposal is therefore consistent with the LSPS and future vision for the site and its surrounds. The Planning Proposal will allow for the delivery of high-density housing within the Parramatta CBD complemented by commercial floor space, retail uses, community infrastructure and public open space.

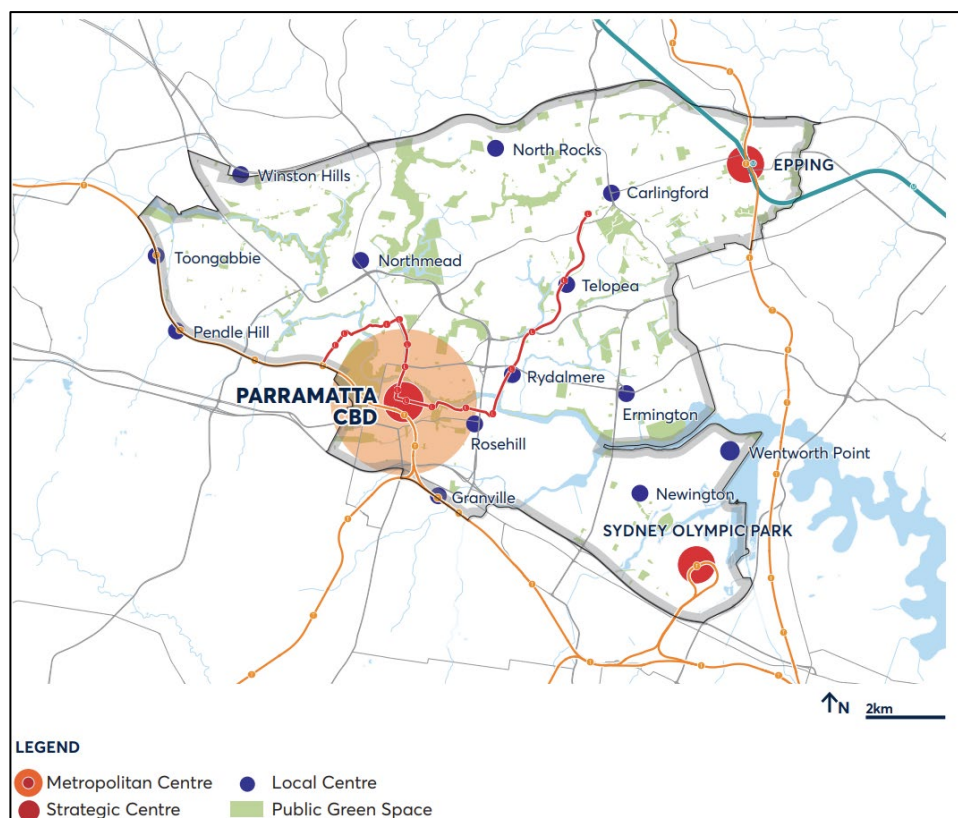


Figure 4: Hierarchy of Centres within the Parramatta LGA.

The LSPS provides several Planning Priorities that are of relevance to the Proposal, and these are addressed in the table below.

LSPS Planning Priority	Comment
Local Planning Priorities	
Planning Priority 1 Expand Parramatta's economic role as the Central City of Greater Sydney	The Planning Proposal is consistent with this priority as it seeks to redistribute commercial floor space throughout the development.
Planning Priority 4 Focus housing and employment growth in the GPOP and Strategic Centres; as well as stage housing release consistent with the Parramatta Local Housing Strategy	The Planning Proposal is consistent with this priority. The proposal seeks to significantly increase housing supply whilst still providing adequate employment floor area within the Parramatta CBD.
Planning Priority 6 Provide for community infrastructure and recreation opportunities	The Planning Proposal is consistent with this priority. The accompanying Planning Agreement Letter of Offer includes the dedication of Building L to Council in its entirety which will comprise a creative arts centre. Site 3 will be dedicated as a public park.
Liveability Priorities	
Planning Priority 7 Provide for a diversity of housing types and sizes to meet community needs into the future	The Planning Proposal is consistent with this priority as it seeks to provide a diversity of housing types, including 1, 2 and 3 bedroom apartments to suit a range of demographics.
Planning Priority 11 Build the capacity of the Parramatta CBD, Strategic Centres, Local Centres and Employment Lands to be strong, competitive and productive	The Planning Proposal is consistent with this priority. The provision of commercial floor space as part of this Planning Proposal continues to facilitate a minimum 25% of non-residential floor space across Site 1 and 2. As part of this, the provision of a hotel on Site 1 strengthens the capacity of tourism infrastructure within the City Centre.

Parramatta Local Housing Strategy

The Local Housing Strategy (LHS) was adopted by Council in July 2020 and approved by the Secretary of the Department of Planning, Industry and Environment on 29 July 2021.

The proposed amendments as part of the Planning Proposal aims to target the LHS objectives in relation to:

- Additional housing being located within the Parramatta CBD which is identified as a growth precinct and is aligned with sequenced and existing transport and capacity improvements.
- Housing growth being supported by local infrastructure needed to service that growth.
- The delivery of housing being beneficial to the economic, social and cultural significance of the City.

Parramatta Employment Lands Strategy

The Employment Lands Strategy (ELS) was updated and adopted by Council in 2020 and outlines the unified set of planning strategies and actions to shape the future of Parramatta's Employment Lands Precincts.

Recommendations from the ELS aligns with the Planning Priorities outlined in the LSPS to continue the retention of commercial development within the Parramatta City Centre. The sites form a small portion of the Auto Alley Precinct and is located within the Strategic Employment Lands category. The mix of non-residential uses on this site addresses the strategic direction of the ELS by enabling a variety of uses to service the existing and future surrounding area.

Parramatta 2050

Parramatta 2050 was adopted by Council on Monday 12 August 2024. Parramatta 2050 is a long-term strategic vision that guides the Parramatta City's future and provides a platform for Council's advocacy. Parramatta 2050 includes several key moves in relation to the Parramatta CBD and surrounds including:

- Metro connection to the new international airport
- A 24-hour cultural and creative economy

The proposal does not restrict the ability to achieve any of the objectives or key moves outlined within the Parramatta 2050 strategy.

3.2.3 Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

The planning proposal is consistent with the Transport for New South Wales Future Transport Strategy 2056, which was published in 2018.

The plan is a 40-year strategy supported by plans for regional NSW and Greater Sydney that seeks to align transport with land use. It identifies Parramatta as one of two Metropolitan Centres within Greater Sydney, providing links to the rail, bus and road networks linking eastern and western Sydney.

The proposal is consistent with a range of directions under the Future Transport Strategy, including:

- 2.1.3.** C1.1 Enhance 30-minute metropolitan cities,
- 2.1.4.** C1.2 Connect our regional cities, centres, towns and villages,
- 2.1.5.** C3.1 Provide transport choices for people no matter where they live,
- 2.1.6.** P1.2 Support growth around public transport,
- 2.1.7.** P2.1 Support thriving and healthy 15-minute neighbourhoods,
- 2.1.8.** P2.2 Ensure a net increase in urban trees and no net loss in biodiversity.

3.2.4 Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to **Table 6** below).

Table 6 – Consistency of Planning Proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = X N/A = Not applicable	Comment
SEPP (Housing) 2021	✓	Residential apartment design will need to be assessed against the NSW Apartment Design Guide (ADG). Any detailed design related to residential apartment design will require compliance with this SEPP. This Planning Proposal is consistent with the provisions of the Housing SEPP.
SEPP (Transport and Infrastructure) 2021	✓	Future development applications on the site will need to consider the relevant provisions of this SEPP relating to classified roads.
SEPP (Sustainable Buildings) 2022	✓	Detailed compliance with SEPP (Sustainable Buildings) will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the site.
SEPP (Resilience and Hazards) 2021	✓	The previously approved DA was accompanied by a Detailed Site Investigation prepared by Consulting Earth Scientists. It concluded that the site was suitable for the proposed mixed use commercial and residential development and that no further investigation or remediation is required. This Planning Proposal is consistent with the SEPP (Resilience and Hazards) 2021.
SEPP (Industry and Employment) 2021	N/A	The SEPP (Industry and Employment) 2021 does not apply to this Planning Proposal.
SEPP (Biodiversity and Conservation) 2021	N/A	The SEPP (Biodiversity and Conservation) 2021 does not apply to this Planning Proposal.
SEPP (Planning Systems) 2021	N/A	This Planning Proposal does not contain any provisions that would hinder or contradict the application of the SEPP (Planning Systems) 2021.
SEPP (Precincts – Central River City) 2021	N/A	The SEPP (Precincts – Central River City) 2021 does not apply to this Planning Proposal.

3.2.5 Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing Planning Proposals for new LEPs. The directions are

listed under nine focus areas:

1. Planning Systems and Planning Systems – Place Based
2. Design and Place (This Focus Area was blank when the Directions were made)
3. Biodiversity and Conservation
4. Resilience and Hazards
5. Transport and Infrastructure
6. Housing
7. Industry and Employment
8. Resources and Energy
9. Primary production

The following directions are considered relevant to the subject Planning Proposal.

Table 7 – Consistency of Planning Proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Planning Systems and Planning Systems – Place Based		
Direction 1.1 – Implementation of Regional Plans The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The Planning Proposal applies to land within Sydney's Central City. The Planning Proposal is consistent with the goals, directions and actions contained in the Greater Sydney Region Plan.	Yes
Direction 1.3 – Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 1.4 – Site Specific Provisions The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The Planning Proposal will introduce new site-specific provisions to the Parramatta LEP 2023 to reconfigure the required commercial floor space and residential floor space on the site.	Yes
2. Design and Place		
This Focus Area was blank at the time the Directions were made.		
3. Biodiversity and Conservation		
Direction 3.1 – Conservation Zones The objective of this direction is to protect and conserve environmentally sensitive areas.	The Planning Proposal is consistent with this direction, in that it does not apply to environmentally sensitive areas or alter provisions for land in a conservation zone.	Yes
Direction 3.2 – Heritage Conservation The objective of this direction is to protect and conserve environmentally sensitive areas.	The subject land to this Planning Proposal is not heritage listed. The impacts of this Planning Proposal will not have any adverse impacts on nearby heritage items. Any environmental amenity impacts (e.g. visual impacts, solar access, overshadowing, wind effects, etc) will be mitigated at the development assessment stage.	Yes
Direction 3.5 – Recreation Vehicle Areas The objective of this direction is to protect sensitive land or land with	The Planning Proposal is consistent with this direction, in that it is not proposing to enable land to be developed for the purpose of a recreation vehicle area.	Yes

significant conservation values from adverse impacts from recreation vehicles.		
4. Resilience and Hazards		
Direction 4.1 – Flooding The objectives of this direction are to: (a) Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) Ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.	The site is subject to the 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood risk as detailed in the recently adopted Parramatta Flood Study 2023. Any potential impacts as a result of development on the site, such as stormwater runoff, has been considered and addressed appropriately through previously approved DA. Any new or modifications resulting from the Planning Proposal will include detailed design to ensure compliance with Council's water management controls within the Parramatta DCP 2023.	Yes
Direction 4.4 – Remediation of Contaminated Land The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by Planning Proposal authorities.	The land is an identified investigation area within the meaning of the Contaminated Land Management Act 1997 and has not been subject to development as described in Table 1 of the contaminated land planning guidelines.	Yes
Direction 4.1 - Acid Sulfate Soils The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Part of Site 2 and Site 3 are identified as Class 4 on the Acid Sulfate Soils Map in PLEP 2023. For land categorised as Class 4, acid sulfate soils are likely to be found beyond two (2) metres below the natural ground surface level. The entirety of Site 1 and the remaining land on Site 2 and 3 are identified as Class 5 on the Acid Sulfate Soils Map. Acid sulfate soils are typically not found in Class 5 land. Potential impacts resulting from development on the site regarding acid sulfate soils will be addressed appropriately in accordance with the guidelines and controls within the PLEP 2023 and PDCP 2023. This Planning Proposal thus maintains consistency with this Ministerial Direction.	Yes
5. Transport and Infrastructure		
Direction 5.1 – Integrating Land Use and Transport The objective of this direction is to ensure that development reduces dependence on cars, increases the choice of available transport and improves access to housing, jobs and services by walking, cycling and public transport.	This Planning Proposal is consistent with this Direction as the resultant uplift will benefit from being within proximity to major public transport infrastructure (Harris Park Station & Parramatta Transport Interchange). The Parramatta LEP 2023 requires a maximum parking rate applied to the site which will reduce the number of private vehicle trips to and from the site and will also encourage a modal shift towards public transport use whilst integrating land use and transport infrastructure.	Yes

Direction 5.2 – Reserving Land for Public Purposes The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations where the land is no longer required for acquisition.	The Planning Proposal does not include the identification of, or removal of any land required for acquisition.	Yes
Direction 5.3 – Development near Regulated Airports and Defence Airfields	The Planning Proposal is not next to any existing or proposed regulated airport or known defence airfield. The proposed controls do not provide for development that would warrant consultation with the Department of the Commonwealth responsible for airports or to obtain permission from that Department, or their delegate, to allow any development that constitutes a controlled activity as defined in section 182 of the <i>Airports Act 1996</i>.	Yes
6. Housing		
Direction 6.1 – Residential Zones The objectives of this direction are to encourage a variety and choice of housing types, make efficient use of existing infrastructure and services and minimise the impact of residential development.	This Planning Proposal will facilitate the delivery of an additional 208 residential dwellings.	Yes
7. Industry and Employment		
Direction 7.1 – Business and Industrial Zones The objectives of this direction are to: (a) Encourage employment growth in suitable locations, (b) Protect employment land in business and industrial zones; and (c) Support the viability of identified centres.	Across both MU1 Mixed Use and E2 Commercial Centre zones, the provision of commercial tenancies will be effective in allowing for employment and economic growth within the Parramatta City Centre. Although this Planning Proposal reduces the total GFA dedicated to non-residential uses. The new controls ensure a balance between residential and non-residential uses appropriate for the area within the CBD whilst protecting its capacity for non-residential uses.	Yes

3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No, there is no likelihood that any critical habitat or threatened species will be adversely affected by this Planning Proposal.

3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The proposal has addressed matters relating to flooding, traffic and design excellence in the preparation of this Planning Proposal.

An assessment of the potential environmental impacts as a result of this proposal are discussed below.

Flooding

The Planning Proposal has been assessed against the 2024 Parramatta Flood Study that was adopted by Council on 11 June 2024. The Flood Study provides a report including updated flood maps and modelling data that can be used to determine the affectation of multiple flooding considerations to land at 57-83 Church Street, Parramatta.

The site subject to this Planning Proposal is within proximity to Clay Cliff Creek and affected by 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) which require consideration of mitigation measures in relation to these flood events.

The Parramatta Flood Study shows that Church Street, Great Western Highway, Early Street and Lansdowne Street are affected by varying levels of flooding in both 1% AEP and PMF events. The effect of flooding on the subject site requires detailed flood planning for the increased flood levels.

The applicant submitted a Flood Planning Statement which determines that the 2024 Parramatta Flood Study does not change the required mitigation measures from the approved and proposed development. The reference schemes provided as part of this Planning Proposal package complies with the Flood Planning Level requirements based on the new Flood Study.

Any future development on the site will need to respond to the Flood Risk Development Manual and the relevant controls contained within the PLEP 2023 and PDCP 2023.

Council's Flooding Officer has reviewed the proposal and the submitted Flood Planning Statement and raises no objections to the proposal.

Traffic and Parking

The submitted reference scheme includes indicative car parking allocations across both Sites 1 and 2. The Planning Proposal is also supported by a Traffic and Parking Assessment (**Appendix 5**).

As the Planning Proposal seeks to deliver an increased number of residential dwellings, the required number of carparking spaces is different to that of the existing Development Application. The Traffic and Parking Assessment includes a comprehensive assessment of the parking that will be provided as part of any future DA or modification on the site. The assessment affirms that, notwithstanding the uplift in residential dwellings, the proposed level of carparking is satisfactory.

The exact allocation of carparking spaces to each land use on the site will be finalised at the DA stage, however the submitted Traffic and Parking Assessment has satisfied Council's Traffic officer that the Planning Proposal can facilitate a compliant car parking layout.

Urban Design and Design Excellence

The Planning proposal seeks to amend the Floor Space Ratio Map on Site 1 to 8.4:1, which would facilitate an additional 10 residential storeys on Building E. The Height of Buildings Map on Site 2 is proposed to be amended to 118m which would facilitate an increase in height of 8 storeys to Building K.

This Planning Proposal has considered the potential impacts to urban design and design excellence, considering that the development is the winner of a design excellence competition and currently has an approved Development Application on the site. Council officers, including Council's Urban Design team have provided input to ensure that an appropriate urban design outcome is achieved for the development which achieves both the objectives of this Planning Proposal and upholds the winning design criteria of the design excellence competition.

The below **Figure 5** depicts the suite of amendments being sought by this Planning Proposal which will have an impact on urban design and design excellence. Building L's reduction in storeys (from 10 to 4) has resulted in this lost floor area being reallocated to Building K's residential storeys. The floor space ratio increase on Site 1 has resulted in the extension of Building E by 10 storeys.

A key element of the design excellence competition criteria was the towers across Sites 1 and 2 having a variation in heights to create visual differentiation across the skyline. To achieve this, the proposal seeks to articulate the tower form of Building K to be stepped in on a smaller floor plate, as shown below in **Figure 5** within 'cell 4'. To achieve this tower articulation and stepped building design, the mapped height of buildings is required to be increased to accommodate the slenderer tower form, thus reducing the overall visual bulk and scale of the building. The modulation of the slender tower form maintains a varied height plane across Sites 1 and 2, thereby ensuring that the design excellence competition criteria is upheld.

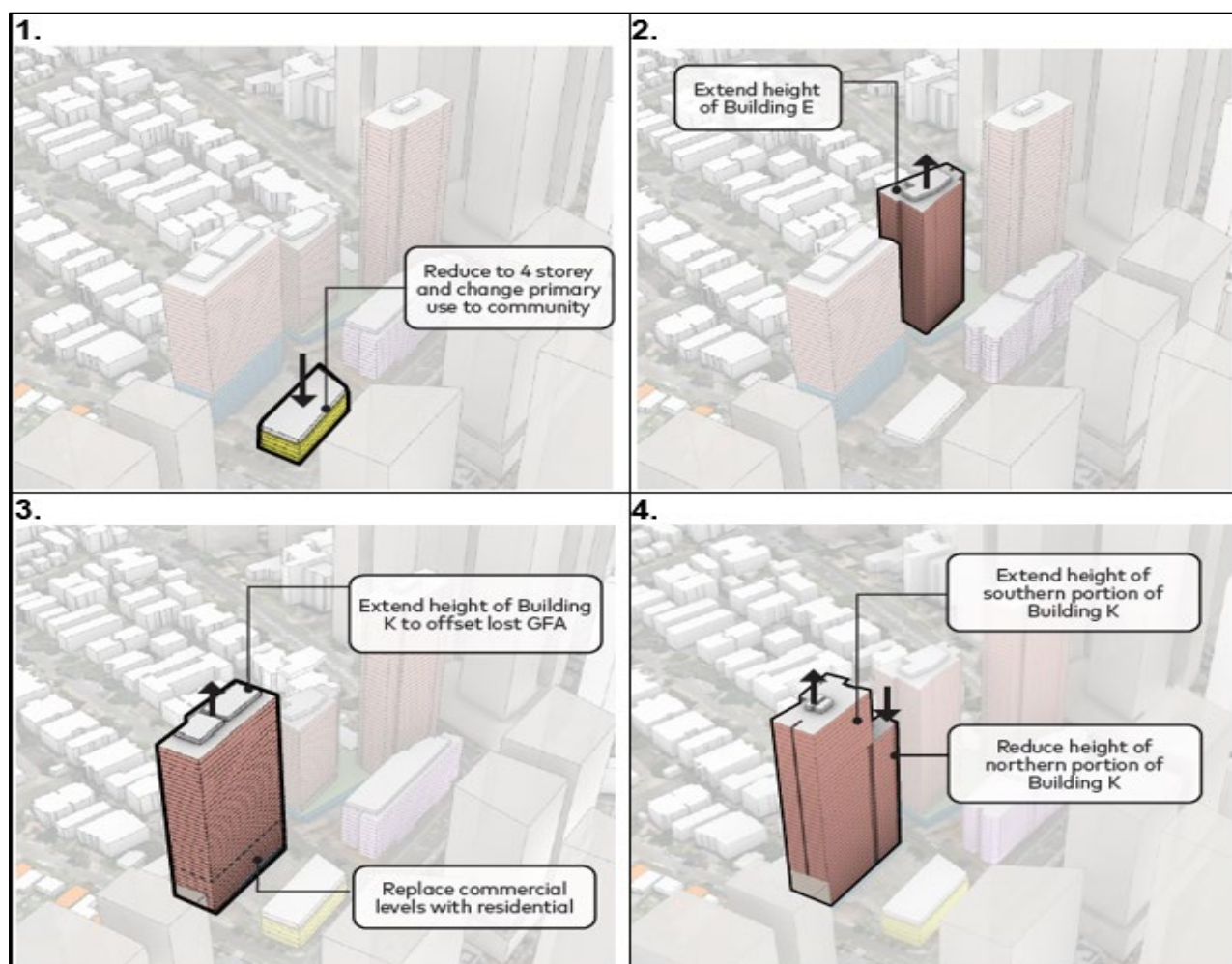


Figure 5 – Proposed redistribution of floorspace across the development

Furthermore, amendment to Clause 7.29 where any amending DA or modification application is required to continue to exhibit design excellence ensures that the principles of the design excellence competition is maintained.

Council's Public Domain team have reviewed the proposal and affirm that no amendments to the public domain are proposed as a part of this Planning Proposal.

3.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

Social Impact

The Planning Proposal and Letter of Offer propose to dedicate a public park and Building L to Council, which is proposed to accommodate a new community hall, retail tenancies, commercial office space and the permanent home for Parramatta Artists Studio. The items in the Letter of Offer are deemed to offer significant public benefit and support to the proposed density and wider area of the City Centre and the future Southern Precinct.

The delivery of Building L as a Cultural and Community Building addresses the objectives of the Community Infrastructure Strategy. The CIS identifies potential community facilities within the southern Parramatta CBD, and the provision of Building L as a community hub and artist's studio will fulfil these objectives.

Providing Site 3 as dedicated public open space nearby the creative arts building and high-density precinct is considered to align with the CIS's criteria to deliver new or upgraded parks and outdoor recreation space. On this basis, the provision of social infrastructure associated with this Planning Proposal is deemed to provide significant public benefit and achieve the outcomes and deliverables recommended in the CIS.

Economic Impact

The Planning Proposal seeks to refine the approved mixed-use development on the site and to further explore economic development opportunities in the southern portion of the Parramatta CBD. The proposed amendments to the site-specific clause on the site seek to reduce the quantum of non-residential floor space from 40% of the GFA on Site 1, to 25% of both Site 1 and Site 2's GFA.

The proposed development is the first of its kind within the Auto Alley corridor and southern CBD and presents significant opportunities to galvanise redevelopment within this area. The Parramatta CBD is experiencing high commercial office vacancy rates, with rates expected to remain above 20% over the five-year medium term as evidenced in the supporting Economic Assessment (**Appendix 3**). This is largely because of the COVID-19 pandemic and subsequent fundamental change in the way people work, resulting in less demand for commercial office space. The site is located away from the central Parramatta CBD on the southern periphery; therefore, it is unlikely that the quantum of commercial office space under the existing site-specific clause will be fully occupied within the future development.

Council officers initially raised concern regarding the loss of non-residential floor space (approximately 13,500sqm) and associated jobs. However, Council officers have considered these impacts in the Planning Proposal and are satisfied that the Planning Proposal adequately balances the economic impacts of the proposal.

The initial rezoning of the site which established the 40% requirement for non-residential GFA relied upon a significant portion of this GFA being delivered as a basement level supermarket. Upon further investigation, it was determined that any basement level floorspace is unviable due to the site's flooding constraints.

The Applicant initially proposed reducing the quantum of non-residential GFA to 20% of the GFA of Sites 1 and 2. However, it was Council officers' position that this was an excessive reduction, and it was important to retain a higher level of employment generating land uses on the site. Following consultation with the Applicant and Council's Economic Development team, it was determined that an appropriate amount of non-residential GFA to be delivered across Site 1 and 2 is 25%.

Furthermore, Council officers have recommended that the Applicant amend the design scheme to provide the residential podium of Building K with minimum floor-to-floor heights of 3.8m, which is the Parramatta DCP 2023 prescribed floor-to-floor height for commercial development. By doing so, the Building K podium levels can support the future delivery of commercial floor area in addition to the 25% minimum rate required under this Planning Proposal.

The Planning Proposal will also support the delivery of a 5-star hotel, being Building F on Site 1. The hotel was approved under the existing DA on the site and will be operated by Marriott. The hotel development will be a key contributor to Parramatta's visitor economy and will help service international and domestic visitors arriving from the forthcoming Western Sydney International Airport that is due to open in late 2026. The hotel will not only generate primary jobs but will also generate subsidiary jobs through uses associated with the hotel such as catering companies, event management and corporate conferences.

The proposed APU for 'creative industries' will establish the emerging character of the southern CBD as a destination for arts and cultural spaces providing a home for the Parramatta Artist Studio. The fringe location of the site presents an opportunity to deliver alternative land uses other than commercial office space, and it is Council officers' position that 'creative industries' will boost the cultural economy of the Parramatta CBD. Paired with the hotel land use, there is opportunity for hotel patrons to be a key visitor of any future arts and cultural centre.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the Planning Proposal?

The proposal is in an established urban area which is well connected to existing public services and utilities which can accommodate the future development. The development site has access to:

- Electricity
- Telecommunications
- Sewer
- Water
- Gas

There is adequate public infrastructure to support the Planning Proposal.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with the relevant State and Commonwealth public authorities will be undertaken once the Gateway determination has been issued.

PART 4 – MAPS

This section contains the mapping for this Planning Proposal in accordance with the DPHI's guidelines on LEPs and Planning Proposals.

The following section illustrates the current PLEP 2023 controls which apply to the site. The following maps are provided:

- Land Use Zoning Map
- Height of Buildings Map
- Floor Space Ratio Map
- Additional Permitted Uses Map

4.1 Existing controls

This section illustrates the current *PLEP 2023* controls which apply to the site.

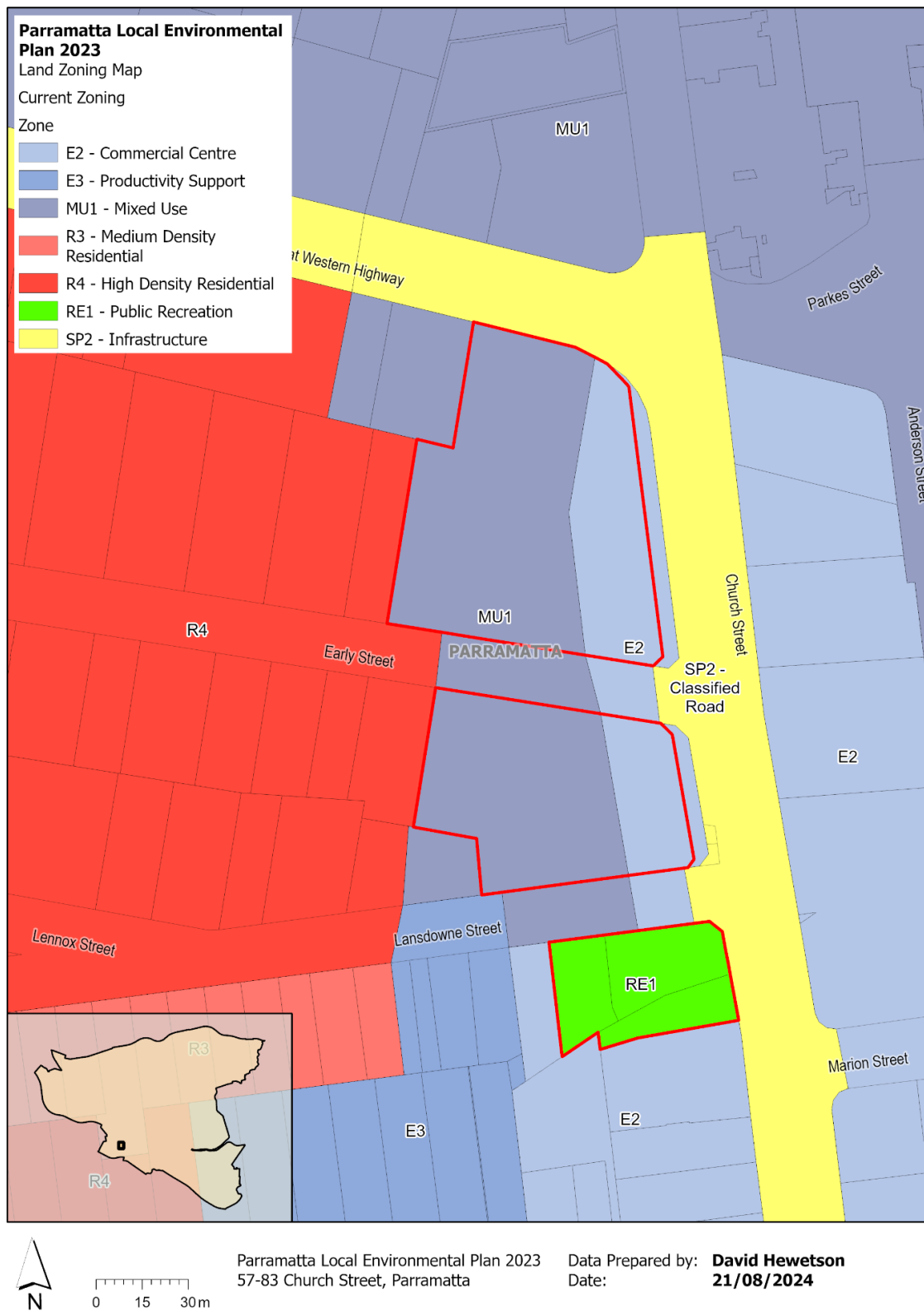


Figure 6 Existing Land Use Zoning controls for 57-83 Church Street, Parramatta.

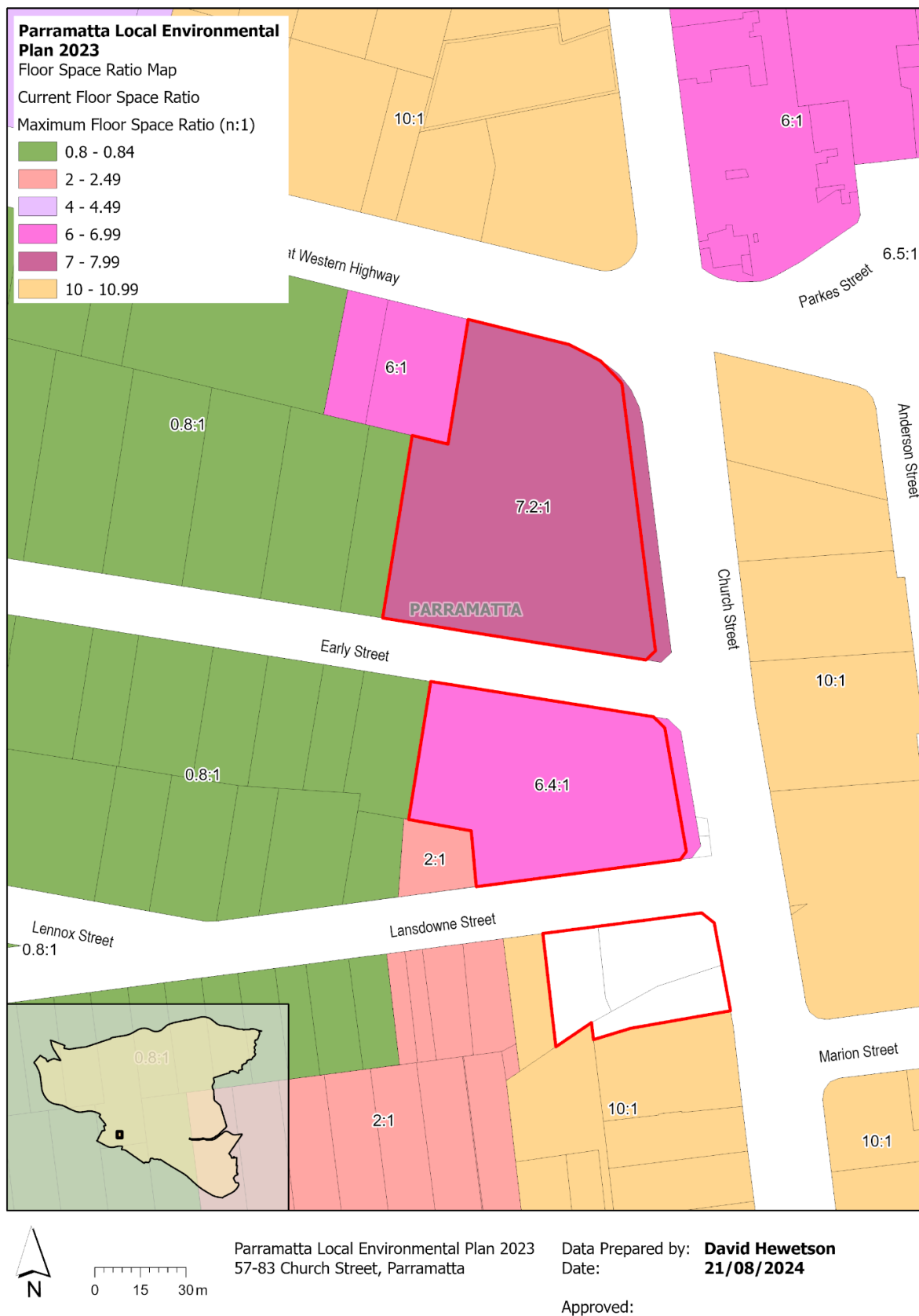


Figure 7 Existing Floor Space Ratio map for 57-83 Church Street, Parramatta.

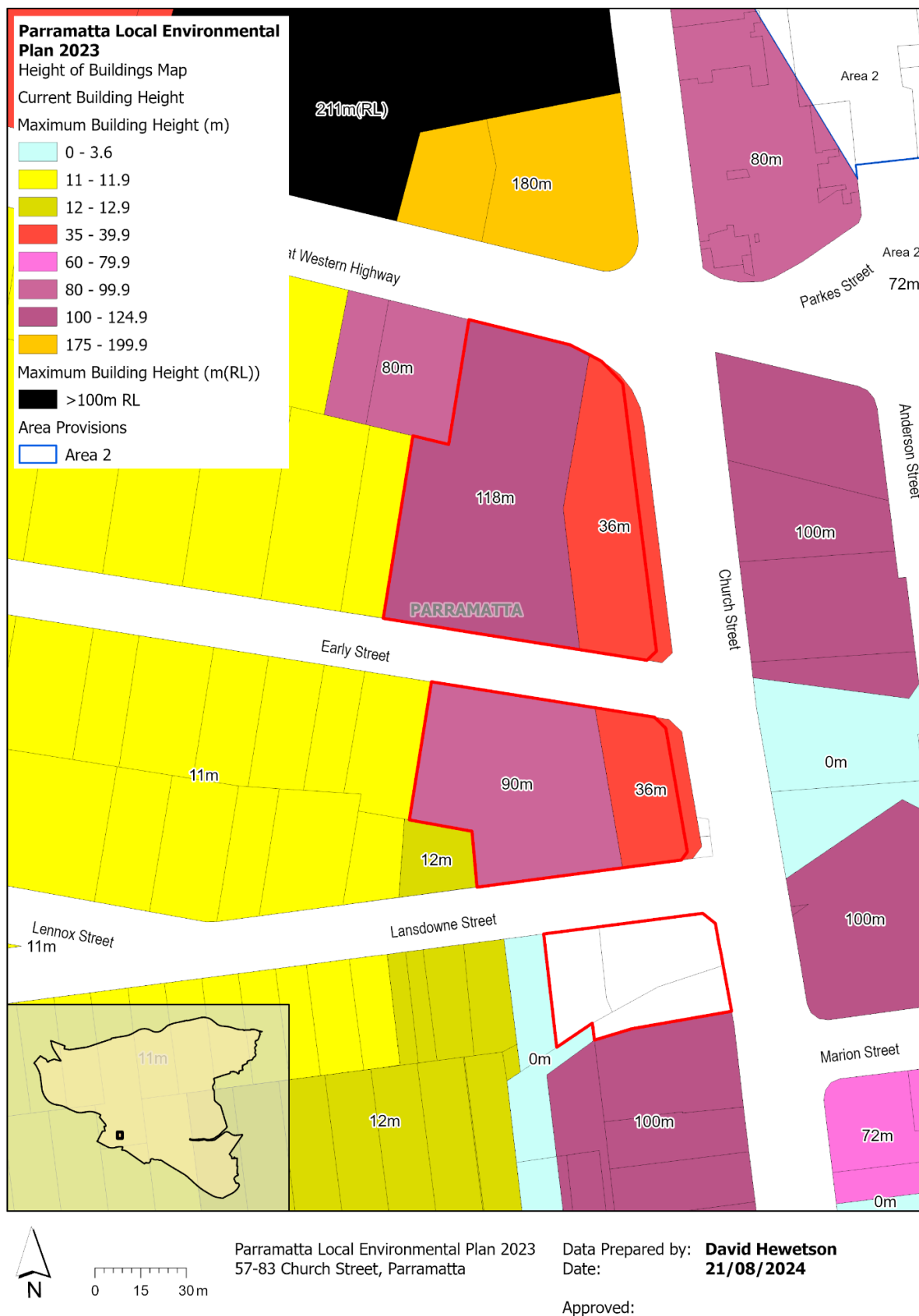


Figure 8 Existing Height of Buildings Map for land at 57-83 Church Street, Parramatta.

4.2 Proposed controls

The figures in this section illustrate the proposed Parramatta LEP 2023 Maps.

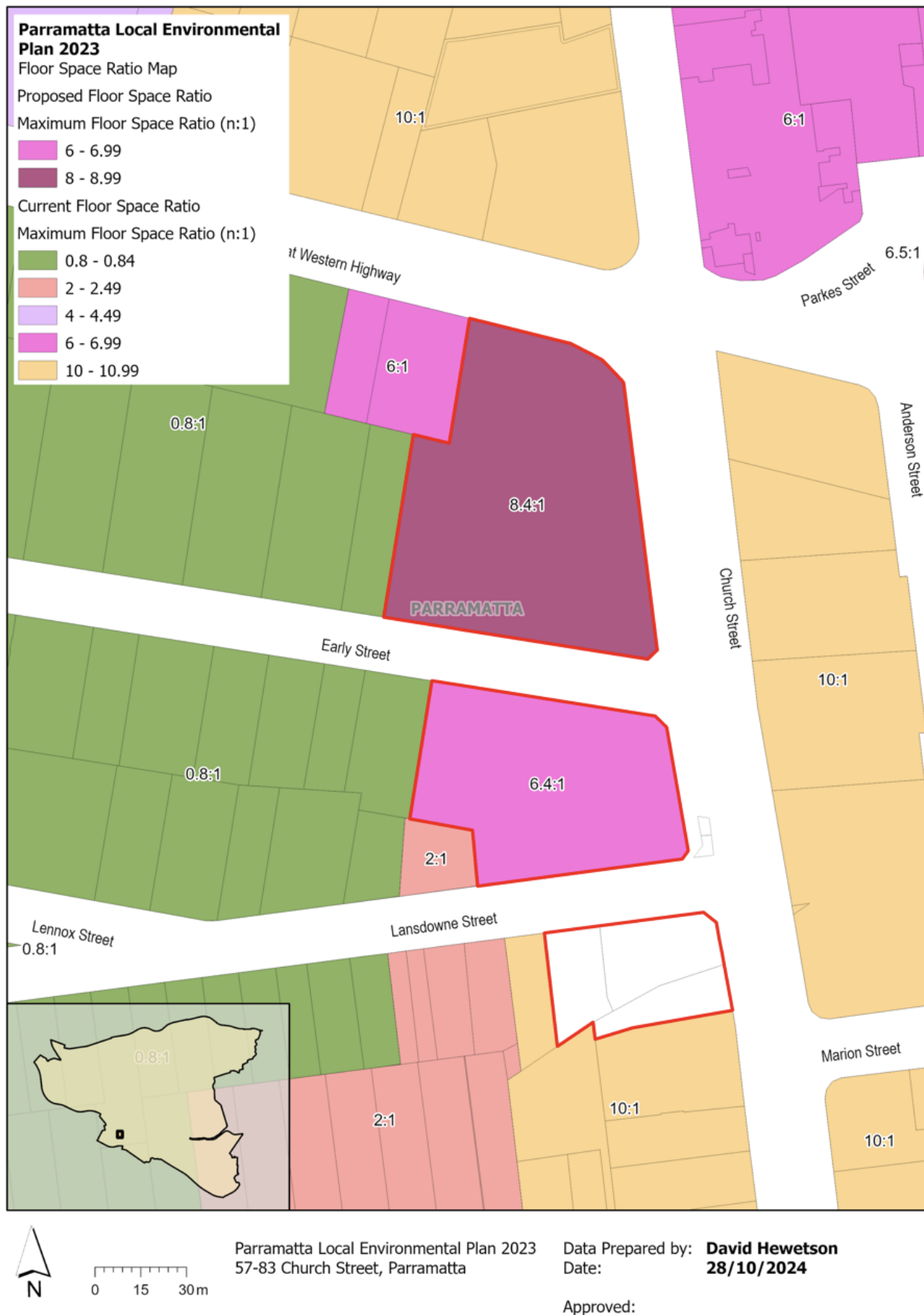
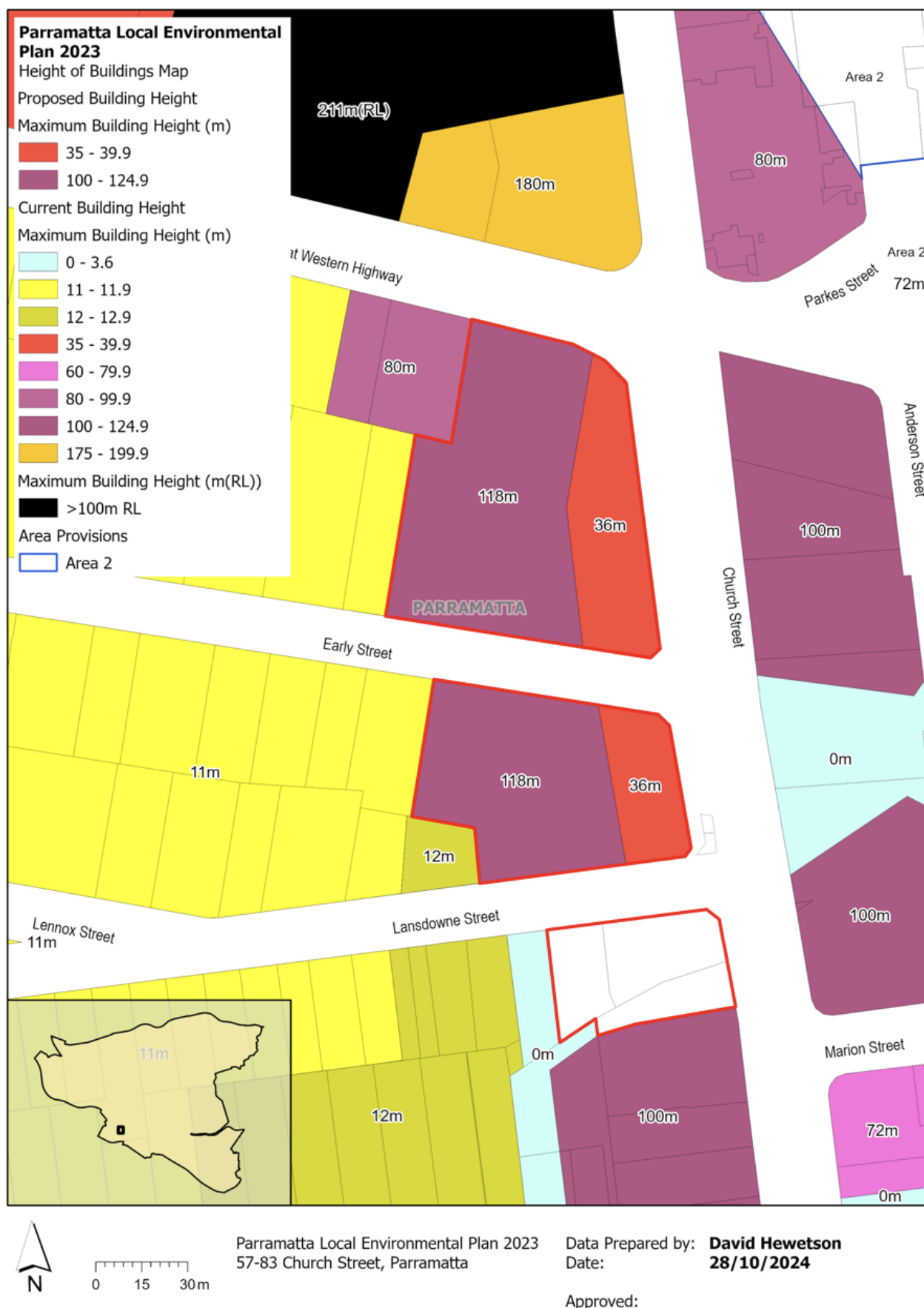


Figure 9 Proposed Floor Space Ratio Map for land at 57-83 Church Street, Parramatta.



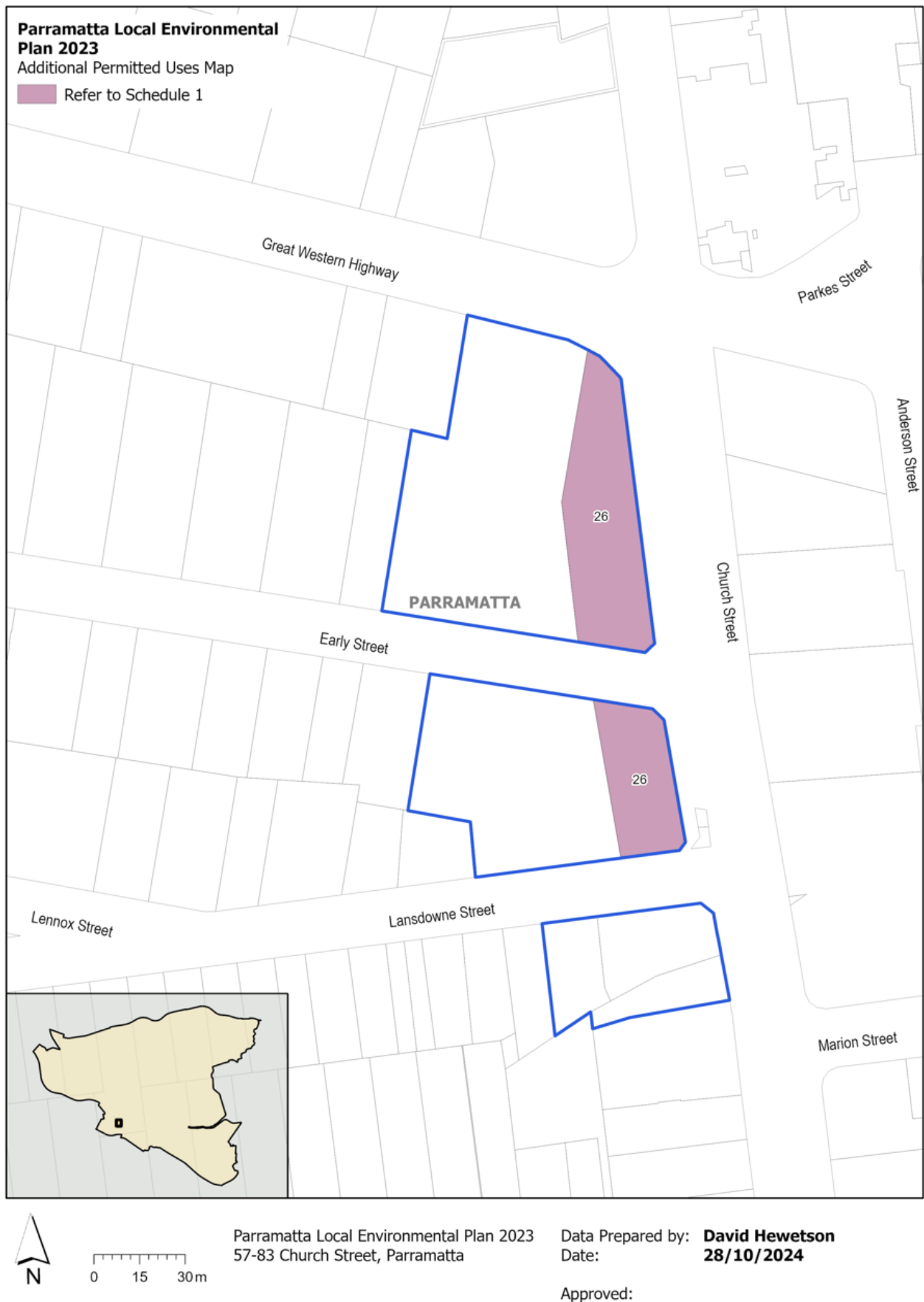


Figure 11 Proposed Additional Permitted Uses Map for land at 57-83 Church Street, Parramatta.

PART 5 – COMMUNITY CONSULTATION

The Planning Proposal is to be publicly available for community consultation.

Public exhibition is likely to include:

- display at Council's Customer Service centre;
- display at PHIVE library;
- display on the Council's website; and
- written notification to adjoining landowners.

The Gateway determination will specify the level of public consultation that must be undertaken in relation to the Planning Proposal including those with government agencies.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PART 6 – PROJECT TIMELINE

Once the Planning Proposal has been referred to the Minister for review of the Gateway Determination and a Gateway determination is received, the anticipated project timeline will be further refined, including at each major milestone throughout the Planning Proposal's process.

Table 7 below outlines the anticipated timeframe for the completion of the Planning Proposal.

Table 7 – Anticipated timeframe to Planning Proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	November 2024
Report to Council on the assessment of the PP	December 2024
Referral to Minister for review of Gateway determination	December 2024
Date of issue of the Gateway determination	February 2025
Commencement and completion dates for public exhibition period	March 2025
Commencement and completion dates for government agency notification	March 2025
Consideration of submissions	April 2025
Consideration of Planning Proposal post exhibition and associated report to Council	April/ May 2025
Submission to the Department to finalise the LEP	June 2025
Notification of instrument	July 2025

Appendix 1 – Urban Design Report

Refer to **Attachment 3** in Local Planning Panel Report

Appendix 2 – Letter from the Minister of Planning and Public Spaces regarding the housing crisis

Refer to **Attachment 4** in Local Planning Panel Report

Appendix 3 – Economic Assessment Report

Refer to **Attachment 5** in Local Planning Panel Report

Appendix 4 – Flood Planning Statement

Refer to **Attachment 6** in Local Planning Panel Report

Appendix 5 – Traffic and Parking Assessment

Refer to **Attachment 7** in Local Planning Panel Report

Appendix 6 – Draft Planning Agreement Letter of Offer

Refer to **Attachment 2** in Local Planning Panel Report