



**CITY OF
PARRAMATTA**

NOTICE OF LOCAL PLANNING PANEL MEETING PUBLIC AGENDA

A Local Planning Panel meeting will be held in PHIVE 2 Civic Place, Parramatta at 5 Parramatta Square on Tuesday, 26 November 2024 at 3:30pm.

Gail Connolly
CHIEF EXECUTIVE OFFICER



**CITY OF
PARRAMATTA**

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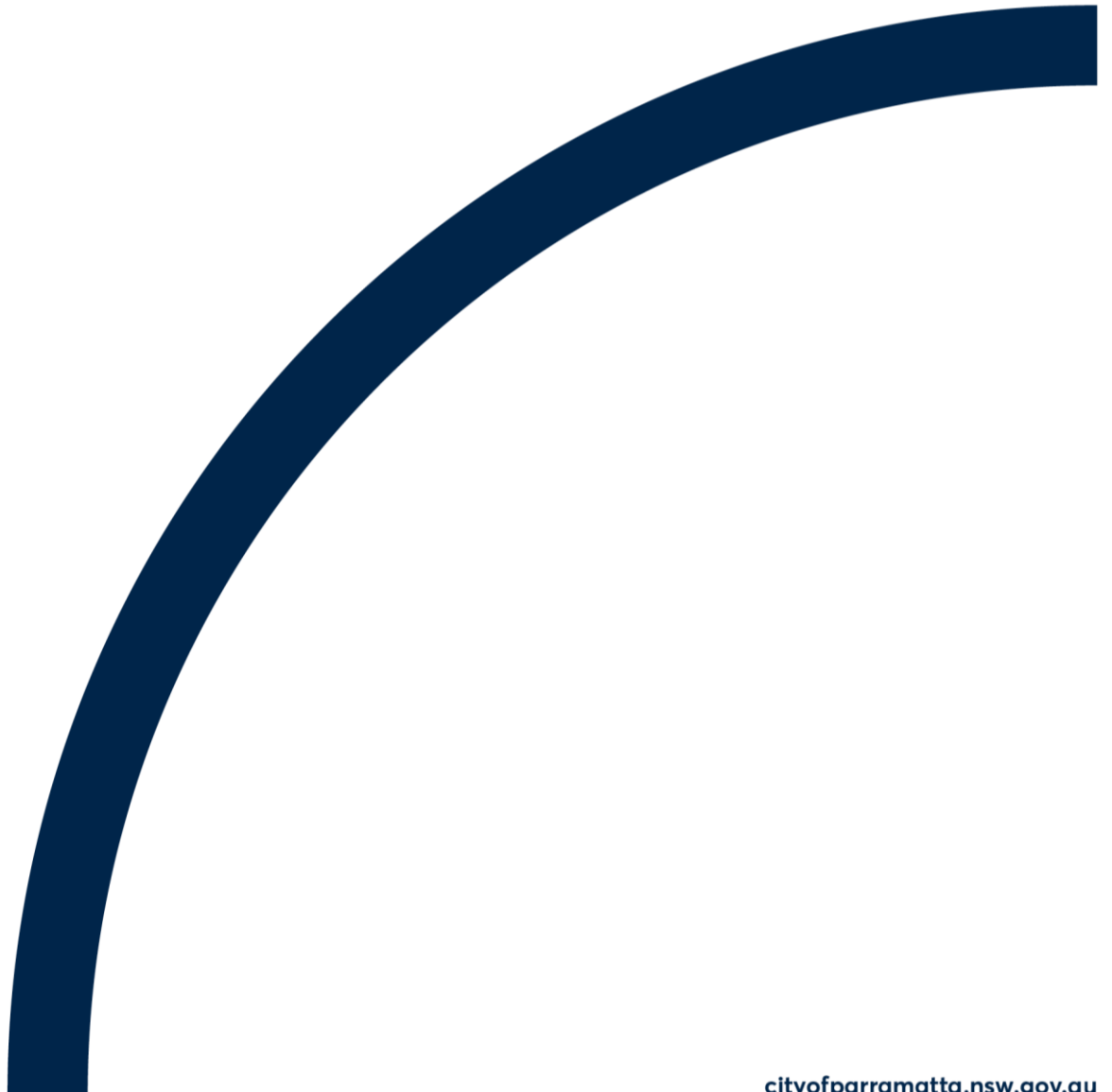


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2	WEBCASTING ANNOUNCEMENT <i>This public meeting will be recorded. The recording will be archived and available on Council's website.</i> <i>All care is taken to maintain your privacy; however if you are in attendance in the public gallery, you should be aware that your presence may be recorded.</i>	
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PLANNING PROPOSALS

26 NOVEMBER 2024

5.1 Gateway Request for 57-83 Church Street PARRAMATTA6

PLANNING PROPOSAL

ITEM NUMBER	5.1
SUBJECT	Gateway Request for 57-83 Church Street PARRAMATTA
REFERENCE	F2024/00282 -
APPLICANT/S	Early Street Development Pty Ltd
OWNERS	JQZ Seventeen
REPORT OF	Project Officer

PURPOSE

To seek the Parramatta Local Planning Panel advice on a Planning Proposal for land at 57 – 83 Church Street, Parramatta for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI).

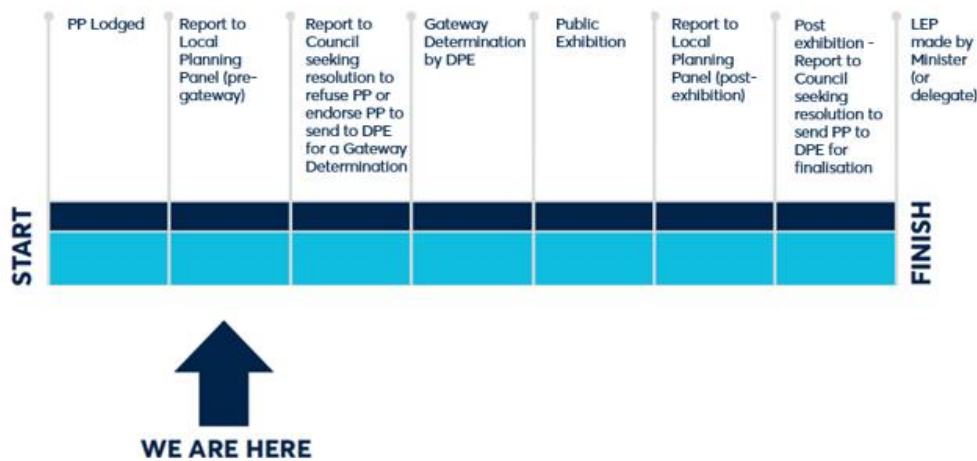
RECOMMENDATION

That the Parramatta Local Planning Panel (LPP) consider the following Council Officer recommendation in its advice to Council:

- (a) That Council approve for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 57-83 Church Street, Parramatta (Attachment 1), which seeks the following amendments to the Parramatta Local Environmental 2023 (Parramatta LEP 2023):
- i. Increase the Floor Space Ratio control from 7.2:1 to 8.4:1 for land at 83 Church Street, Parramatta (Site 1).
 - ii. Increase the Height of Buildings control from 90m to 118m (40 storeys) for land at 63 Church Street, Parramatta (Site 2).
 - iii. 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.
 - iv. 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.
 - v. For Site 1 and 2, amend Clause 7.29 Site specific provisions to revise the non-residential gross floor area requirement from 40% to 25% of total Gross Floor Area.
 - vi. To include a 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.

- (b) That Council approve the draft amendments, as described in this report, to Parramatta Development Control Plan 2023 (DCP) associated with the land subject to this Planning Proposal for the purposes of public exhibition.
- (c) That Council request that DPHI provide it with authorisation to exercise its plan-making delegations for this Planning Proposal.
- (d) That the CEO be authorised to negotiate and draft the Planning Agreement consistent with the terms of the Letter of Offer (Attachment 2) provided by the landowner and that the Planning Agreement be placed on public exhibition concurrently with the Planning Proposal and the draft DCP.
- (e) Further, that Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

PLANNING PROPOSAL TIMELINE



SUMMARY

1. This report seeks the advice of the Parramatta Local Planning Panel on a Planning Proposal at 57 – 83 Church Street Parramatta for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI).
2. The Planning Proposal seeks to amend Parramatta LEP 2023 in order 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.

SITE DESCRIPTION & CONTEXT

3. The subject sites are known as 57 – 83 Church Street and comprises of three allotments. The following table describes the associated lot numbers and properties across the three sites:

Site Address	Lot Number and Deposited Plan	Land Size (sqm)
--------------	-------------------------------	-----------------

83 Church Street, Parramatta (Site 1)	Lot 100/DP1249271	7,136
63 Church Street, Parramatta (Site 2)	Lot 102/DP1249271	4,519
57 Church Street, Parramatta (Site 3)	Lot 15/DP651039, Lot 16/DP12623 and Lot 114/DP129484	1,953

The sites are shown below in **Figure 1**.



Figure 1: Subject Site at 57-83 Church Street, and 44 Early Street Parramatta.

4. The site is located within the Auto Alley Precinct at the southern gateway to the Parramatta City Centre, which was historically characterised by its high concentration of car sales yards.
5. Site 1 is bounded by the Great Western Highway to the north, Church Street to the east and Early Street to the south. Approval has been granted for demolition, tree removal, consolidation of lots, construction of a 10-storey hotel and two residential towers over a retail/commercial podium with associated landscaping and plaza works. Construction has commenced on Site 1 in accordance with DA/738/2016. Basement excavations are currently underway, and the site is surrounded by construction fencing to prevent public access.

6. Site 2 is bounded by Early Street to the north, Church Street to the east and Lansdowne Street to the south. A dilapidated three storey building 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 construction at Site 1.
7. Site 3 is bounded by Lansdowne Street to the north and Church Street to the east and currently occupied by a construction site office which services the construction at Site 1. Site 3 is zoned RE1 Public Recreation and is to be developed and dedicated to Council as a public park in accordance with the timing set out in the previous Planning Agreement. It is noted that Site 3 is not subject to any amendments sought by the Planning Proposal.
8. The site is located 550m from Parramatta Station and 500m from Harris Park Station.
9. 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.

BACKGROUND

10. The site has an extensive planning history and been subject to past planning studies and applications for over a decade, including a site-specific Planning Proposal, Planning Agreement, Architectural Design Competition, Concept DA and Detailed DA.
11. A previous Planning Proposal (RZ/9/2011) was gazetted in September 2014 and rezoned the site to permit mixed-use development including residential, commercial and retail uses. The proposal also established building heights up to 118m and a maximum FSR of 7.2:1.
12. The previous Planning Proposal also introduced the site-specific clause 7.29 into the then Parramatta LEP 2011 that mandated a minimum 40% per site of GFA on Site 1 and 2 be used for non-residential purposes. The intent of this clause was to provide employment opportunities within the site.
13. Following gazettal of RZ/9/2011, the site was subject to an Architectural Design Competition and Concept Development Application (DA/706/2014). The Concept DA was approved by the then Sydney West Joint Regional Planning Panel in June 2016 and granted consent for the construction of seven buildings across Sites 1 and 2 comprising approximately 753 apartments and 39,000sqm of commercial and retail floor space, and dedication of land for road widening in Church Street, a public park on Site 3.
14. A detailed DA (DA/738/2016) was approved by the Sydney Central City Planning Panel in August 2017 and granted consent for:
 - *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 associated 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.*
15. DA/738/2016 has been subject to several modifications which have amended conditions of consent, the staging of construction and have sought minor design amendments to the approved layout.
16. An existing Planning Agreement between the landowner and Council is registered on the title of the land to deliver:
- The embellishment and dedication of land at Site 3 comprising a total of 1,953sqm for use as a public open space
 - Embellishment and footpath widening along Church Street
 - Construction and dedication of a 200sqm commercial suite to Council
 - Provision of a pedestrian thoroughfare through Site 1 and 2
 - Cash contribution in accordance with the City Centre Contributions plan
17. It is proposed that the existing Planning Agreement be extinguished and replaced with the Planning Agreement proposed under the Letter of Offer (**Attachment 2**) associated with this Planning Proposal (**Attachment 1**).



Figure 2: Approved development under DA/738/2016

ADDITIONAL PLANNING CONSIDERATIONS

18. 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.

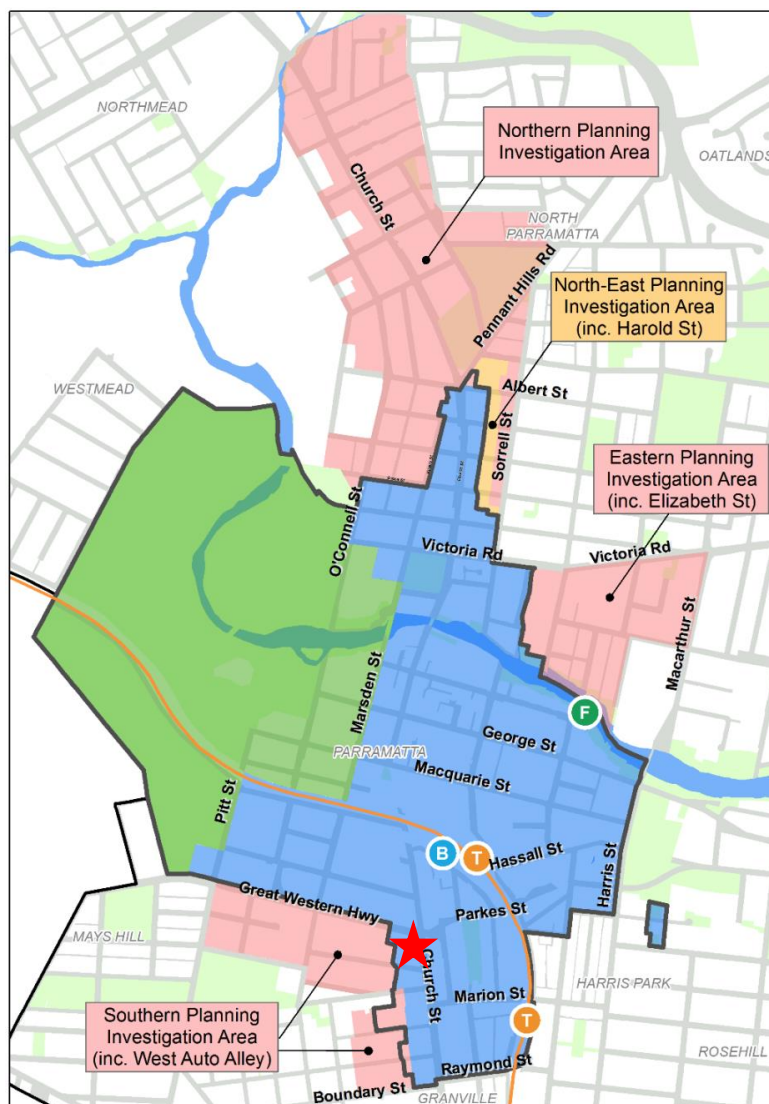


Figure 3: Southern Planning Investigation is shown to the west of the subject site (red star).

19. 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 'Phase 1' being the North-East Planning Investigation Area.
20. 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. Work on this master plan will commence once the funding agreement has been executed. The master plan will introduce new planning controls to deliver additional dwellings within the SPIA area.

PLANNING PROPOSAL

21. The Planning Proposal seeks to facilitate a higher density mixed use development scheme than permitted under the current planning controls by increasing the Height of Building and Floor Space Ratio controls. It will also introduce an additional permitted use on the site and site-specific provisions to facilitate the changes envisaged in the Urban Design Report (refer to **Attachment 3**). The proposal also includes a substantial public benefit offering, including a new cultural and community building and the previously secured public park and through-site links.
22. The Planning Proposal will provide a minimum of 25,376sqm of non-residential floor space across Sites 1 and 2 which will be used for a variety of commercial, retail, community and cultural uses which will generate employment opportunities. The non-residential floor area will be provided within Buildings L and F, and within the ground level and podiums of the residential buildings.
23. The site layout, building numbers and proposed built form is shown below within **Figure 4**.

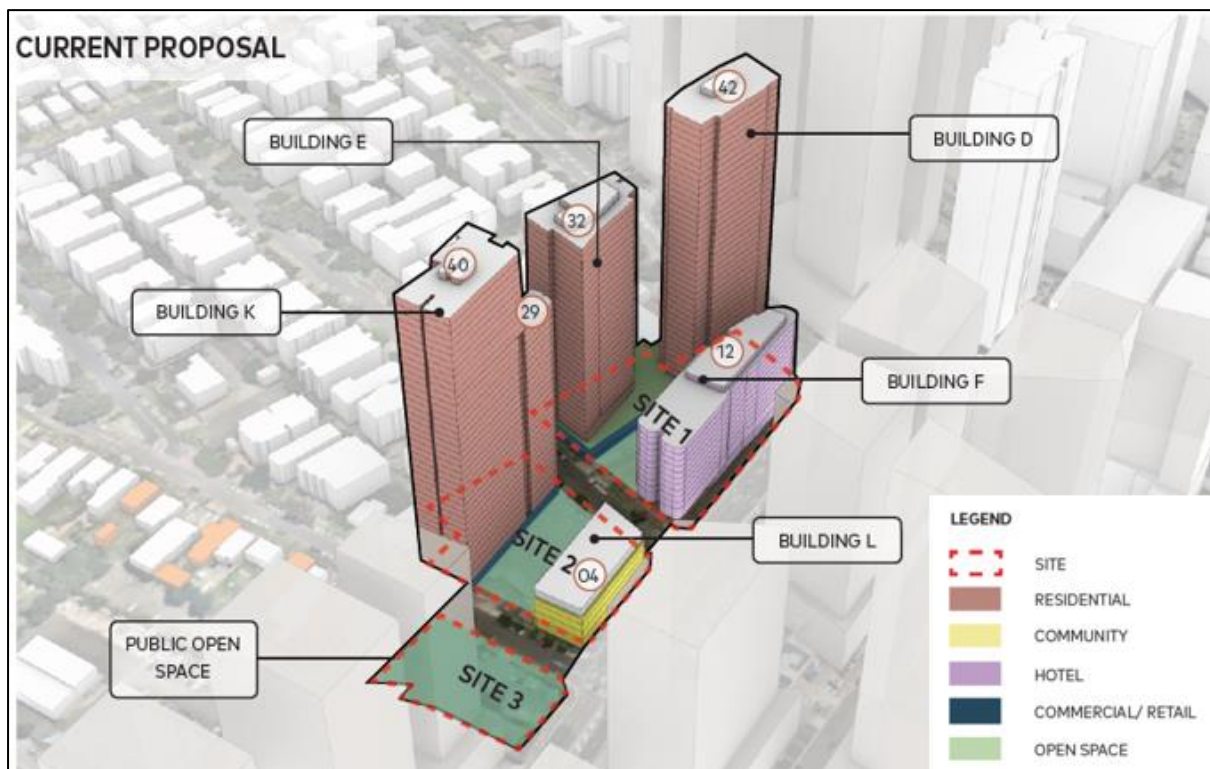


Figure 4: Site layout and proposed scheme

24. Table 1 summarises the instrument changes being sought under the Planning Proposal compared with the current controls under Parramatta LEP 2023.

Table 1: Proposed Parramatta LEP 2023 Amendments

	Existing as per Parramatta LEP 2023 (Approved DA/738/2016)		Amendments sought under this Planning Proposal	
	Site 1	Site 2	Site 1	Site 2
Zoning	Part MU1 and Part E2	Part MU1 and Part E2	Part MU1 and Part E2 (no change)	Part MU1 and Part E2 (no change)
Height of Buildings	Part 36m and Part 118m (12 and 42 storeys)	Part 36m and 90m (10 and 32 storeys)	Part 36m and 118m (12 and 42 storeys)	Part 36m and Part 118m (4 and 40 storeys*)
Floor Space Ratio	7.2:1	6.4:1	8.4:1 (+1.2)	6.4:1 (no change)
Dwelling Yield	479	235	539 (+60 dwellings)	383 (+148 dwellings)**
Residential GFA	40,249sqm	18,392sqm	46,259sqm (+6,010sqm)	32,132sqm (+13,740sqm)
Non-residential GFA	22,613sqm	16,503sqm	22,613sqm (no change)	Minimum 3,455sqm (-13,048sqm)
Clause 7.29 Church and Early Streets, Parramatta	<ul style="list-style-type: none"> At least 40% of the GFA on Site 1 is to be used for non-residential purposes. The FSR on Site 1 will not exceed 7.2:1 if the development includes a basement for commercial purposes. 	<ul style="list-style-type: none"> At least 40% of the GFA on Site 2 is to be used for non-residential purposes. 	<ul style="list-style-type: none"> At least 25% of the GFA across Sites 1 and 2 are to be used for non-residential purposes. Clause 7.14 Competitive design process 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. Clause 7.24 Dual water systems does not apply to 	<ul style="list-style-type: none"> At least 25% of the GFA across Sites 1 and 2 are to be used for non-residential purposes. 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.

			the land on Site 1 that comprises only alterations and additions to a building.	
Additional Permitted Uses	None	None	<p><i>26 Use of certain land at Early and Church Street, Parramatta</i></p> <p><i>(1) This clause applies to land identified as “26” on the Additional Permitted Uses Map, comprising Lot 10, DP 733044, Lot B, DP 304570, and Lot 20, DP 732622.</i></p> <p><i>(2) Development for the purposes of residential flat buildings is permitted with development consent if –</i></p> <p><i>a) No dwellings are permitted on the land zoned E2 Commercial Centre, and</i></p> <p><i>b) Development on land zoned E2 Commercial Centre to support residential flat buildings that are located on the land is limited to the basement.</i></p> <p><i>(3) Development for the purposes of creative industries is permitted with development consent in the E2 Commercial Centre zone.</i></p>	<p><i>26 Use of certain land at Early and Church Street, Parramatta</i></p> <p><i>(1) This clause applies to land identified as “26” on the Additional Permitted Uses Map, comprising Lot 10, DP 733044, Lot B, DP 304570, and Lot 20, DP 732622.</i></p> <p><i>(2) Development for the purposes of residential flat buildings is permitted with development consent if –</i></p> <p><i>a) No dwellings are permitted on the land zoned E2 Commercial Centre, and</i></p> <p><i>b) Development on land zoned E2 Commercial Centre to support residential flat buildings that are located on the land is limited to the basement.</i></p> <p><i>(3) Development for the purposes of creative industries is permitted with development consent in the E2 Commercial Centre zone.</i></p>

* The difference (in stories) between Site 1 and 2 is due to the increased floor to ceiling heights within the podium level of Building K that enables future transformation into commercial floor space.

** Dwelling number increase is a result of the redistribution of non-residential floor area to residential floor area through amendments to Clause 7.29. Overall, there is no change in FSR on Site 2.

25. **Table 2** below shows the map changes being sought under this Planning Proposal compared to the current mapping in the Parramatta LEP 2023.

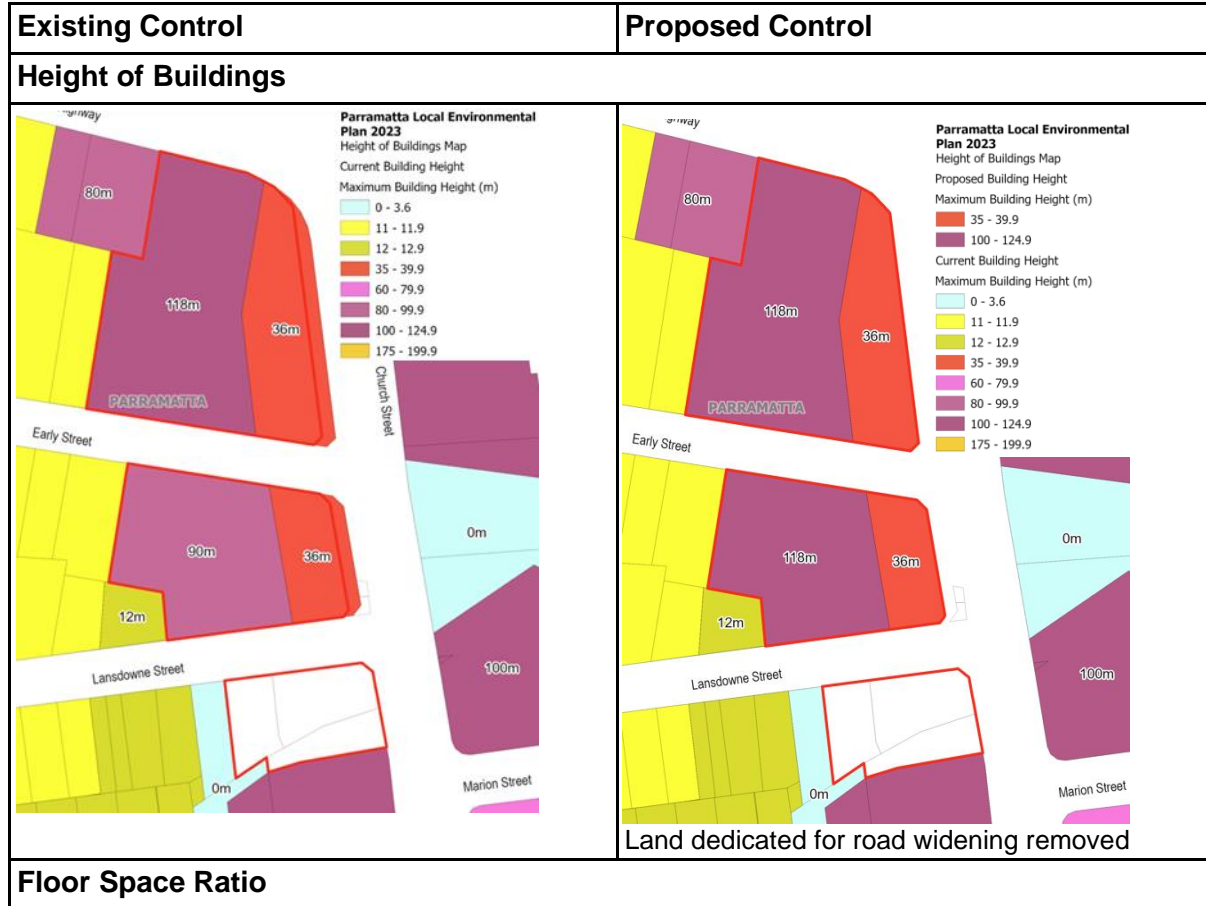




Table 2: Parramatta LEP Maps showing current and proposed Height of Buildings and Floor Space Ratio controls

Height of Buildings and Floor Space Ratio

26. A comparison of the approved building height and floor space ratios against the proposed scheme is shown below in **Figures 5 and 6**.

SITE 1

- 27. The proposed increase of FSR from 7.2:1 to 8.4:1 on Site 1 seeks to allow an additional 10 storeys of residential apartments to be delivered on Building E. The addition of the residential GFA will increase the height by 32m (10 storeys) whilst maintaining compliance with the mapped height limit of 118m (42 storeys).
- 28. The construction of the additional 10 storeys will require the submission of a new Development Application on Site 1, as an addition and alteration to the previous approved building. As land dedication for road widening along Church Street has been undertaken, the updated FSR maps reflects the reduced site area of Site 1.

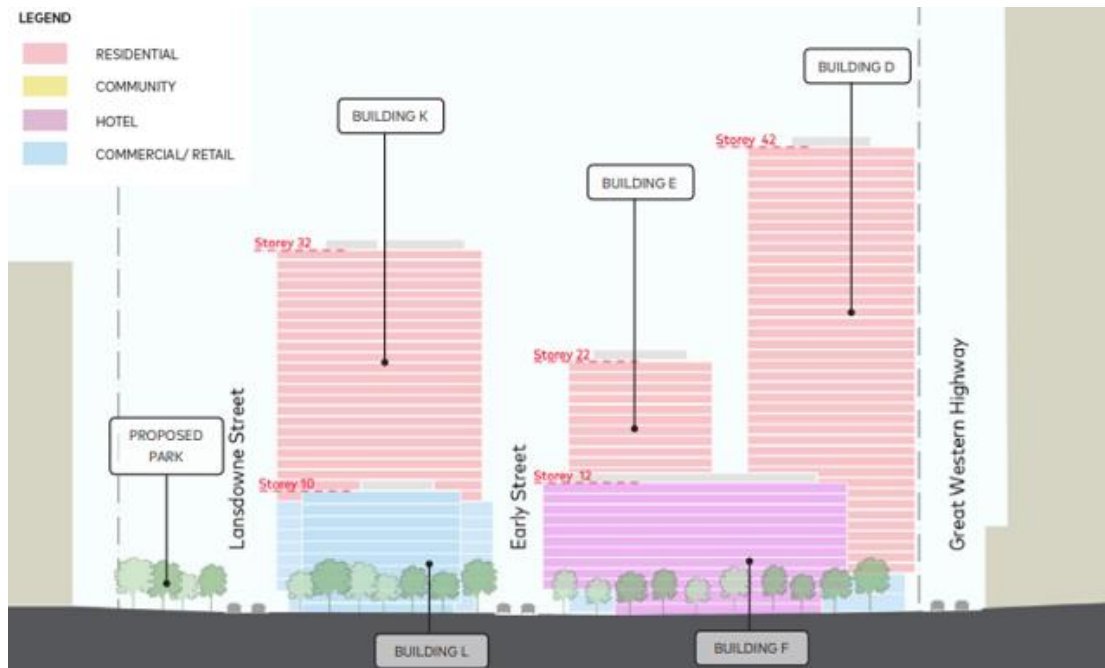


Figure 5: Approved Building Massing

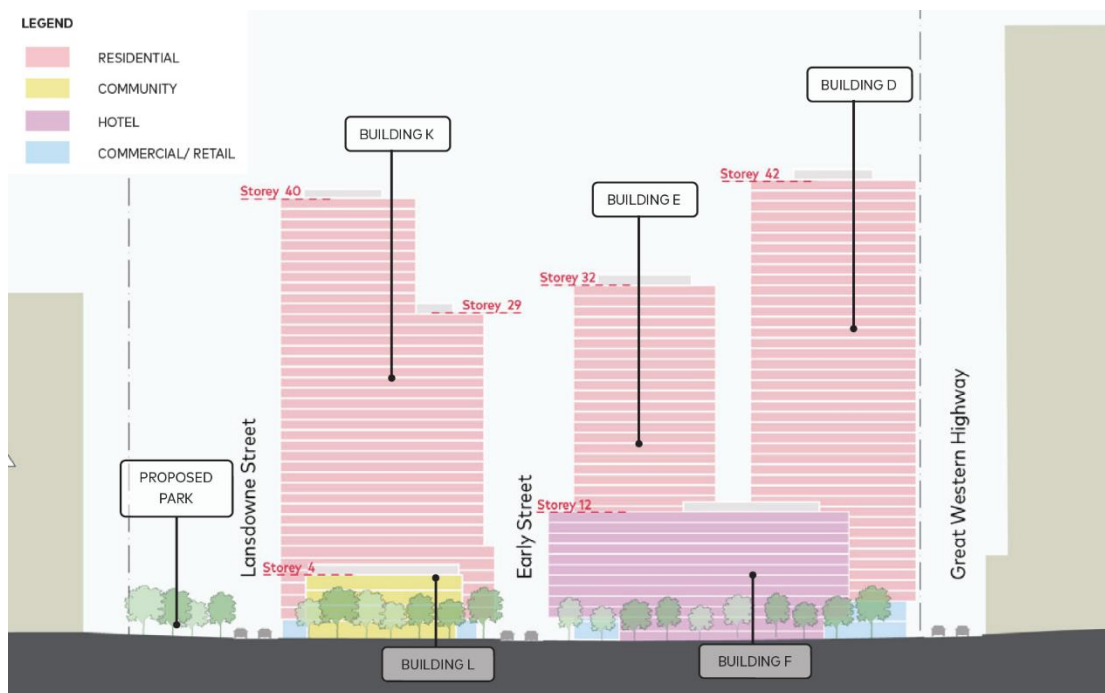


Figure 6: Proposed Building Massing

SITE 2

- Amendments to the Height of Buildings Map from 90m to 118m (40 storeys) for Site 2 is proposed to reflect the intended built form outcome of the urban design report. As depicted in **Figure 5 and 6** above, the increase in building height is required to facilitate the redistribution of commercial GFA from Building L to increase residential density on Building K, while maintaining a podium floor to ceiling height within Building K that can accommodate residential or commercial development.
- The increase in height and redistribution of the floor space from Building L (fronting Church Street) to Building K (rear of Site 2) provides the opportunity for

tower articulation resulting in improved views to sky and a stepped, slender tower form. It also reduces overshadowing to the open space to the south on the park at Site 3.

31. Additionally, the above provision allows the entirety of Building L to be dedicated to Council, in stratum, which otherwise would be dedicated as strata lots which would complicate management and operational considerations related to shared ownership.

Non-residential Gross Floor Area and Jobs

32. The Planning Proposal seeks to reduce the quantum of non-residential floor space from 40% of the GFA on Site 1 and Site 2, to 25% over both Site 1 and Site 2's total GFA to accommodate higher density residential development in response to high commercial floorspace vacancy rates within the Parramatta City Centre.
33. The rezoning of the site in 2011 which established the 40% requirement for non-residential GFA relied upon 5,694sqm of this GFA being delivered as a basement level supermarket. During the assessment of the approved DA, it was revealed that the site's flood affectation restricted the provision of basement level commercial floorspace due to a high level of risk to life and property.
34. There is also a State-wide priority to delivery housing within rezoning schemes to address the current housing affordability crisis and supply shortage. As such, this Planning Proposal seeks to increase the proportion of residential floor space and reduce the overall quantum of non-residential floor space from 40% of the GFA of Site 1 and Site 2 to 25% of the overall GFA across both sites.
35. The Planning Proposal proposed a reduction in non-residential floor space and estimated jobs is detailed in **Table 3**.

	Previous Planning Proposal	Approved DA	Current Planning Proposal
Non-Residential Floor Area (sqm)	Minimum 34,764sqm	39,101sqm	Minimum 25,941sqm
Estimated jobs	1,922	N/A – The number of jobs were not specified in the approved DA.	430
Supermarket jobs	213	0	0
Cultural and Community Centre Jobs	0	0	91

Table 3: Floor Area & Estimated Jobs Change

36. It is therefore proposed to amend the existing site-specific clause 7.29 to replace the existing rate of non-residential floor space of 40% with a new rate of 25%.

Design Excellence

37. For Site 1 and 2, the Planning Proposal seeks to 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.
38. As described earlier, both sites have been the subject of an Architectural Design Competition and a subsequent detailed DA was approved by the Sydney Central City Planning Panel. Currently under clause 7.14 of the Parramatta LEP 2023, any development on land within the Parramatta City Centre would be subject to a new competitive design competition as highlighted in the clause.
39. The relevant provisions of Clause 7.14 which apply to the site are highlighted in **bold** and states:
- (1) *This clause applies to the following development to which this Division applies—*
- (a) *development involving a building that has, or will have, a height above ground level (existing) of more than—*
 - (i) *for development on land identified as “Area A” on the [Special Provisions Area Map](#)—55m, or*
 - (ii) ***otherwise—40m,***
 - (b) *development involving a building to which clause 7.3(4) applies,*
 - (c) *development involving a building on land, other than land identified as “Area A” on the [Special Provisions Area Map](#), that—*
 - (i) *will have a floor space ratio of at least 3:1, and*
 - (ii) *involves or adjoins a heritage item,*
 - (d) *development on land identified as “Area A” on the [Special Provisions Area Map](#) if—*
 - (i) *the site area is more than 1,000m² but no more than 1,800m², and*
 - (ii) *the development seeks to use the maximum permissible FSR, and*
 - (iii) *it is not physically possible to amalgamate the site with adjoining sites,*
 - (e) *development with an estimated development cost of more than—*
 - (i) *for development on land identified as “Key site” on the [Key Sites Map](#)—\$10 million, or*
 - (ii) *otherwise—\$100 million,*
 - (f) *development for which the applicant has chosen to participate in a competitive design process.*
- (2) ***Development consent must not be granted to development to which this clause applies unless a competitive design process has been held in relation to the development.***
- (3) *A competitive design process is not required if the consent authority is satisfied—*
- (a) *a competitive design process is unreasonable or unnecessary in the circumstances, and*
 - (b) *the development—*

- (i) *involves only alterations or additions to an existing building, and*
 - (ii) *does not significantly increase the height or gross floor area of the building, and*
 - (iii) *does not have a significant adverse impact on adjoining buildings or the public domain, and*
 - (iv) *does not significantly alter an aspect of the building when viewed from a public place.*
- (4) *This clause does not apply to the following development—*
- (a) *development in relation to which the Planning Secretary had, immediately before 18 December 2015, issued a certificate under [Parramatta City Centre Local Environmental Plan 2007](#), clause 22B(5),*
 - (b) *development the subject of a concept development application for which development consent may be granted on the determination of the concept development application.*
40. Subclause 1(a)(ii) applies to the site as the site is within the Parramatta CBD, and any future application to increase the height of the buildings would result in the buildings exceeding 40m in height.
41. Regarding subclauses (3)(a) and 3(b)(i-iv), these subclauses would not apply to any future application which would give effect to the envisaged increase in height and FSR because the applications would be inconsistent with subclause (3)(b)(ii) in that adding an additional 10 storeys on Building E and increasing the height of Building K by 9 storeys is not insignificant and therefore would not be exempt from this provision at the Development Application stage.
42. The proposed insertion of Clause 7.29 (5) seeks to ensure that any future development application or modification will not be subject to a completely new design excellence competition process, and reads as follows:
- (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 already the winner of a design competition.
43. This is reasonable, as the architects from the original design excellence competition LA/386/2013 (AJC and Turner Studios) have been retained on the project and will ensure that any future development application or modification application that seeks to fulfil the envisaged increase in height and FSR is consistent with the winning design excellence competition principles for the site, as evidenced in the Urban Design Report (**Attachment 3**).
44. Furthermore, any application on the site will still be required to comply with clause 7.13 Design excellence of the Parramatta LEP 2023.

Dual Water Systems

45. The Planning Proposal seeks to introduce a site-specific provision to the Parramatta LEP 2023 relating to the applicability of dual water systems on Site 1.
46. Clause 7.24 Dual water systems was introduced as part of the gazettal of the Parramatta CBD Planning Proposal in October 2022 which states:

- (1) *The objective of this clause is to ensure the security of water supply in Parramatta City Centre.*
 - (2) *Development consent must not be granted to the erection of a building unless the consent authority is satisfied the building uses a dual water reticulation system containing pipes for potable water and recycled water for all inside and outside water uses.*
47. The Planning Proposal intends to switch off the above Clause 7.24 with a site-specific provision to allow any future applications for buildings on Site 1 to be exempt from providing dual water systems. This is because Development Consent for the current approval on Site 1 was granted before the implementation of Clause 7.24 dual water systems. It is therefore impractical to require compliance with this clause, as construction of buildings on Site 1 has already commenced.
48. The proposed site-specific provision is as follows:
- (6) *Clause 7.24 does not apply to the land on Site 1 that comprises only alterations and additions to a building.*
49. However, it is reasonable for Buildings K and L on Site 2 to comply with Clause 7.24 of the Parramatta LEP 2023, as construction has not yet commenced on this site and the buildings can practically comply with these requirements. Furthermore, compliance with design excellence and Clause 7.29 will ensure that the building (L) dedicated to Council will be constructed to achieve Council's objectives towards net zero and to be climate positive as outlined in its Environmental Sustainability Strategy (2024-2033).
50. To enable the delivery of the additional residential apartments, rebalancing of commercial floor area and the provision of a Community and Cultural Building, the developer will be required to submit a new Development Application for Site 1 and a modification application to the current approval for Site 2. In consideration of the design excellence competition, dual water and commercial floor area & floor space ratio statements within this report, Clause 7.29 is to be amended as follows (~~strikeout text~~ is text to be deleted and **bold text** is to be added):
- (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 **4025%** of the combined gross floor area of **Site 1 and 2** ~~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 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.**

Schedule 1 Additional Permitted Uses

51. The proposed inclusion of an Additional Permitted Use under Schedule 1 of the Parramatta LEP 2023 seeks to enable development for the purposes of creative industries and carparking for residential flat buildings within the E2 Commercial Centre zone, provided that any development for car parking within the E2 zone is limited to basement levels only and does not permit dwellings to be constructed within this zone.

52. Schedule 1 Additional Permitted Uses of the Parramatta LEP 2023 will be amended to insert the following:

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.
53. The reallocation of commercial car parking to residential has resulted in some parking spaces being located within the E2 portion of the site. Residential carparking is currently prohibited within the E2 zone. The above clause will enable the full site footprint to be used for both commercial and residential carparking, reducing the level of basement excavation required as the carparking can be spread over a wider footprint.
54. The inclusion of ‘creative industries’ as an Additional Permitted Use has been proposed to expand the possible future use of Building L on Site 2. This building will be dedicated to Council in its entirety, and it is Council officers’ position that a potential future use for part of the building could include an artist studio, exhibition space or similar. ‘Creative industries’ are compatible in the site’s

context and will be entirely contained within Building L, away from residential receivers within the development.

LOCAL AND STRATEGIC MERIT CONTEXT

State Planning Policies and Strategies

Housing Delivery

55. The Minister for Planning and Public Spaces has written to all councils and planning panels asking them to *'prioritise the delivery of housing when assessing development applications and rezoning schemes, so that the entire planning system is geared to addressing the housing shortfall'*. The Minister further asks that *'...council teams prioritise the opportunity to deliver homes as part of merit considerations where, on balance, dwelling numbers may warrant a scale or built form that is different to or greater than the outcome originally anticipated'* (see **Attachment 4**).
56. The Minister also advises in his letter that updated region and cities' plans are being prepared by DPHI, and that in the meantime a strategic merit assessment should be applied to Planning Proposals which will be used to confirm if the proposal can satisfy relevant regional, district, and local strategies. A summary of how the subject Planning Proposal is consistent with the relevant policies is provided below, with **Attachment 1** providing a full assessment of the Proposal's consistency against relevant State Planning Policies and Ministerial Directions.

Greater Sydney Region Plan and Central City District Plan

57. The Planning Proposal is generally consistent with relevant state policies and planning strategies including the Greater Sydney Region Plan, Central City District Plan, and Ministerial Directions under Clause 9.1 of the Environmental Planning and Assessment Act 1979.
58. This Planning Proposal contributes to the overall planning directions, objectives and priorities described in state plans and policies. The intent of this planning proposal addresses the priorities and objectives outlined in the Greater Sydney Region Plan (GSRP) and Central City District Plan (CCDP).
59. Objectives 3, 6, 10 of The Greater Sydney Region Plan: A Metropolis of Three Cities include *"infrastructure adapts to meet future need", "services and infrastructure meet communities' changing needs" and Greater housing supply"*. The Planning Proposal satisfies these objectives as it will immediately increase housing supply and facilitate the delivery of community infrastructure that will be flexible in its use. A key goal of this proposal is to provide additional housing within the Parramatta City Centre whilst allowing for development of diverse and mixed-use buildings to address changing needs within the high growth precinct.
60. The Planning Proposal is consistent with the planning priorities described in the CCDP with particular focus on N3, N9 and N17. The Planning Agreement associated with this proposal includes the provision of a Community and Cultural Hub and additional open space in the form of an urban park along Lansdowne Street which targets these key priorities. The planning priorities are below:
- *N3: Provide services and social infrastructure to meet people's changing needs*

- *N9: Delivering integrated land use and transport planning and a 30-minute city*
- *N17: Delivering high quality open space*

Local Strategies

Local Strategic Planning Statement

61. The Parramatta City Centre is identified as a strategic centre and a high growth precinct in Parramatta's LSPS which the land subject to this Planning Proposal is located. The LSPS provides a housing target of 7,180 dwellings and jobs target of 85,600 for the Parramatta CBD by 2036. This Planning Proposal will contribute to housing targets by delivering 208 additional dwellings as part of the proposal.
62. The Planning Proposal is consistent with Council's Planning Priorities listed within the LSPS. In particular, the proposal is consistent with Planning Priorities 1, 4, 6, 7 and 11. Refer to the Planning Proposal at **Attachment 1** for further details regarding alignment with the LSPS.

Local Housing Strategy (LHS)

63. The land subject to this Planning Proposal is located within the Parramatta City Centre growth precinct and facilitates contributions of additional housing towards the goals outlined in Parramatta's LHS. The Planning Proposal aligns with the LHS as it sequences housing delivery and transport infrastructure with identified growth precincts (Parramatta City Centre). The site being located within 800m from Harris Park Station and the Parramatta Transport Interchange makes it consistent with the objectives of the LHS.

Community Infrastructure Strategy

64. Council's Community Infrastructure Strategy (CIS) outlines the long-term strategy for the provision of community infrastructure. The CIS identifies potential community facility and open space infrastructure in the Parramatta LGA and recommends the delivery of a new community hub to service the south of the Parramatta City Centre.
65. The Planning Proposal and associated Planning Agreement will address the recommendation by providing a Community and Cultural Building (Building L) which will be fully dedicated to Council and constructed as a permanent home for the Parramatta Artists Studio alongside office space, a community hall space and two ground floor retail tenancies. The Cultural and Community Building is in addition to the previously secured elements of the existing Planning Agreement including 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.

A Cultural Plan for Parramatta CBD

66. Council's Culture and Our City – A Cultural Plan for Parramatta's CBD provides a vision for making Parramatta a culture destination. The four goals of the strategy are:

- Always was, always will be a Gathering Place
 - Diversity is our Strength
 - Ideas and Imagination are the heartbeat of our City
 - By Design, our City Incubates Creativity, Industry and New Knowledge
67. The Cultural Plan outlines Parramatta Artists Studio (PAS) as a “key arts development organisation providing vital studio spaces to artists from across disciplines and career stages. Through its residency, commissioning and community-engaged programs, Parramatta Artists Studios significantly contributes to artists’ careers as well as connecting artists and communities locally and beyond.”
68. The development of the Parramatta Metro Station had resulted in the temporary relocation of the PAS to Granville.
69. The Planning Proposal and associated Planning Agreement will deliver a Cultural and Community Building as a new, expanded and permanent home for PAS that will provide a variety of spaces, encouraging dialogue and production across multiple arts and cultural forms.

ANALYSIS OF PLANNING PROPOSAL

Urban Design, Built Form and Public Domain

70. On Site 1, the Planning Proposal would facilitate an increase of 10 storeys to Building E (total 32 residential storeys). On Site 2 the Planning Proposal would facilitate an increase of 9 storeys to Building K (maximum 40 residential storeys). Building L would be reduced by 6 storeys (to 4 storeys) and proposed to be wholly dedicated to Council for Community and Cultural purposes. Buildings D and F on Site 1 are not altered from the approval as they are under construction (approved by DA/738/2016).
71. As part of the design excellence competition that was carried out in 2014, a series of winning criteria was established for the site. A key design excellence principle established by the jury of the competition was to ensure that each building demonstrates variation in its height so as to avoid a ‘wall-like’ effect on the skyline. The proposed building massing in this Planning Proposal has maintained consistency with the winning design excellence principles.
72. The height of Building K will increase from the approved 32 storeys to a maximum of 40 storeys. Additional storeys above the approved 32 storeys will be modulated and stepped in on a smaller floor plate in order to enable a more slender tower form, reduce visual bulk and scale and maintain height differentiation in the skyline (as shown in **Figure 7**) which ensures consistency with the winning design excellence competition criteria. It is recommended that the draft SSDCP controls be amended to facilitate this intended built form. As a result, the skyline is varied, views to sky are enhanced and the principles of the Design Excellence Competition are upheld.
73. **Figure 7** below shows the key changes made through height adjustments and redistributing GFA across both Sites 1 and 2. It outlines the reduction of Building L from 10 to 4 storeys, increasing the provision of housing stock by extending

the height of Building E. As shown in cell '3', the height of Building K is extended to offset the GFA that is removed from Building L (cell '1').

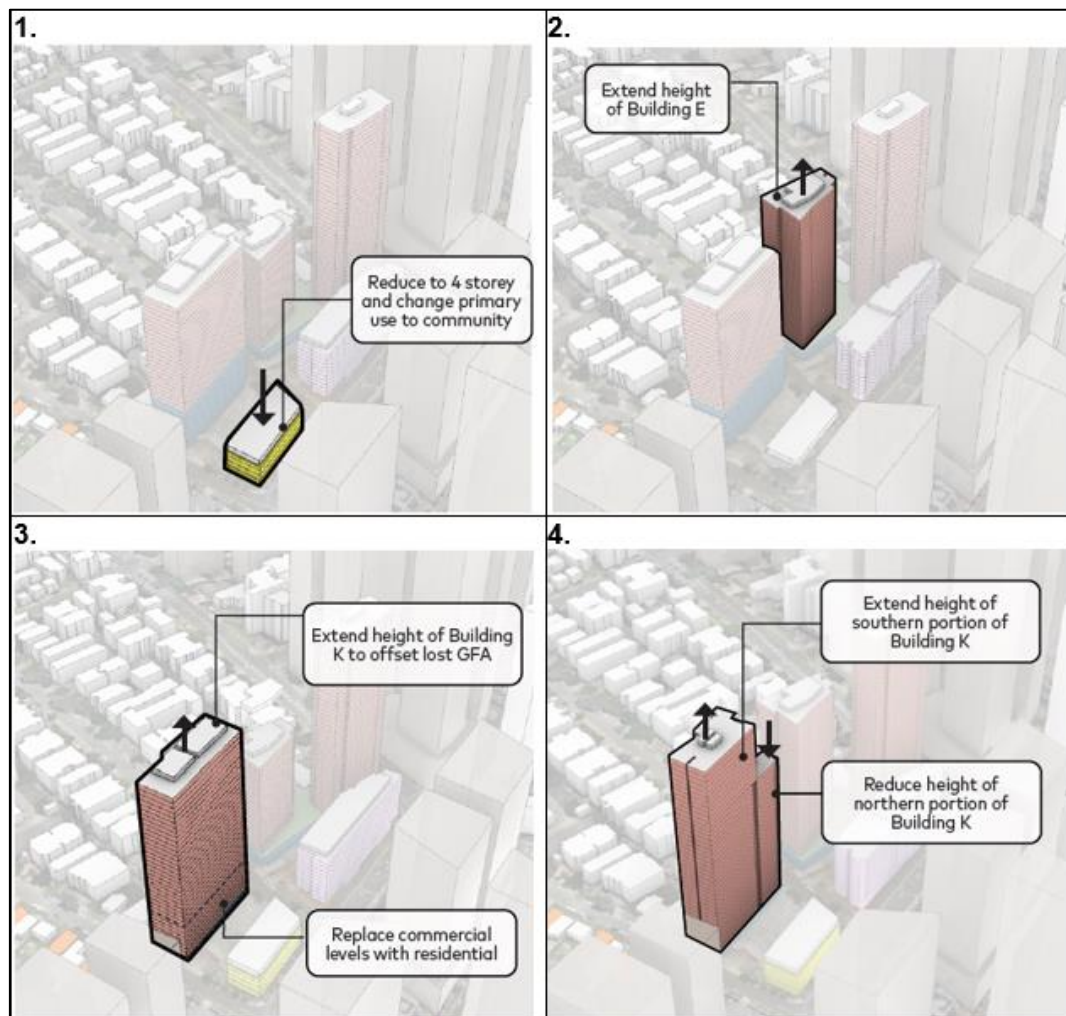


Figure 7: Proposed redistribution of floor space across the development

74. Furthermore, retaining the development outcomes of the Design Competition is enforced through the amendment to Clause 7.29 where any amending DA or modification application requires consistency with Clause 7.13 ensuring design excellence is maintained.
75. An artist impression that shows the proposed site arrangement and building forms is detailed in **Figure 8**.



Figure 8: Artist's impression of the scheme resulting from the Planning Proposal

76. Consideration of any changes to the public domain and through-site links on the subject land will be completed at the Development Application or Modification stage for any future applications.

Economic Impact

77. The proposed development is the first of its kind within the Auto Alley corridor and southern CBD and is seen as the catalyst to springboard the redevelopment of Church Street towards the M4. The Parramatta CBD is currently 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 (**Attachment 5**). 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 in the current market. At this time, as the site is under construction, it is unlikely that the quantum of commercial office space under the existing site-specific clause will be fully occupied within the future development. It is important to also note that the Housing SEPP provisions allow build-to-rent on commercial zoned land.
78. The applicant initially proposed to reduce the quantum of non-residential GFA to 20% of the total GFA of Sites 1 and 2. This was considered to be an unsupportable reduction, and it was important to retain a higher level of employment generating land uses on the site. Following consultation with the applicant, it was determined that an appropriate amount of non-residential GFA to be delivered across Site 1 and 2 is 25%. If the Planning Proposal was to reduce the non-residential GFA to 20%, this would have resulted in approximately 1,600m² of commercial floor area, equivalent to two storeys of the Cultural and Community Building.

79. The approved development under construction will deliver a new 5-star hotel (Building F on Site 1), with the confirmed operator being the Marriott Group. The hotel development will be a key contributor to Parramatta's visitor economy and will help service domestic and international visitors to Parramatta, Sydney Olympic Park and 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.
80. The addition of the Cultural and Community Building will establish an emerging character for the southern CBD as a destination for arts and cultural spaces. The fringe location of the site presents an opportunity to deliver alternative land uses that will complement commercial office space, generating employment opportunities and boost Parramatta's cultural economy.
81. Council officers have considered these impacts in the Planning Proposal and given the current market conditions, the site being under construction and the provisions of the Housing SEPP allowing build to rent on commercial zoned land, the provision of a Community and Cultural Building, a new 5-star hotel offering, and other commercial uses including diverse retail offerings, the Planning Proposal adequately balances the economic impacts of the proposal while noting the delivery of additional dwellings.
82. Overall, the decrease in the quantum of non-residential floor space in this instance is supportable for the following reasons:
- The basement levels of the buildings cannot accommodate the 5,694sqm of supermarket floor area due to flooding constraints as detailed in the assessment of the approved scheme (DA/738/2016);
 - The site is under construction and its location on the fringe of the Parramatta CBD means it is unlikely that the already approved commercial floor space will be utilised in the short and medium term;
 - The economic analysis by Urbis (**Attachment 5**) indicates that vacancy rates for commercial floor space are unlikely to lower in the medium term;
 - Diversification of land uses through the inclusion of creative industries are well-suited for this location in the Parramatta CBD;
 - Continues to retain non-residential GFA, particularly along Church Street, by providing an alternative use to the provisions under the State Environmental Planning Policy (Housing) 2021 that permits build-to-rent on E2 land; and
 - The Minister for Planning and Public Spaces has requested public authorities and planning panels to prioritise the delivery of housing.

Social Impact

83. The delivery of a public park under the existing Planning Agreement and the proposed dedication of Community and Cultural Hub building (Building L) are deemed to offer significant public benefit and support the proposed density on the site and surrounding area.
84. The Community and Cultural building addresses the Community Infrastructure Strategy (CIS) by delivering approximately 2,500sqm within a four-storey building to be used for a variety of purposes such as creative uses, office space, community hall and meeting spaces. By allowing these uses at this site, it unlocks the potential for Council to address other community needs at the Marion Street Carpark which is also identified within the CIS.

Flooding

85. The site is identified as being flood prone on the Floodplain Risk Management Map in the Parramatta LEP 2023. The Planning Proposal has been assessed against the 2024 Parramatta Flood Study that was adopted by Council on 11 June 2024.
86. The site subject is within proximity to Clay Cliff Creek and affected by 1% Annual Exceedance Probability (AEP) and Probable Maximum Flood (PMF) which requires consideration of mitigation measures in relation to these flood events.
87. 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 to the proposed scheme. The proposed scheme provided as part of this Planning Proposal package complies with the Flood Planning Level requirements based on the new Flood Study.
88. Any future development on the site will need to respond to the Flood Risk Development Manual and the relevant controls contained within the Parramatta LEP 2023 and Parramatta DCP 2023.
89. Council's Catchment Engineer has reviewed the proposal and the submitted Flood Planning Statement (**Attachment 6**) and raises no objections to the proposal.

Traffic and Transport

90. The Planning Proposal seeks to deliver an increased number of residential dwellings and reduction in commercial floor area. The required number of carparking spaces is different to that of the existing Development Application, as the parking rates were reduced with the implementation of Parramatta City Centre LEP 2023.

91. The parking controls under Parramatta LEP 2011, which were in place at the time of determining the DA/738/2016 are higher than the current parking rates under Parramatta LEP 2023. The following table provides a comparison of the applicable parking rates:

	Approved Parking Rates (Parramatta LEP 2011)	Proposed Parking Rates (Parramatta LEP 2023)
Residential flat buildings	A maximum of 1 parking space to be provided for every dwelling plus 1 parking space to be provided for every 5 dwellings for visitors	The sum of the following— (a) 0.1 space for each studio dwelling, (b) 0.3 space for each dwelling containing 1 bedroom, (c) 0.7 space for each dwelling containing 2 bedrooms, (d) 1 space for each dwelling with 3 or more bedrooms
Retail	A maximum of 1 parking space to be provided for every 30 square metres of gross floor area	Car Parking Formula* $M = (G \times A) \div (50 \times T)$
Commercial	A maximum of 1 parking space to be provided for every 100 square metres of gross floor area	Car Parking Formula $M = (G \times A) \div (50 \times T)$
Hotel	A maximum of 1 parking space to be provided for every 5 hotel rooms or suites plus 1 parking space to be provided for every 3 employees	The sum of the following— (a) 1 space for every 4 bedrooms up to and including 100 bedrooms, (b) 1 space for every 5 bedrooms above 100 bedrooms
Community**	Car Parking Formula $M = (G \times A) \div (50 \times T)$	Car Parking Formula $M = (G \times A) \div (50 \times T)$

*where—

M is the maximum number of car parking spaces.

G is the gross floor area of certain premises in the building, as specified in the provision in which the formula is used.

A is the site area.

T is the total gross floor area of all buildings on the site.

**Parramatta LEP 2023 does not have a specific parking rate for a community hall use, as such car parking requirement for the community hall has been assessed based on a commercial use using the car parking formula providing in LEP 2023 with the site area being 4,742m² and a total gross floor area of 34,896m².

92. The Traffic and Parking Assessment (**Attachment 7**) 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.
93. The exact allocation of car parking 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.

Wind Tunnel Impacts

94. A detailed wind impact assessment will need to be provided at the DA stage to appropriately manage wind behaviour.

PLANNING AGREEMENT

95. The Planning Proposal is accompanied by a Letter of Offer (**Attachment 2**) which proposes to deliver the following public benefits at a value estimated by the applicant to be \$26,543,384.00:
- 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 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.
96. It is noted that an existing Planning Agreement between the landowner and Council is registered on the title of the land, which was to deliver the following items at a total value of \$15,142,695:
- Embellishment and dedication of land at Site 3 comprising a total of 1,953sqm for use as a public open space;
 - Embellishment and footpath widening along the Church Street frontage of the land;
 - Provision of a pedestrian thoroughfare through Site 1 and 2;
 - The construction and dedication of a commercial suite comprising 200sqm to Council; and
 - Payment of a \$7.3 million cash contribution to Council's City Centre Section 94A (7.12) Plan
97. This Planning Proposal seeks to extinguish the existing Planning Agreement and replace it with a new Planning Agreement. Whilst the existing development consent includes a Planning Agreement, it provides for a limited contribution toward community facilities. The CIS identifies a lack of community hubs within the Parramatta LGA. This is addressed by revising the original dedication of a commercial suite (200sqm) to Council by increasing the offering to a four storey Community and Cultural Building.

98. A preliminary assessment of the Letter of Offer by Council Officers concludes that in principle the items offered are acceptable and satisfy major Council objectives related to community and social infrastructure provision.

DEVELOPMENT CONTROL PLAN

99. Site-specific planning provisions for the site were included in the Parramatta Development Control Plan (DCP) 2011. These controls were adopted as Section 9.10.2 in the 'Harmonisation' DCP (Parramatta DCP 2023) which consolidated and updated controls for the Parramatta LGA.
100. The changes sought as part of this Planning Proposal can primarily achieve the future desired character and compliance with the controls as set out in Section 9.10.2. The Planning Proposal requires some amendments to the DCP to facilitate the built form shown in the urban design report and the approved development application.
101. A draft DCP amendment will be prepared to accompany the exhibition of the Planning Proposal. The amendment will ensure consistency with the urban design report by providing:
- Removal of references to 44 Early Street due to lot amalgamation with 83 Church Street
 - 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 urban design report
 - i. Building F (Hotel) is coloured as commercial/hotel
 - ii. Building F is 12 levels not 10 levels
 - iii. Podium levels are commercial
 - iv. Building D is updated to 42 levels

PLAN MAKING DELEGATIONS

102. Should Council resolve to endorse the Planning Proposal to proceed, it is recommended that Council request that it exercise its plan-making delegations. This means that once the Planning Proposal has been to Gateway, undergone public exhibition and been adopted by Council, Council officers will deal directly with the Parliamentary Counsel Office on the legal drafting and mapping of the amendment. The LEP amendment is then signed by the CEO before being notified on the NSW Legislation website.

CONSULTATION & TIMING

103. The Planning Proposal and supporting documents were referred internally to various Council staff and teams including:
- City Design Unit
 - Traffic and Transport Team
 - Social/Cultural Team

- Economic Development Team
- Flooding and Catchment Engineers
- Social and Community Services Team

104. No public consultation has yet been undertaken relating to this Planning Proposal. Should Council resolve to proceed with the Planning Proposal, it and all related information, will be submitted to the DPHI for Gateway Determination. Community Consultation will be undertaken as required by the Gateway Determination.

FINANCIAL IMPLICATIONS FOR COUNCIL

105. Should Council resolve to proceed with the Planning Proposal, the costs incurred in conducting the community consultation are covered by the fees associated with the submission of the Planning Proposal by the applicant.

106. The Planning Proposal is accompanied by a Letter of Offer which proposes that the applicant enter into an agreement to deliver community infrastructure. The financial implications of the offer will be presented to Council.

CONCLUSION AND NEXT STEPS

107. This report recommends that the Planning Proposal for 57-83 Church Street, Parramatta be submitted to the DPHI for Gateway assessment.

108. It is recommended that Council endorse the preparation of a draft Planning Agreement for 57-83 Church Street, Parramatta based on the submitted Letter of Offer, and that the Chief Executive Officer be authorised to prepare the legal drafting.

109. It is recommended that Council endorse preparation of the amendments related to the site-specific DCP (SSDCP) for land at 57-83 Church Street Parramatta, to be made to the Parramatta DCP 2023.

Council will be requested to consider the merits of the proposal following the Parramatta Local Planning Panel's consideration of same. If approved, the Planning Proposal, draft Planning Agreement and draft SSDCP will be publicly exhibited concurrently for 57-83 Church Street, Parramatta when the Gateway determination is issued.








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ATTACHMENTS:

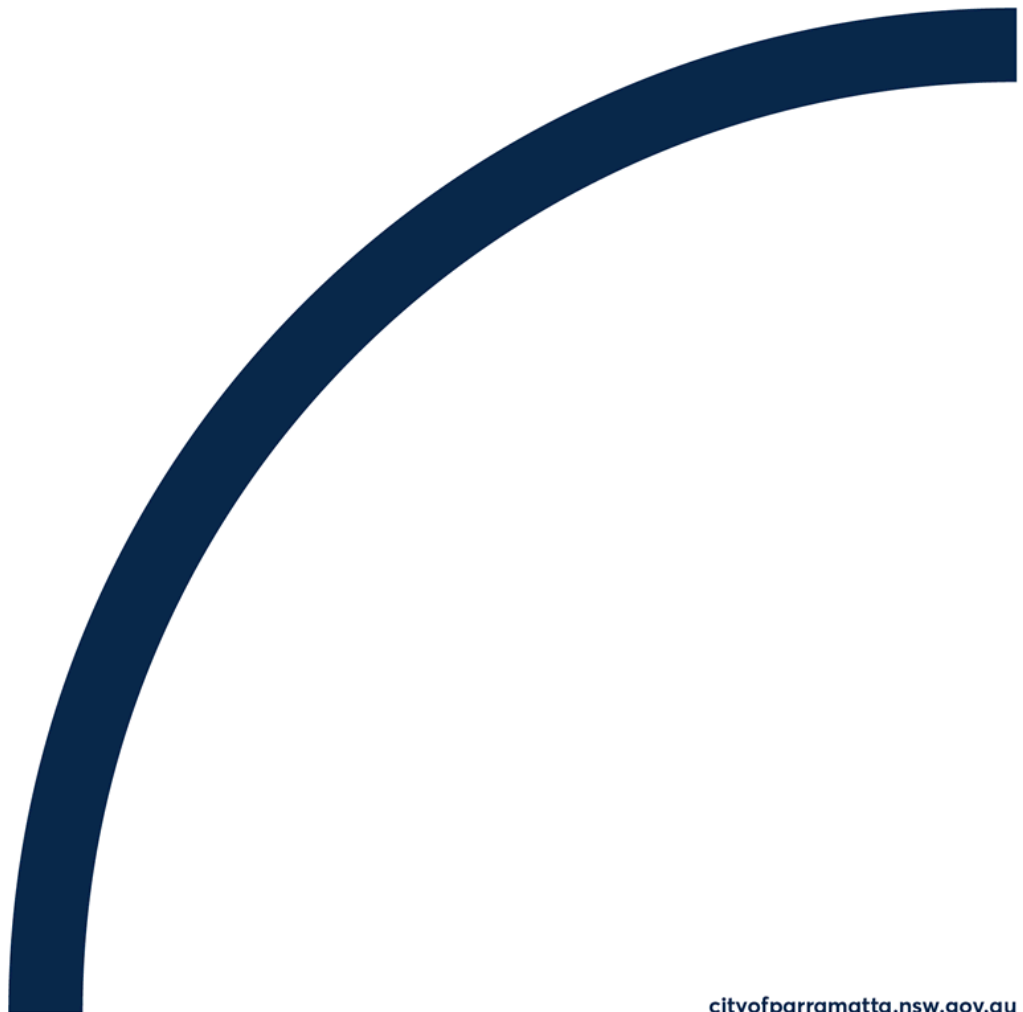
1  Attachment 1 - Planning Proposal	53 Pages
2  Attachment 2 - Letter of Offer	6 Pages
3  Attachment 3 - Urban Design Report	53 Pages
4  Attachment 4 - Letter Correspondence from the Minister for Planning and Public Spaces	2 Pages
5  Attachment 5 - Economic Assessment Report	45 Pages
6  Attachment 6 - Flood Assessment Report (separately enclosed)	36 Pages
7  Attachment 7 - Traffic and Parking Assessment Report	15 Pages

REFERENCE MATERIAL



PLANNING PROPOSAL

57–83 Church Street, Parramatta



cityofparramatta.nsw.gov.au

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

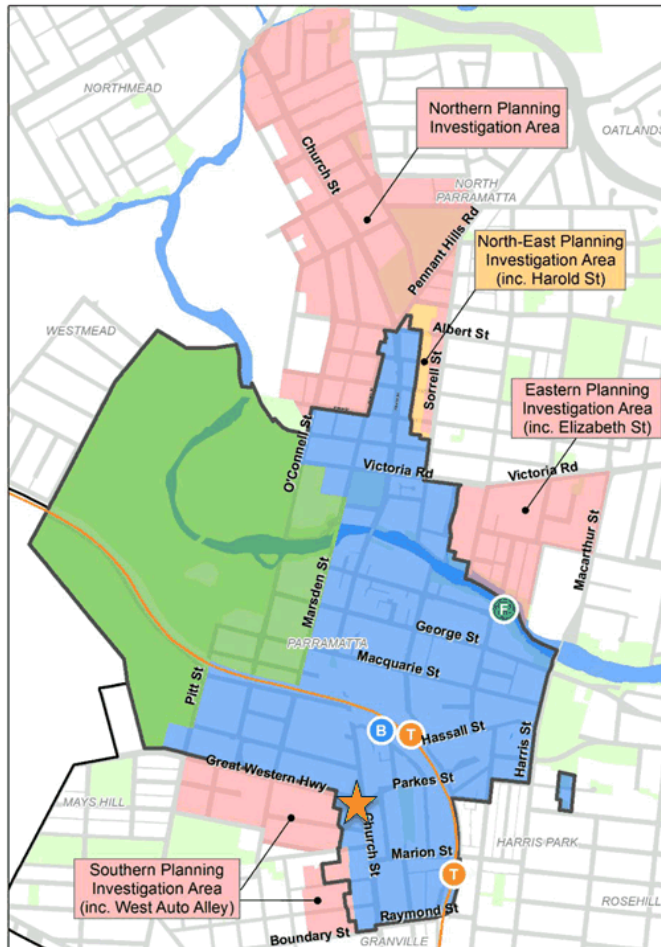


Figure 1: Southern Planning Investigation is shown to the west of the subject site (yellow star)

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.

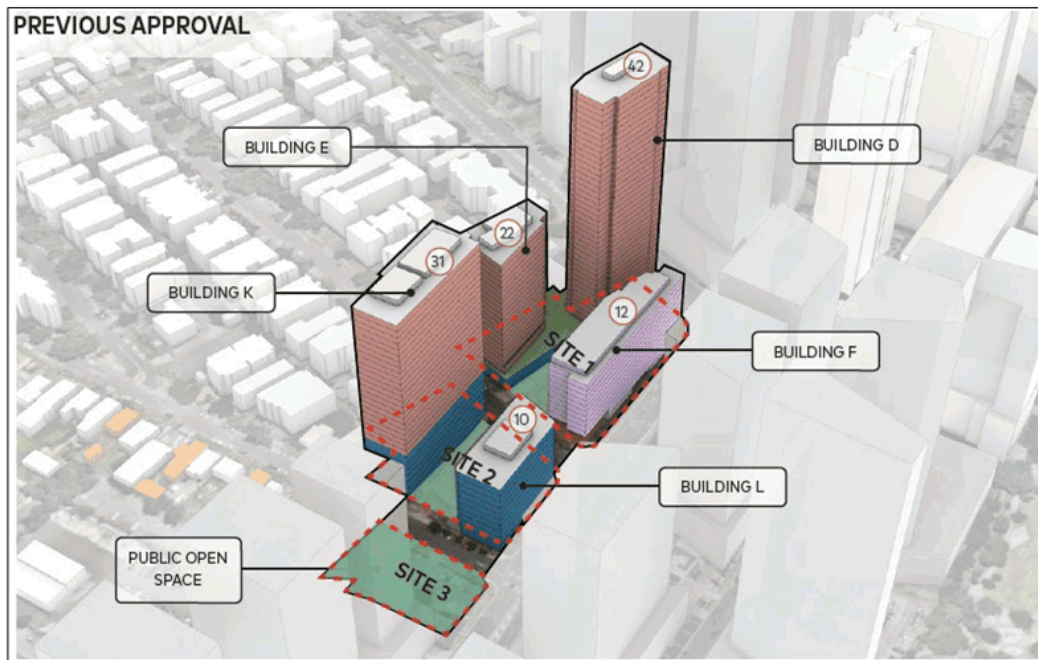


Figure 2: Approved scheme

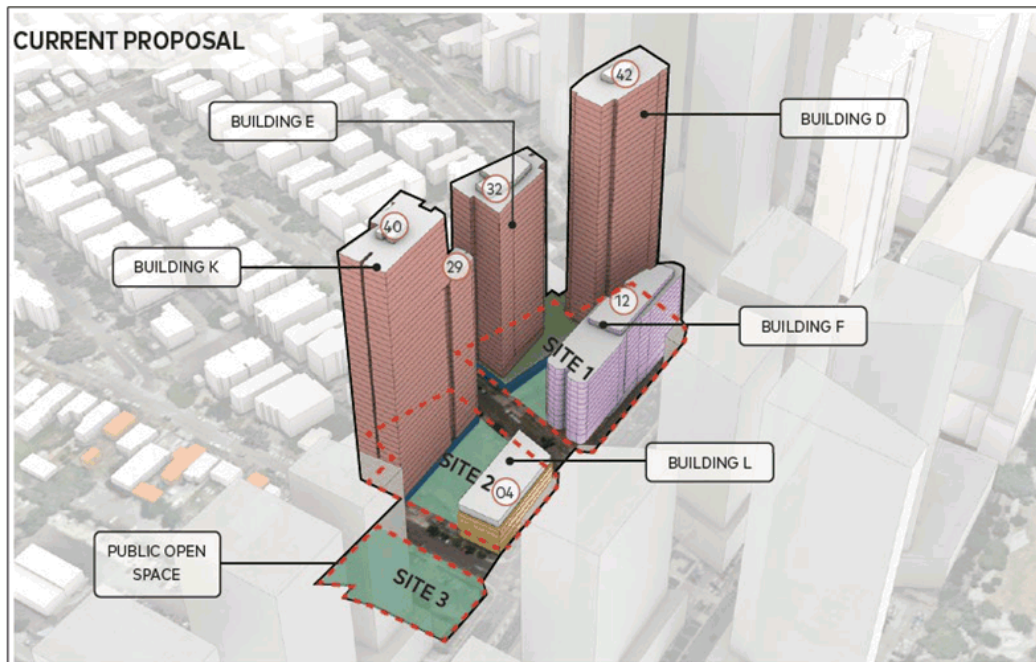


Figure 3: Proposed scheme

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 overcome 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 **4025%** of the combined gross floor area of **Site 1 and 2** 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 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.

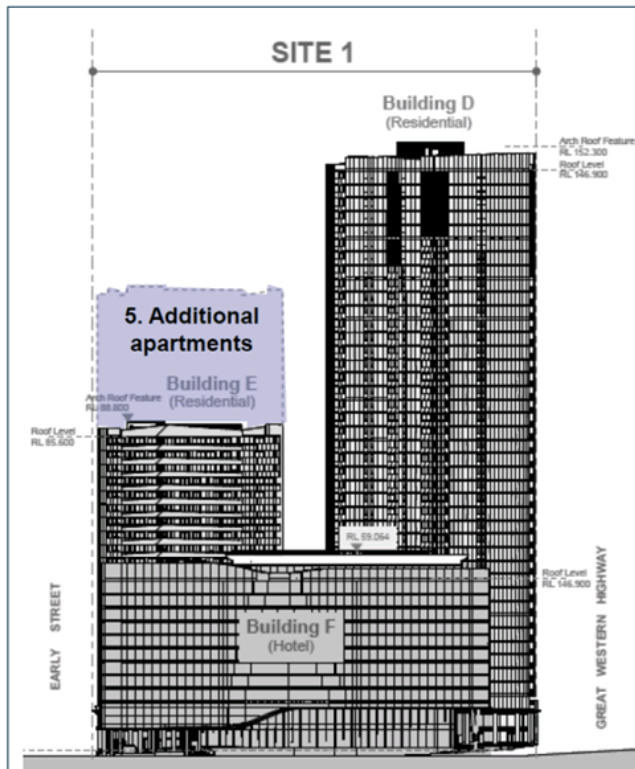


Figure 3: Proposed additional 10 storeys on Building E, Site 1

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	<p>The proposal is consistent with this objective.</p> <p>The site is located within the Parramatta CBD and is within 500m walking distance of Harris Park station, and within 550m of Parramatta Station.</p> <p>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.</p>
	O3: Infrastructure adapts to meet future need	<p>The proposal is consistent with this objective.</p> <p>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.</p>
	O4: Infrastructure use is optimised	<p>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.</p>

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	O6: Services and infrastructure meet communities' changing needs	<p>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.</p> <p>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.</p>
	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	
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	<p>The proposal will deliver an increased supply of diverse housing, with a mix of 1-, 2- and 3-bedroom apartments proposed.</p> <p>The proposal does not include dedicated affordable housing.</p>
A city of great places	O12: Great places that bring people together	<p>The proposed mixed-use development provides an excellent opportunity to foster a sense of place at the southern gateway to the Parramatta CBD.</p> <p>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.</p>
	O13: Environmental heritage is identified, conserved and enhanced	<p>The site is located to the north of identified local heritage items in Lansdowne Street.</p> <p>The heritage items are identified under Schedule 5 of the PLEP 2023 as items I577-I582 and are a variety of cottages.</p> <p>This Planning Proposal will not impact the local heritage status of the heritage items.</p>

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.

20

	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
<p>A city supported by infrastructure</p> <p>O1: Infrastructure supports the three cities</p> <p>O2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>O3: Infrastructure adapts to meet future need</p> <p>O4: Infrastructure use is optimised</p>	<p>PP N1: Planning for a city supported by infrastructure</p> <ul style="list-style-type: none"> • 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 	<p>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 addition to any community and commercial demands.</p> <p>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.</p>

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

	<ul style="list-style-type: none"> • 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 	<p>liveability for the existing and growing population.</p> <p>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.</p> <p>Additionally, the Planning Agreement facilitates the provision of a Cultural and Community Building providing key social infrastructure for people in the Parramatta CBD.</p>
<p>O7: Communities are healthy, resilient and socially connected</p> <p>O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p>O9: Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>PP N4: Fostering healthy, creative, culturally rich and socially connected communities</p> <ul style="list-style-type: none"> • 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 	<p>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.</p> <p>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.</p>
<p>Housing the city</p> <p>O10: Greater housing supply</p> <p>O11: Housing is more diverse and affordable</p>	<p>PP N5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</p> <ul style="list-style-type: none"> • A16: Prepare local or district housing strategies that address housing targets [abridged version] • A17: Prepare Affordable Rental housing Target Schemes 	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

<p>A city of great places O12: Great places that bring people together</p>	<p>PP N6: Creating and renewing great places and local centres, and respecting the District's heritage</p> <ul style="list-style-type: none"> • 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 	<p>The Planning Proposal aims to revitalise Auto Alley being a catalysts development for further redevelopment of the precinct.</p> <p>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.</p>
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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
<p>A well-connected city O19: Greater Parramatta is stronger and better connected</p>	<p>PP N7: Growing a stronger and more competitive Greater Parramatta</p> <ul style="list-style-type: none"> • A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy • A27: Manage car parking and identify smart traffic management strategies 	<p>This Planning Proposal will continue to provide commercial floor area across both Sites 1 and 2.</p> <p>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.</p> <p>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.</p>
<p>Jobs and skills for the city O15: The Eastern, GOPP and Western Economic Corridors are better connected and more competitive</p>	<p>PP N8: Delivering a more connected and competitive GOPP Economic Corridor</p> <ul style="list-style-type: none"> • A29: Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GOPP Economic Corridor 	<p>The subject site is within proximity to key heavy rail stations such as Harris Park and Parramatta which also includes its bus interchange.</p> <p>Both stations are within 600m walking distance which enhances travel and connectivity across Sydney and the GOPP Economic Corridor.</p> <p>Access to and from the site is also enhanced by the commencement of the Parramatta Light Rail.</p>
<p>O14: The plan integrates land use and transport creates walkable and 30 minute cities</p>	<p>PP N9: Delivering integrated land use and transport planning and a 30-minute city</p> <ul style="list-style-type: none"> • 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 	<p>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.</p> <p>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.</p>

<p>O23: Industrial and urban services land is planned, retained and managed</p>	<p>PP N10: Growing investment, business opportunities and jobs in strategic centres</p> <ul style="list-style-type: none"> • 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 	<p>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.</p> <p>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.</p>
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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
<p>A city in its landscape O25: The coast and waterways are protected and healthier</p>	<p>PP N13: Protecting and improving the health and enjoyment of the District's Waterways</p> <ul style="list-style-type: none"> • 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 	<p>Not applicable, this Planning Proposal does not impact waterways.</p>
<p>O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced O28: Scenic and cultural landscapes are protected</p>	<p>PP N15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes</p> <ul style="list-style-type: none"> • A66: Identify and protect scenic and cultural landscapes • A67: Enhance and protect views of scenic and cultural landscapes from the public realm 	<p>The Planning Proposal does not impact upon biodiversity, bushland or scenic and cultural landscapes.</p>

<p>O31: Public open space is accessible, protected and enhanced</p>	<p>PP N17: Delivering high quality open space</p> <ul style="list-style-type: none"> • A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged] 	<p>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.</p>
<p>An efficient city</p> <p>O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</p> <p>O34: Energy and water flows are captured, used and re-used</p> <p>O35: More waste is re-used and recycled to support the development of a circular economy</p>	<p>PP N19: Reducing carbon emissions and managing energy, water and waste efficiently</p> <ul style="list-style-type: none"> • 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 	<p>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.</p>
<p>O36: People and places adapt to climate change and future shocks and stresses</p> <p>O37: Exposure to natural and urban hazards is reduced</p> <p>O38: Heatwaves and extreme heat are managed</p>	<p>PP N20: Adapting to the impacts of urban and natural hazards and climate change</p> <ul style="list-style-type: none"> • 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 	<p>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.</p>

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.

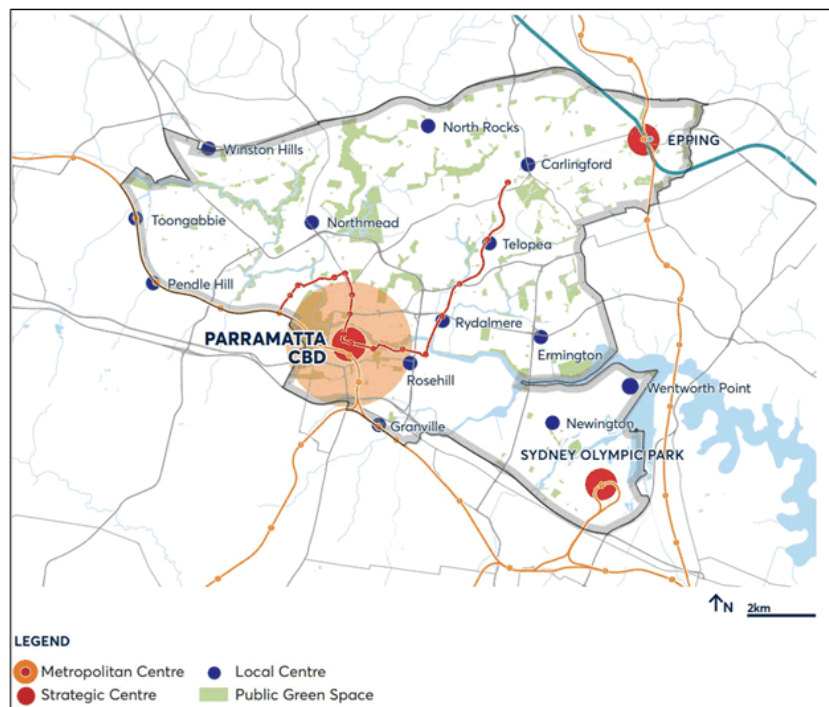


Figure 4: Hierarchy of Centres within the Parramatta LGA.

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 GOP 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

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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		
<p>Direction 4.1 – Flooding</p> <p>The objectives of this direction are to:</p> <p>(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</p> <p>(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.</p>	<p>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.</p> <p>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.</p>	Yes
<p>Direction 4.4 – Remediation of Contaminated Land</p> <p>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.</p>	<p>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.</p>	Yes
<p>Direction 4.1 - Acid Sulfate Soils</p> <p>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.</p>	<p>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.</p> <p>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.</p> <p>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.</p>	Yes
5. Transport and Infrastructure		
<p>Direction 5.1 – Integrating Land Use and Transport</p> <p>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.</p>	<p>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).</p> <p>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.</p>	Yes

<p>Direction 5.2 – Reserving Land for Public Purposes</p> <p>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.</p>	<p>The Planning Proposal does not include the identification of, or removal of any land required for acquisition.</p>	<p>Yes</p>
<p>Direction 5.3 – Development near Regulated Airports and Defence Airfields</p>	<p>The Planning Proposal is not next to any existing or proposed regulated airport or known defence airfield.</p> <p>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>.</p>	<p>Yes</p>
<p>6. Housing</p>		
<p>Direction 6.1 – Residential Zones</p> <p>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.</p>	<p>This Planning Proposal will facilitate the delivery of an additional 208 residential dwellings.</p>	<p>Yes</p>
<p>7. Industry and Employment</p>		
<p>Direction 7.1 – Business and Industrial Zones</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) Encourage employment growth in suitable locations, (b) Protect employment land in business and industrial zones; and (c) Support the viability of identified centres. 	<p>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.</p> <p>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.</p>	<p>Yes</p>

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 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 require 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 slender 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.

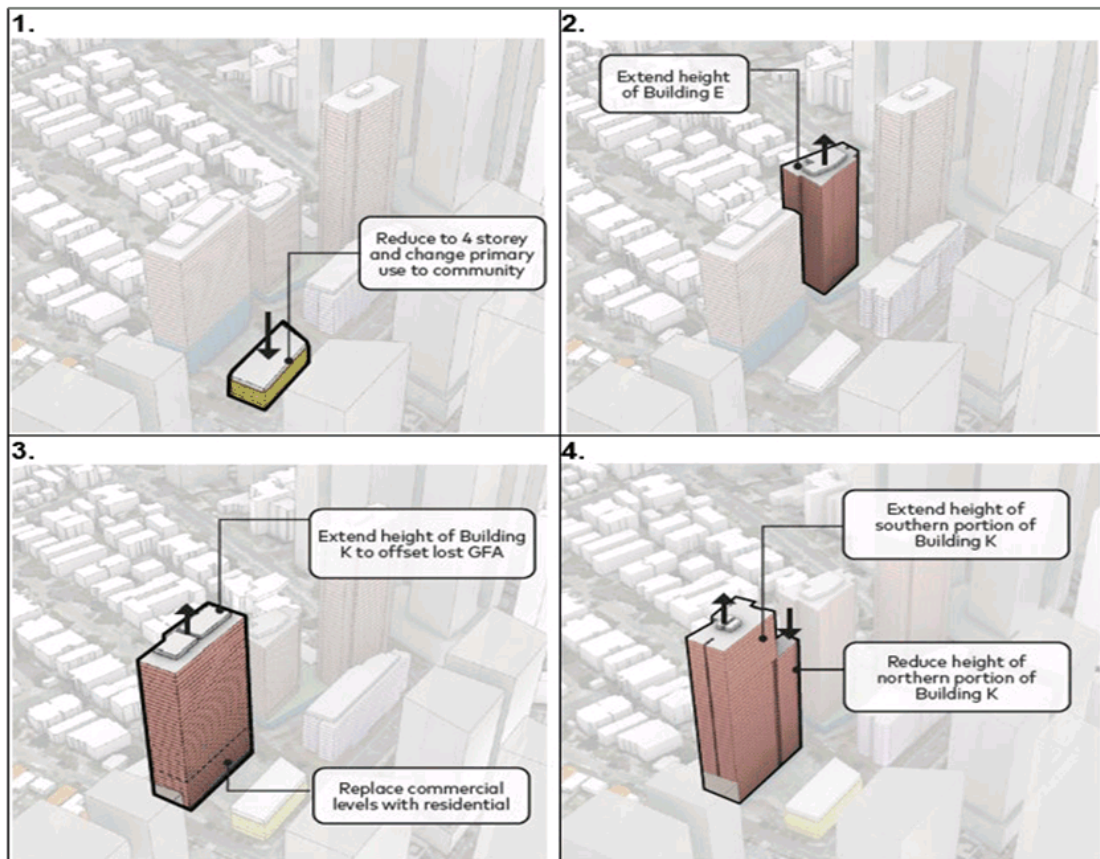


Figure 5 – Proposed redistribution of floorspace across the development

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.

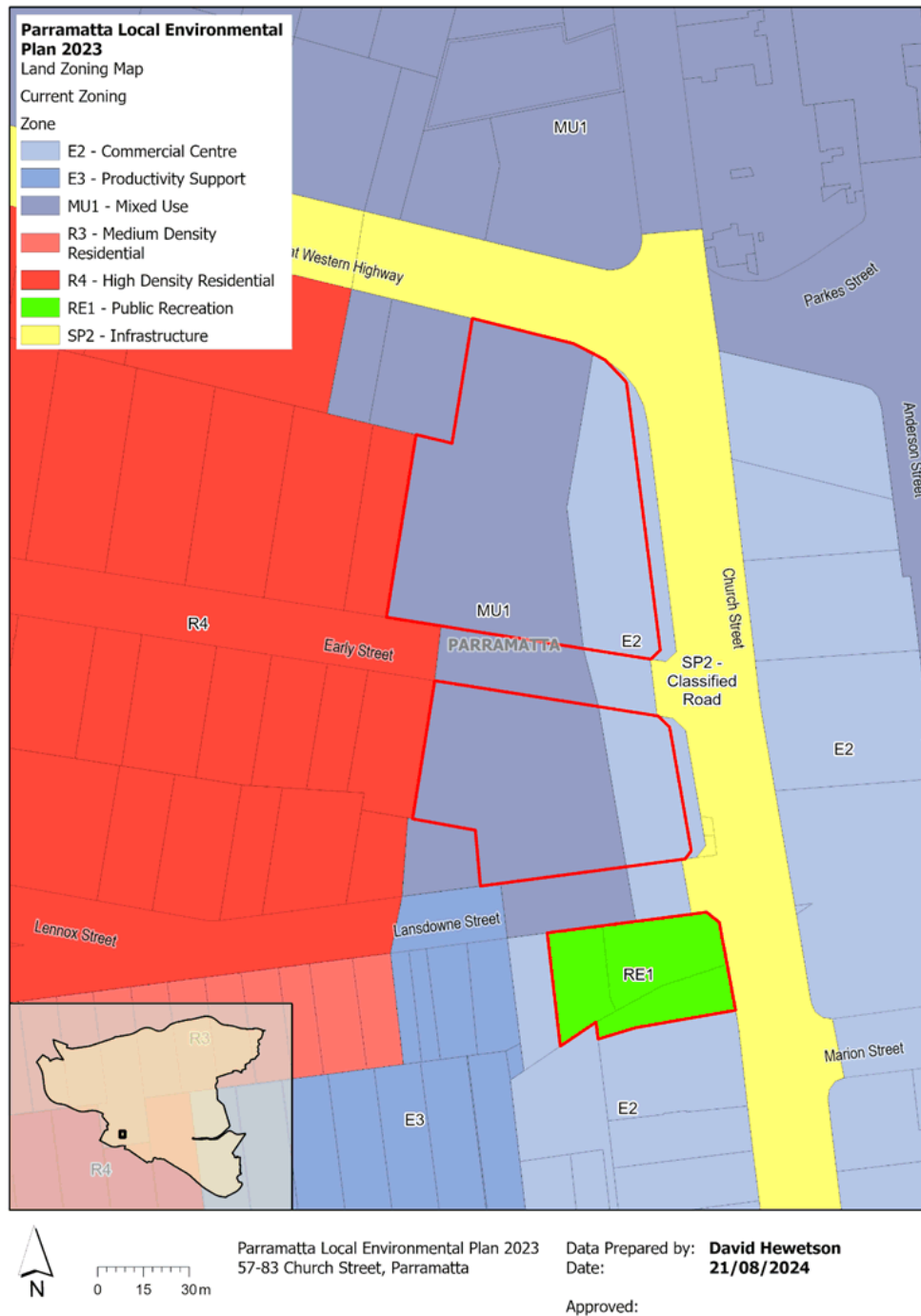


Figure 6 Existing Land Use Zoning controls for 57-83 Church Street, Parramatta.

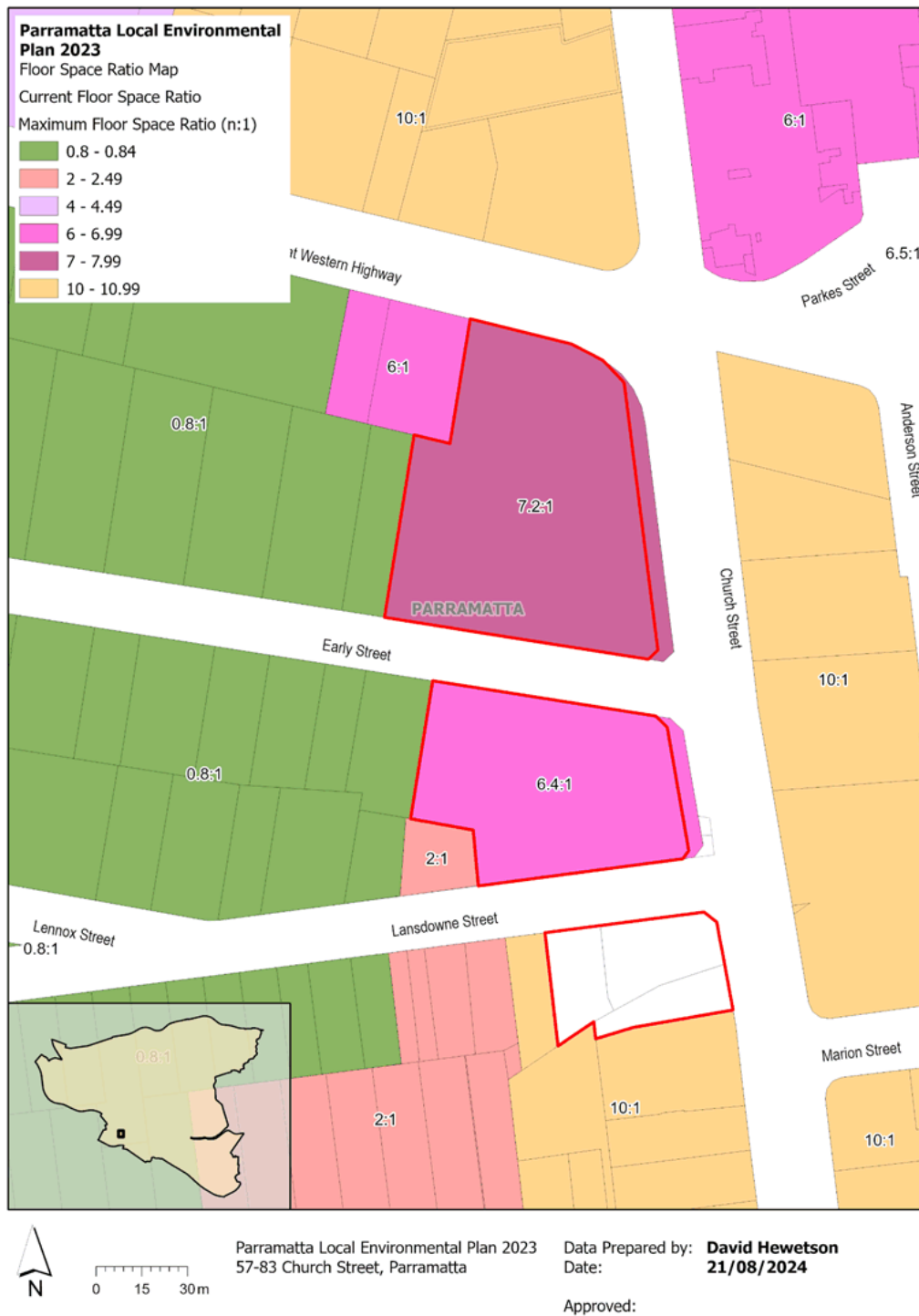


Figure 7 Existing Floor Space Ratio map for 57-83 Church Street, Parramatta.

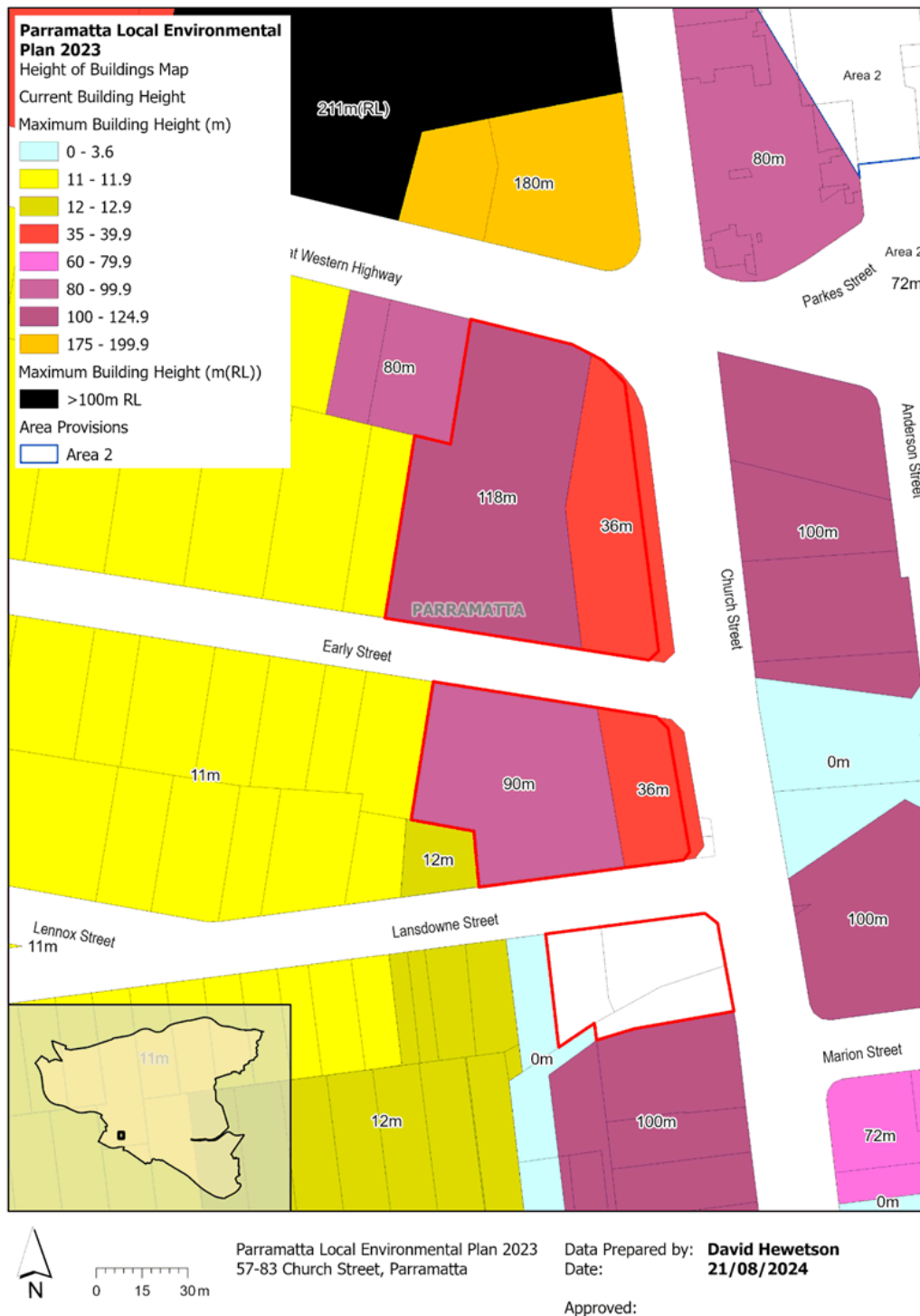


Figure 8 Existing Height of Buildings Map for land at 57-83 Church Street, Parramatta.

4.2 Proposed controls

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

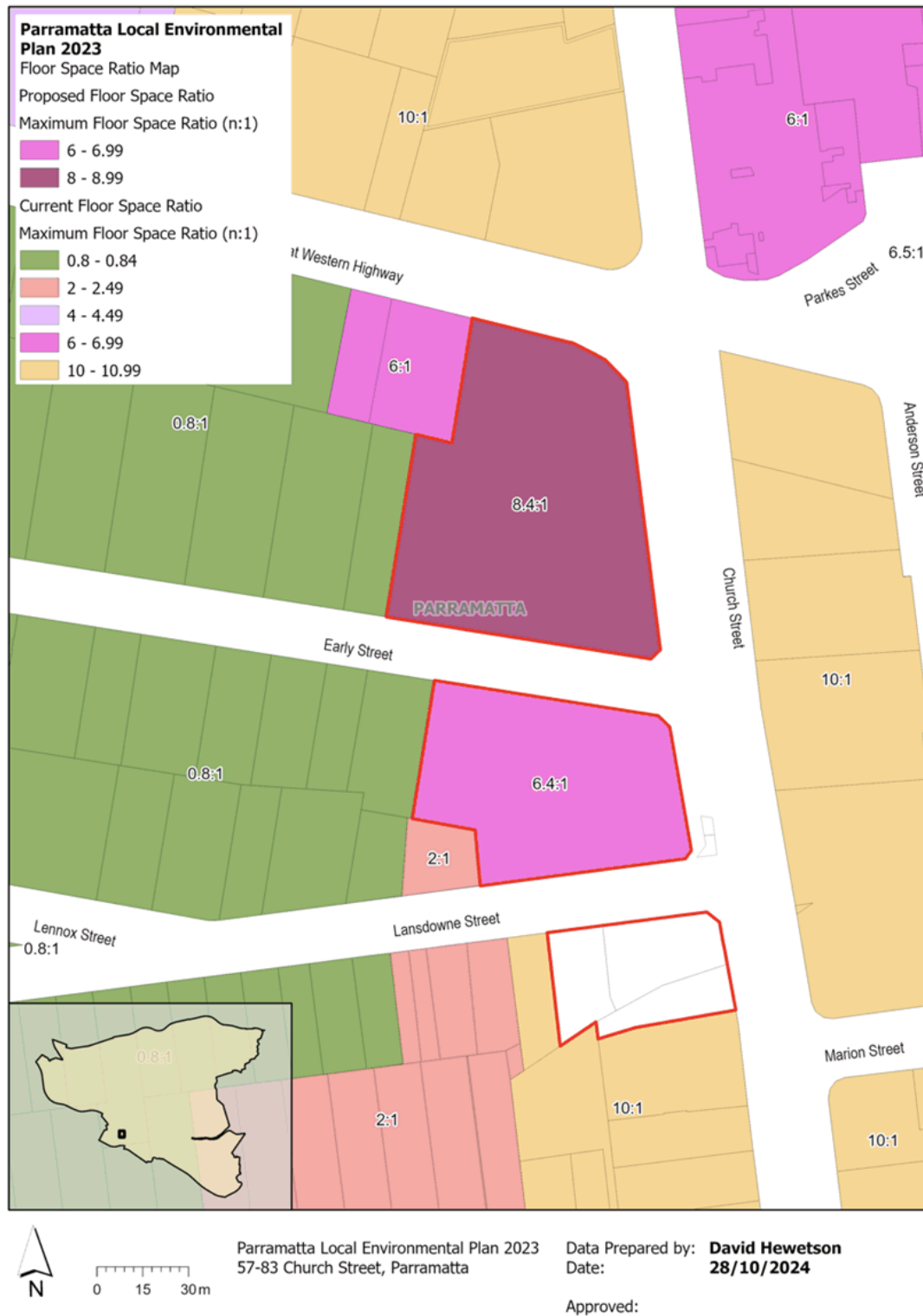


Figure 9 Proposed Floor Space Ratio Map for land at 57-83 Church Street, Parramatta.

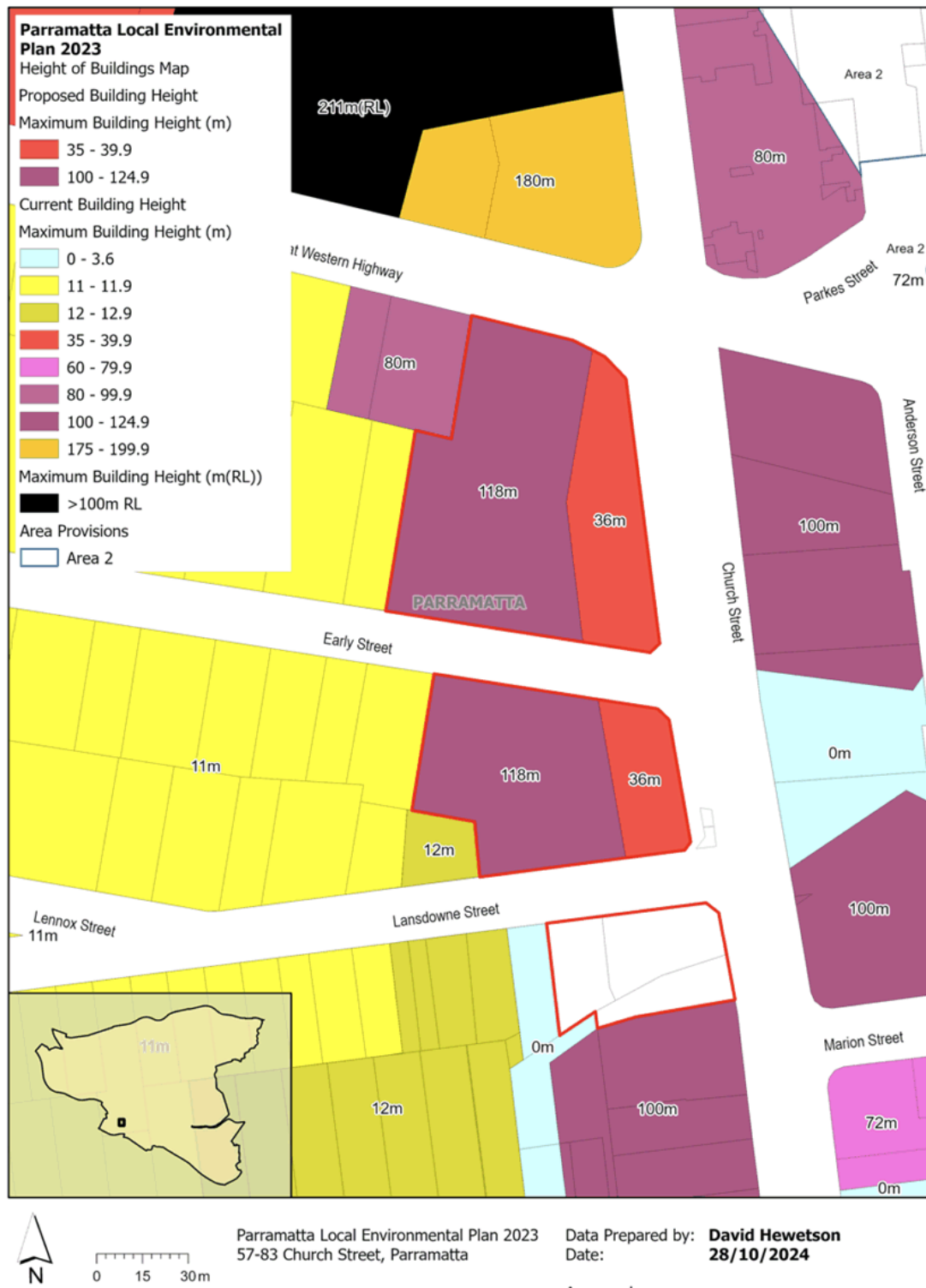


Figure 10 Proposed Floor Space Ratio Map for land at 57-83 Church Street, Parramatta.



Parramatta Local Environmental Plan 2023
57-83 Church Street, Parramatta

Data Prepared by: **David Hewetson**
Date: **28/10/2024**

Approved:

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

JQZ SEVENTEEN PTY LIMITED

ABN 74 489 580 973

PO Box 686 BURWOOD NSW 1805
(02) 9378 1000 (ph)

11 November 2024

Chief Executive Officer
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Dear Madam,

Planning Agreement Offer

JQZ Seventeen Pty Ltd (ABN: 74 489 580 973) offers to enter into a Planning Agreement with Council under section 7.4 of the *Environmental Planning and Assessment Act 1979* in connection with a 2024 Planning Proposal.

An existing Planning Agreement (AI392225F) between Parramatta City Council and Boyded Industries Pty Ltd (ACN 000 092 464) dated 22 January 2014 is registered on the title of the Land. This Planning Agreement Offer is subject to the existing Planning Agreement (AI392225F) being removed from the title of the Land and any monetary payments made by JQZ Seventeen Pty Ltd to Parramatta City Council under that agreement being allocated to the works to be provided by JQZ Seventeen Pty Ltd as per this Planning Agreement offer.

JQZ Seventeen Pty Ltd accepts the terms as generally set out in the Council's Planning Agreement template and in the following table:

Item	Terms
Parties	City of Parramatta Council JQZ Seventeen Pty Ltd (ABN: 74 489 580 973)
Land	Site 1: 83 Church Street and 44 Early Street, Parramatta (Lot 100 in Deposited Plan (DP) 1249271) Site 2: 63 Church Street, Parramatta (Lot 102 in DP 1249271) Site 3: 55 - 59 Church Street, Parramatta (Lot 16 in DP 12623, Lot 114 in DP 129484, and Lot 15 in DP 651039)
Planning Proposal / Development Application	The Planning Proposal relates to amendments to the Parramatta Local Environmental Plan 2023 to facilitate the construction of an amended development on the Land as follows:

NLS\NLS\67228044\1
Legal\88905594_5

Item	Terms
	<ul style="list-style-type: none"> • Permit basement residential car parking and storage in E2 Local Centre zone on Site 1 and Site 2. • Increase the maximum permitted building height on Site 2 to 118m. • Increase the maximum permitted floor space ratio (FSR) control for Site 1 to 8.4:1 (including land dedicated to Council for road widening along Church Street). • Revise the minimum percentage of non-residential floor space to be delivered on Site 1 and Site 2 (combined) to minimum 25%. • Exclude the application of clause 7.13(2) and clause 7.14 to development on the Land where development includes only alterations and additions to a building. • Exclude the application of Division 5 to the Land to avoid conflict with approved base-building designs.
Monetary Contribution	<p>There will be no monetary contributions offered pursuant to section 7.11.</p> <p>Instead, JQZ Seventeen Pty Ltd will construct the Community and Cultural Hub building (Building L) as referred to in point 8 of the "Works", and the dedication of this land and building to Council for community use as described in point 2 of the Dedication of Land below.</p>
Works	<p>The works to be provided under this Planning Agreement Offer are:</p> <p>Works previously committed under the existing VPA which are retained in this offer:</p> <ol style="list-style-type: none"> 1. Site 1 footpath design and construction as described in AI392225F as 'Northern Land Parcel Footpath design and construction'. 2. Site 2 footpath design and construction as described in AI392225F as 'Northern Land Parcel Footpath design and construction'. 3. Site 3 open space design and construction as described in AI392225F as 'Open Space design and construction'. 4. Site 1 through-site link design and construction as described in AI392225F as 'Northern Thoroughfare design and construction'.

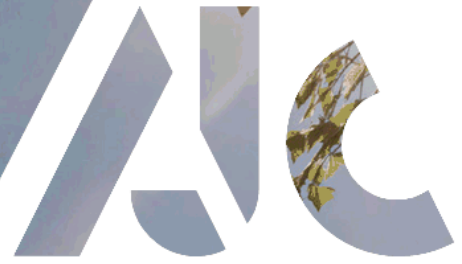
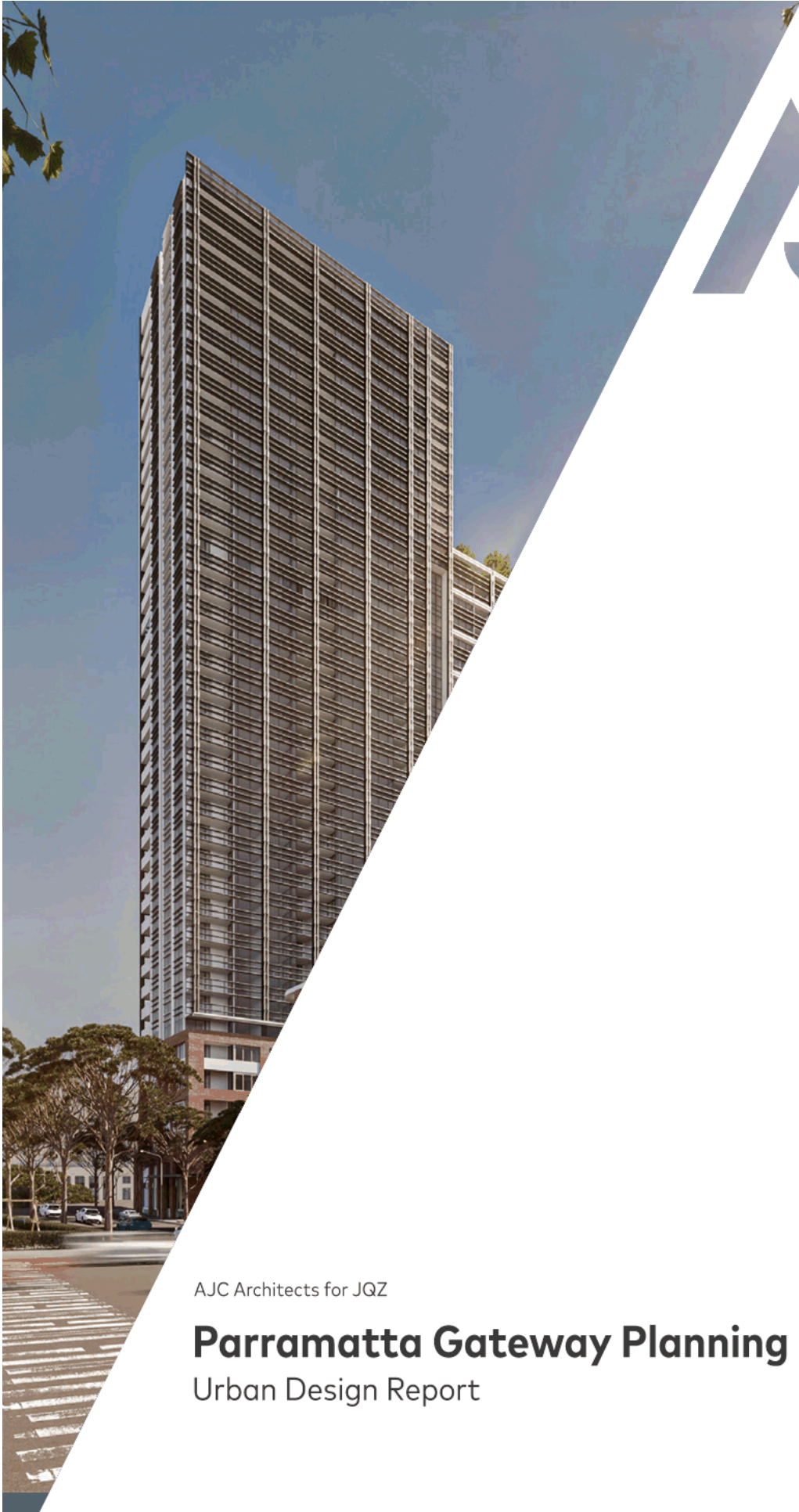
Item	Terms
	<p>5. Site 1 through-site link easement registration as described in AI392225F as 'Northern Thoroughfare easement registration'.</p> <p>6. Site 2 through-site link design and construction as described in AI392225F as 'Central Thoroughfare design and construction'.</p> <p>7. Site 2 through-site link easement registration as described in AI392225F as 'Central Thoroughfare easement registration'.</p> <p>The nature and extent, manner of delivery, and timing of the completion of the above works is to be as per AI392225F.</p> <p>Works previously committed under the existing VPA which are excluded in this offer:</p> <p>The Commercial Suite, being a small lot in a commercial building approximately 200SQM in size, is no longer included for the purposes of the proposed VPA. Instead, the Developer proposes a larger works below.</p> <p>New works to be completed in this offer:</p> <p>8. Construction and fit-out of a four storey "community and cultural hub" building (Building L) on Site 2 that comprises*:</p> <ul style="list-style-type: none"> • Basement car parking comprising 34* spaces • Two ground floor retail tenancies comprising total 131*sqm gross floor area (GFA) – cold shell fit out • One ground floor community hall comprising 555*sqm GFA – warm shell fit out • Three level cultural facility comprising approx. 1,723sqm plus balcony - cold shell fit out <p>*indicative figures to be confirmed.</p> <p>Cold shell fit-out includes:</p> <ul style="list-style-type: none"> • Shell and core only with core amenities fully fitted • Standard window wall façade • Main and typical lobbies finished • Base building including all fire and life safety systems, lifts, central main plant and equipment, chillers, cooling towers, boilers, mechanical extraction systems, power and hydraulic infrastructure to typical floors perimeter and all rises • Statutory signage • Building maintenance units

Item	Terms
	<p>Cold shell fit-out excludes building services fit-off and corporate building signage in addition to general exclusions.</p> <p>Warm shell fit-out includes cold shell fit-out details and:</p> <ul style="list-style-type: none"> • Floor finishes • Ceiling finishes • Partitions, doors, screens • Joinery and fitments • Power and lighting • Airconditioning duct and ceiling registered and grilles • Fire alarm fit-off • Signage <p>Warm shell fit-out excludes computer equipment and furniture, feature lighting, interior and exterior decorations and artworks and general exclusions.</p>
<p>Dedication of Land</p>	<p>The land to be dedicated under this Planning Offer is:</p> <p>Land previously committed under the existing VPA which are retained in this offer:</p> <ol style="list-style-type: none"> 1. Site 3 open space dedication as described in AI392225F as 'Open Space dedication'. <p>The nature and extent, manner of delivery, and timing of the completion of the above land dedication is to be as per AI392225F.</p> <p>New land to be dedicated in this offer:</p> <ol style="list-style-type: none"> 2. A stratum lot on Site 2 to Council as operational land comprising: <ol style="list-style-type: none"> a) The Community and Cultural Hub building (Building L) b) 34* basement car parking spaces, bicycle parking and related circulation areas (with associated easements for access) <p>Note: See point 4 of "Other Public Benefits" below.</p>
<p>Other Public Benefits</p>	<p>The other public benefits to be provided under this Planning Offer are:</p> <p>Public benefits previously committed under the existing VPA which are retained in this offer:</p>

Item	Terms
	<ol style="list-style-type: none"> 1. Site 1 through-site link easement registration as described in AI392225F as 'Northern Thoroughfare easement registration'. 2. Site 2 through-site link design and construction as described in AI392225F as 'Central Thoroughfare design and construction'. 3. Site 2 through-site link easement registration as described in AI392225F as 'Central Thoroughfare easement registration'. <p>The nature and extent, manner of delivery, and timing of the completion of the above public benefits is to be as per AI392225F.</p> <p>New public benefits in this offer:</p> <ol style="list-style-type: none"> 4. Site 2 basement easement registration to provide access to the basement car parking spaces to be dedicated to the Council for use to support the community and cultural hub building (Building L). <p>Note: See point 2 in "Dedication of Land" above.</p>
<p>Application of section 7.11, 7.12 and 7.24</p>	<p>Sections 7.11, 7.12 apply to the Development, however as per the terms of this Public Benefit Offer, the equivalent contribution payable at the time of the offer will be allocated to the construction of the Community and Cultural Hub building (Building L) on Site 2.</p> <p>Section 7.24 of the Act is not excluded from the Development.</p>
<p>Registration</p>	<p>Agreed, subject to the introduction of the following words under clause 8.2(a):</p> <p><i>"Within 20 business days of the execution of this Agreement, ..."</i></p> <p>Further the 10 day term under clause 8.2(b)(i) is to be amended to 20 days.</p>
<p>Dispute Resolution</p>	<p>Accepted</p>
<p>Security</p>	<p>The bank guarantee (No. 33377570) of \$1,394,812,38 will be held as security.</p> <p>Note: This Bank Guarantee was issued by the Developer pursuant to the existing VPA and continues to be valid.</p>
<p>Restrictions on Issue of Certificates</p>	<p>The construction of the 'community and cultural hub' building outlined in number 8 of the "Works" above must be completed prior to the issue of the first Occupation Certificate for building K on Site 2, which Occupation Certificate must</p>

Item	Terms
	<p>include and authorise occupation of the Community Hub Stratum Lot. The Developer and Council may agree in writing to an alternative completion date to accommodate any changes to construction programming or to ensure public safety. Both parties must act reasonably.</p> <p>Within 20 Business Days after the issue of the first Occupation Certificate for the 'community and cultural hub' building (which Occupation Certificate must include and authorise occupation of the Community Hub Station Lot), the Developer must transfer the Community Hub Stratum Lot to the Council.</p>
Other Terms	Nil
Costs	<p>JQZ Seventeen Pty Ltd agrees to pay Council's reasonable costs of and incidental to the negotiation, preparation and entering into the agreement, as well as administration and enforcement of the planning agreement in accordance with the terms set out in the template planning agreement.</p>

Yours faithfully



AJC Architects for JQZ

30 October 2024

Parramatta Gateway Planning Proposal

Urban Design Report



AJC's Chippendale office is in Turpentine-Ironbark Country within the traditional lands of the Gadigal people of the Eora Nation. We acknowledge that by operating within this Country we have a responsibility to contribute to its care.

We pay our respects to Elders past, present and emerging; recognising their culture, wisdom and knowledge.

Lisa-Jane Van Dyk

This artwork represents the Southern Cross in the night sky, which First Nations tribes used for travelling. Each dot represents a star in the constellation. For some tribes, the position of certain stars within the constellation indicated if it was nesting season for certain animals, and therefore eggs could be harvested.

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3. Site Analysis	15
4. Design Proposal	27
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Date	Rev.	Status	By	Checked
30.10.24	G	Planning Proposal Issue	DW	DC

Executive Summary

OVERVIEW

AJC Architects have been engaged by JQZ to prepare this Urban Design Report in support of a Planning Proposal for three sites known as Parramatta Gateway South in Parramatta, NSW.

The document advocates for amendments to the Parramatta Local Environmental Plan 2023 (PLEP 2023) to support mixed use development on the site.

The subject sites are known as 83 Church Street and 44 Early Street (Site 1), 62 Church Street (Site 2) and 57 Church Street (Site 3).

The project was subject to an Architectural Design Competition in 2014. The outcome of the competition was to award the project to multiple design firms with AJ+C designing Site 1, Turner Site 2, and Oculus responsible for the landscape design on Site 3.

The project currently has a Concept DA approval for all three sites (DA/706/2014) and DA approval for Site 1 & 2 (DA/738/2016).

Due to post-COVID vacancies in the commercial office market, JQZ and the City of Parramatta Council (Council) discussed alternative outcomes for Site 2, including the removal of the project's previously large office floor space component.

This current planning proposal results from those discussions, with Council identifying a need for new social infrastructure in this area. Consequently, the development proposal has been modified to provide a four-storey Council building on the corner of Landsdowne, Church and Early Streets. The 'lost' GFA (from the reduction in office space) has then been redistributed across the two residential towers on Buildings E and K, requiring increased building heights.

Further discussions with Council have identified the required changes to the development. These changes require amendments to the Height of Building and Floor Space Ratio LEP Maps, which are discussed in this Urban Design Report as well in the main Planning Proposal document.

**Unit Note: Number of apartments is indicative, final unit number will be subject to future S4.55 approval.*

AJC Architects | Parramatta Gateway Planning Proposal

SUMMARY OF PROPOSED CHANGES

	Previous Approval	Current Proposal	Change
Site Area			
Site 1	7,592m ²	7,136m ²	-456m ²
Site 2	4,743m ²	4,743m ²	-
GFA			
Site 1	62,862m ²	68,830m ²	+5,968m ²
Site 2	34,895m ²	34,895m ²	-
FSR			
Site 1	7.2:1 (8.3:1 incl. +15%)	8.4:1 (9.66:1 incl. +15%)	+1.2
Site 2	6.4:1 (7.36:1 incl. +15%)	6.4:1 (7.36:1 incl. +15%)	-
Units*			
Site 1	540	539	-1
Site 2	235	383	+148
Storeys			
Building D	42	42	-
Building E	22	32	+10
Building F	12	12	-
Building K	31	40	+9
Building L	10	4	-6

Building D: No changes.

Building E: Addition of 10 residential storeys, increasing apartments, with corresponding adjustments to lower levels.

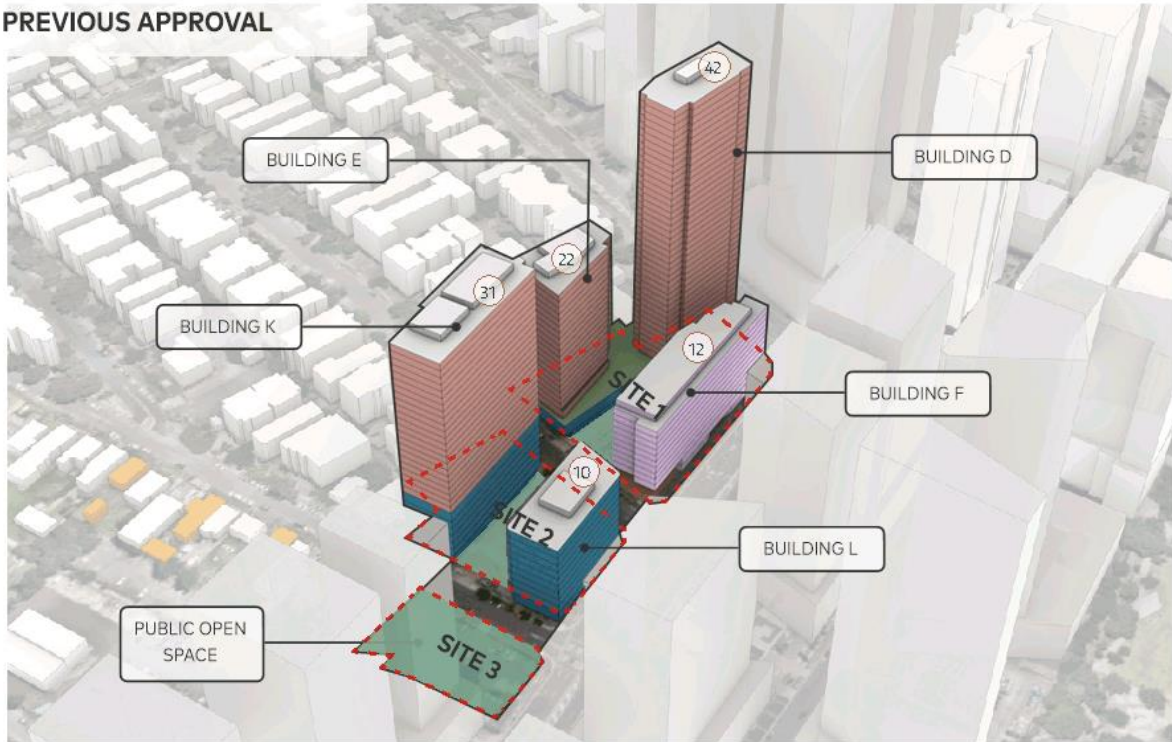
Building K: Replace lower 7 levels of commercial floors with residential uses and add 9 storeys of residential units. Retain ground level retail and loading area.

Building L: Reduce from 10 storeys to 4 storeys, retain retail at ground level, introduce Community uses including 110 place child care. Retain one commercial office tenancy on L3, to be owned by Council.

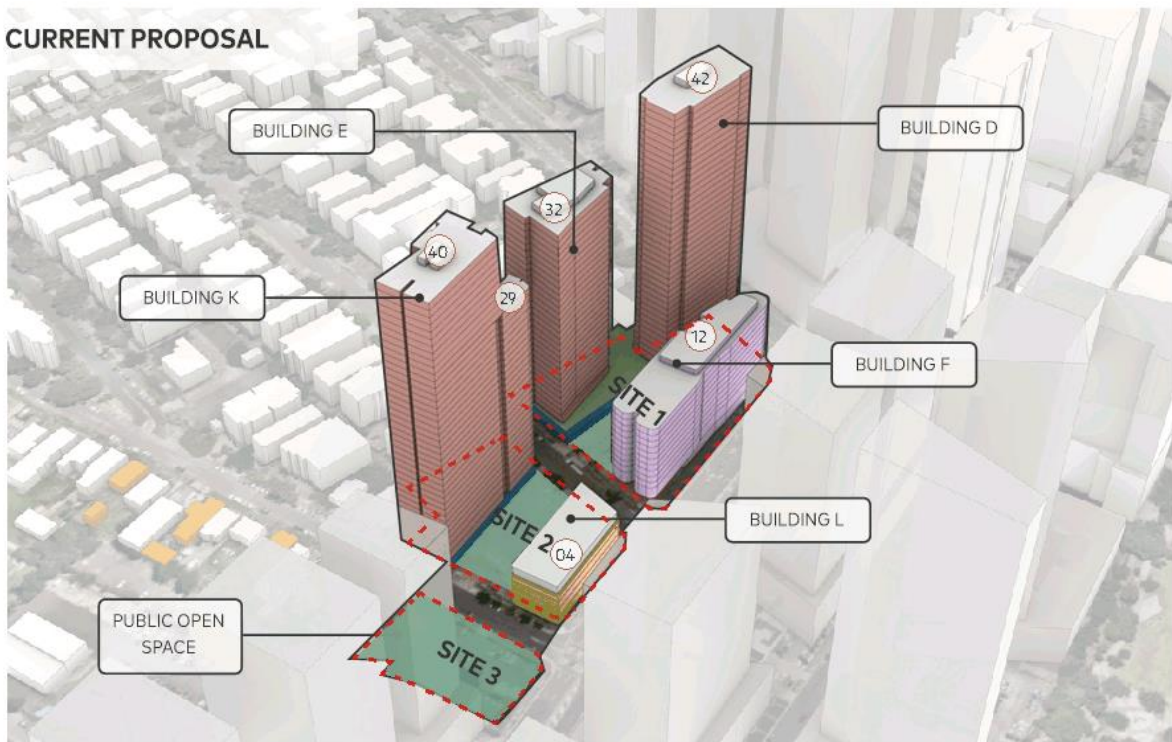
Basement: Removal of restriction on allocated parking spaces needing to be within their respective land use zones (underground). General changes to basement layouts to allocate parking as required.

4

PREVIOUS APPROVAL



CURRENT PROPOSAL





1. Review of Existing Planning Framework



1.1. Existing Planning Framework

Parramatta Local Environmental Plan 2023

The Parramatta Local Environmental Plan 2023 (PLEP) is the primary statutory planning instrument applicable to the study area.

Land Zoning

Three land zoning categories apply to the project, with the majority of Sites 1 & 2 along the western half zoned MU1 (Mixed Use) and E2 (Commercial Centre) along the frontage of Church Street. Site 3 is zoned as RE1 (Public Recreation).

Building Height

The sites' maximum HOB restrictions vary from 36 to 118 metres, with Site 3 having no HOB controls in place. The LEP land use zoning allows a 36-metre maximum height for the Commercial zone and a 118-metre maximum height for the Mixed Use zone.

Flood Risk

The Floodplain Risk Assessment Map shows that the entire southern lot and a portion of the site's northeast side are flood-prone.

Floor Space ratio (FSR)

Maximum FSR of 7.2:1 applies for Site 1 and 6.4 applies to Site 2. Site 3 has no FSR control applied.

Heritage

The location is not inside a heritage conservation area and does not have any entries on the heritage list. Nonetheless, a number of historically significant objects are close to the site's southwest corner.

Active Frontages

To improve street activity, all of the site's lots that front Church Street (to the east) are highlighted in the Active Frontage Map.

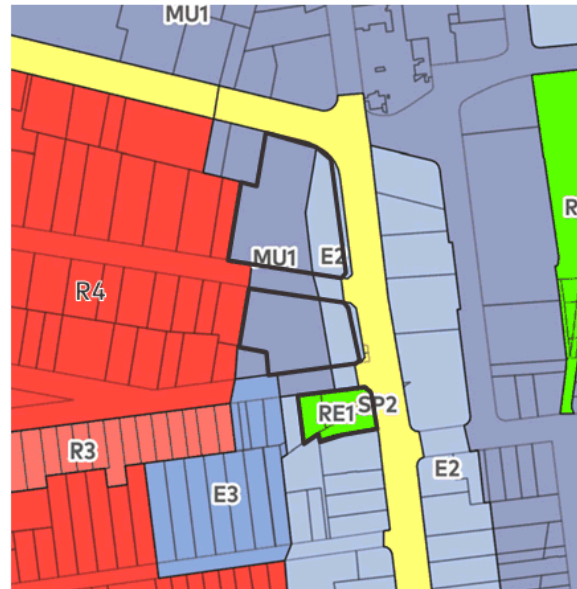


Figure 1. Land Zoning Map



Figure 2. FSR Map



LEGEND



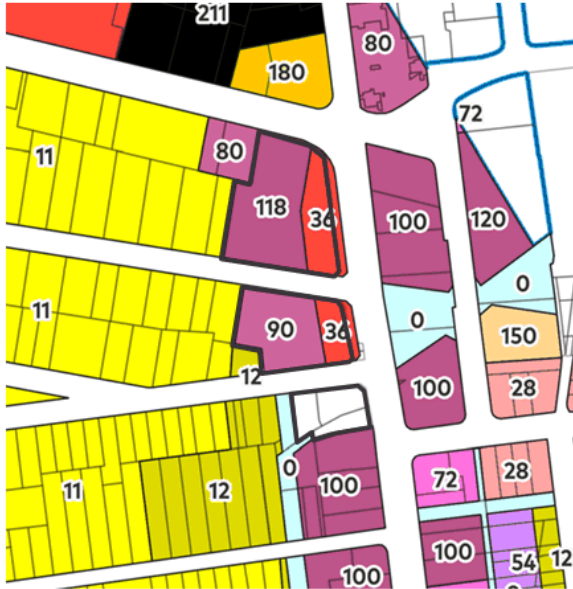


Figure 3. HOB Map

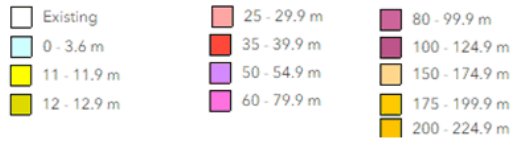


Figure 4. Heritage Map

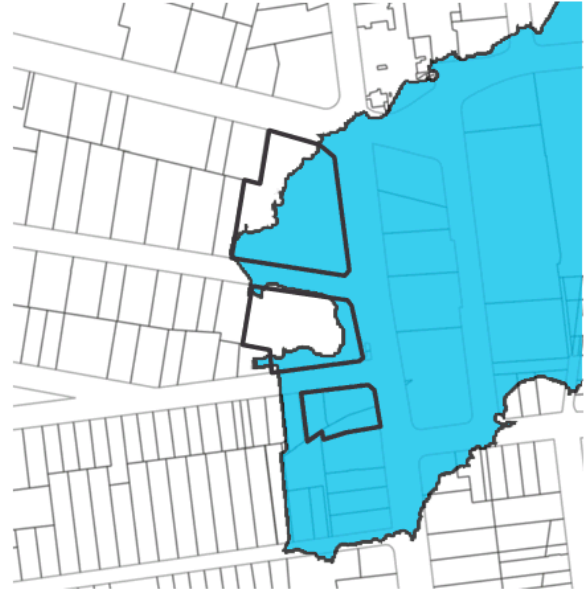
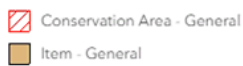


Figure 5. Floodplain Risk Management Map



Figure 6. Active Frontages Map



1.2. Existing Planning Framework

Parramatta Local Environmental Plan 2023 Standard Instrument

In addition to the principle development standards set out for the site, Division 6 - Site Specific Provisions within PLEP 2023 sets out site specific requirements for a number of strategically important sites in the LGA. Site specific requirements are set out the sites of the subject proposal found within Section 7.29:

"7.29 Church and Early Streets, Parramatta

(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."

1.3. Previous Approval

Concept DA (DA/706/2014) & Design Competition

The Parramatta City Council received a development application from Boyded Industries Pty Ltd in October 2014, requesting "concept approval" for the redevelopment of three development sites in the Auto Alley area.

With the approval of the concept development application, seven buildings with 753 apartments and over 39,000 square metres of retail and commercial space might be built, together with a new park.

A condition of the Concept DA was that a Design Competition be held with three firms providing designs, AJ+C, Turner & SJB. AJC awarded Site 1 with Turner awarded Site 2.

The design directions from the Jury over the competition related to:

- Providing a variable skyline (rather than a uniform wall of tall buildings)
- Ensuring solar access to the Park at Site 3
- Ensuring Amenity of the plazas
- Maintaining a street wall to Church St
- Impact of overshadowing to the west

In 2016, the competition Panel reviewed a suite of updated documentation referred to as Stage 1 DA. The Panel evaluated the Stage 1 DA documents against issues arising from the original panel

report of 12.3.14. The Panel found that most issues had been responded to appropriately; however, it found that some conditions should be imposed on future approvals, namely around facade design, BASIX, consistency with ADG, and tri-generation investigations.

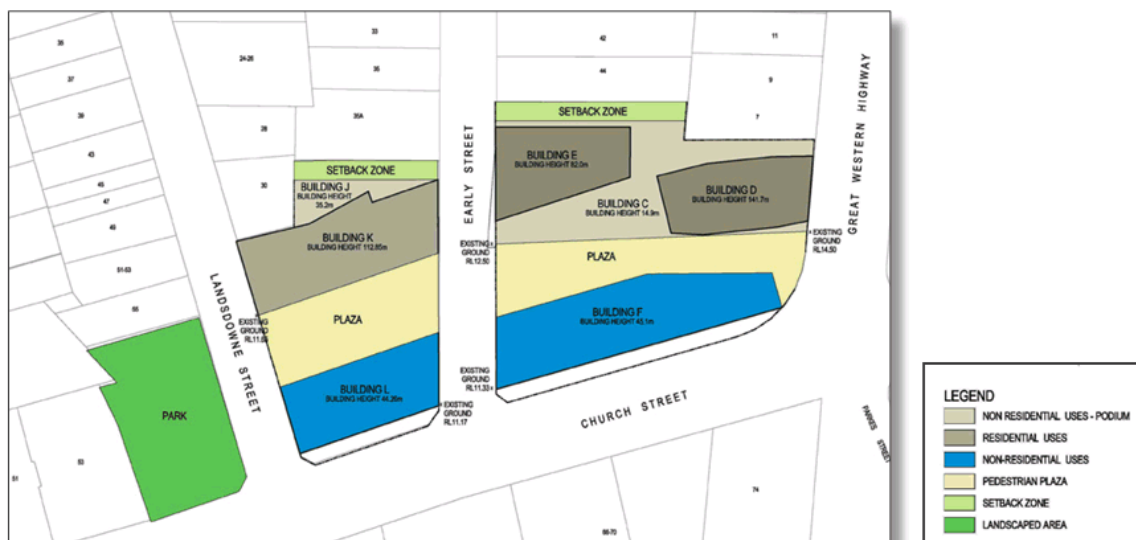
The Panel wrote that *"The Panel congratulates the architects in the generally well-considered design and submission for this major and complex project. The Panel considers that the design will be a positive contribution to the urban quality of the Parramatta City Centre subject to addressing the below ongoing concerns."*

The Panel went on to comment that *"The Panel considers that the Stage 1 DA achieves design excellence, is supportive of the 15% variation to the height and floor space provisions of Council's standards."*

Detailed DA (DA/738/2016)

In 2016, Gateway Parramatta One Pty Ltd submitted a Stage 1 Development Application (DA/736/2016) for a mixed-use development across two of the development sites, known as Sites 1 and 2 (63 & 83 Church Street, Parramatta), after the concept development proposal was approved.

The DA was subject to the Sydney Central City Planning Panel approval. The Panel approved the detailed development application on 24 August 2017.



2. Country



2.1. Country

2.1.1 Engaging with Community

The Design with Country process has advanced significantly in the last few years. Because much of the design process was finished before these practises were established, the project has not involved a full designing with Country process.

The team’s understanding and respect for Country largely follows the Connecting with Country Framework 2023, a significant document and piece of research by the Government Architect’s Office that included references to notable projects.

Going ahead, it is recommended that the project team engage with Parramatta Elders and the local Aboriginal community to integrate meaningful design ideas. This could include speaking with the Aboriginal and Torres Strait Islander Advisory Committee of the City of Parramatta.

2.1.2 Aligning with GANSW's Connecting with Country Framework

The GANSW's Connecting with Country framework is a document that guides the design and delivery of projects in New South Wales, Australia.

The Framework aims to foster a respectful and collaborative relationship between the Government, the Aboriginal people and the land.

The framework outlines a commitment that: *“All NSW built environment projects will be developed with a Country-centred approach guided by Aboriginal people, who know that if we care for Country, Country will care for us.”*

This is supported by a series of guiding principles:

- **Practices** : Re-framing design thinking and moving away from a human centred design philosophy to a country centred one.
- **Actions** : Implement a new perspective of the project life cycle made up of interlinking and non linear principles of 'Thinking/Communing', 'Feeling/Sensing' and 'Behaving/Being'.
- **Outcomes for Country** : The desired outcomes for a country centred approach are:
 - Healthy Country
 - Healthy Community
 - Protecting Aboriginal Cultural Heritage
 - Cultural Competency
 - Better Places

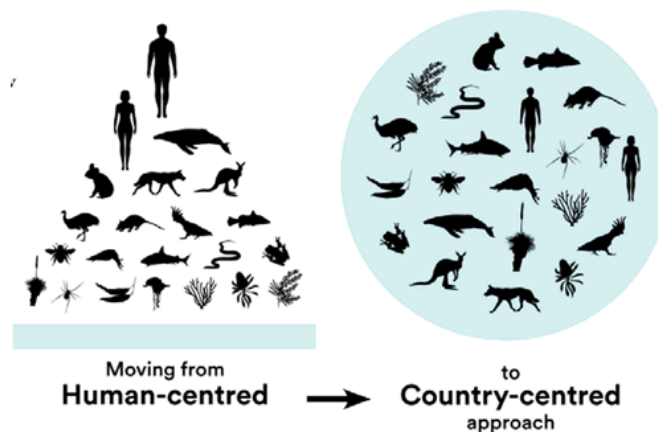


Figure 7. Human-centred or Country-centred (Connecting with Country Framework , NSWGA 2023)

2.1.3 Observations on Country

The site is located within the City of Parramatta, which has historically belonged to the Burramattagal clan of the Darug people. The Darug clan lands are vast, reaching from the Blue Mountains in the west, Hawkesbury in the north and Appin in the South.

The name Burramattagal is believed to come from the Aboriginal word for 'place where the eels lie down', referring to the Burramatta or Parramatta River (Burra = eel, matta = place, gal = the people of).

The Eel holds historical significance - for tens of thousands of years, Aboriginal people have successfully managed and maintained native ecologies through sustainable practices and inventions. The eel trap, an Aboriginal invention, is a testament to the sophisticated early aquaculture techniques developed by early Aboriginal communities.

For the Burramattagal descendants, the eel remains a significant Totem "We, as Burramattagal people, have a Totem, and we honour our Totem, the Eel"¹ as it is seen to represent a historical migration of people in Parramatta. This significance is recently echoed in Reko Renni's artwork "Where Eels Lie Down" a striking 7.5 metre sculpture at the heart of Parramatta Square.

This report recognises the importance of revisiting Burramatta/Parramatta Country. It acknowledges the Aboriginal history, the continued spirit, and language of the Darug in the contribution to the healing of Country. The Aboriginal meaning of Country encompasses complex ideas about law, place, custom, language, spiritual belief, cultural practice, material sustenance, family and identity,² and implies a duty of care for land.

Despite Parramatta being changed from raw country to a cosmopolitan City, this Country is still cared for by the Burramattagal whose ancestors continue to walk on this land. As more recent custodians of this country we share the responsibility of care, and can do this by listening and treading softly when operating within it, recognising that "together we can belong here."³

1. Jules Christian, <https://garlandmag.com/article/burra/>
2. Connecting With Country Framework 2023, Office of the Government Architect NSW
3. Aunty Edna Watson in Culture And Our City, A Cultural Plan for Parramatta's CBD 2017-2022



Figure 8. Pavement Artwork at 32 Smith Street, Parramatta (Artist Unknown)

3. Site Analysis



3.1. Site Analysis













3.1.1 Neighbourhood Context

Parramatta is recognised as Sydney’s second CBD and acts as a major commercial and administrative centre for Sydney’s west. The suburb is undergoing a significant transformation with large investment from private and government agencies and numerous major projects under construction or in planning.

The site is located in the southern extents of the Parramatta City Centre in an area known as the Auto Alley Precinct, which historically has been known for its car dealerships. The area is transforming into the southern gateway to the city and will serve as a mixed use neighbourhood providing employment and housing opportunities.

The site is well located near Parramatta Square and the commercial centre, with easy access to public transport stops, major roads, parks and other social infrastructure.

LEGEND

-  Site
-  Parramatta City Centre
-  Public Open Space
-  West Auto Alley Precinct
-  Train Line
-  Parramatta Light Rail Stage 1 (Open 2024)
-  Western Motorway M4
-  Sydney Metro West future underground line
-  Clay Cliff Creek
-  Train Station
-  Light Rail Stops
-  Future Metro Station

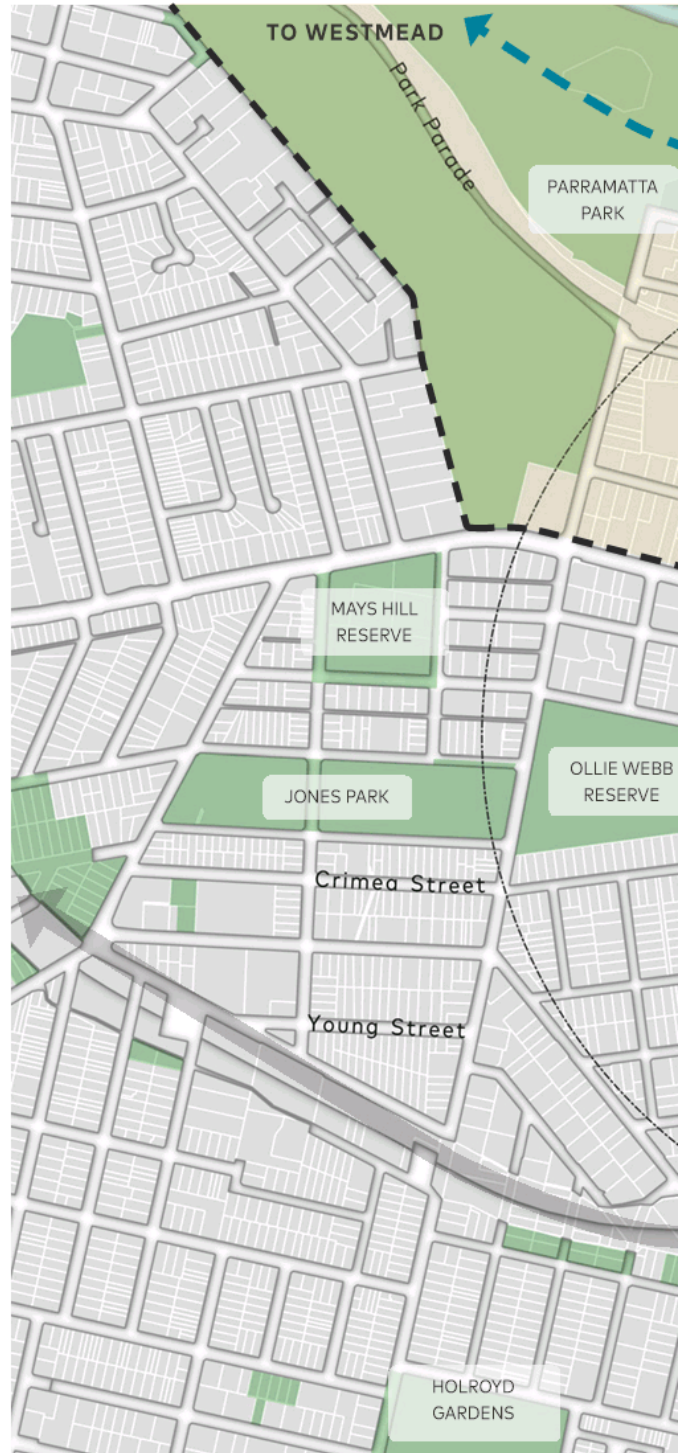
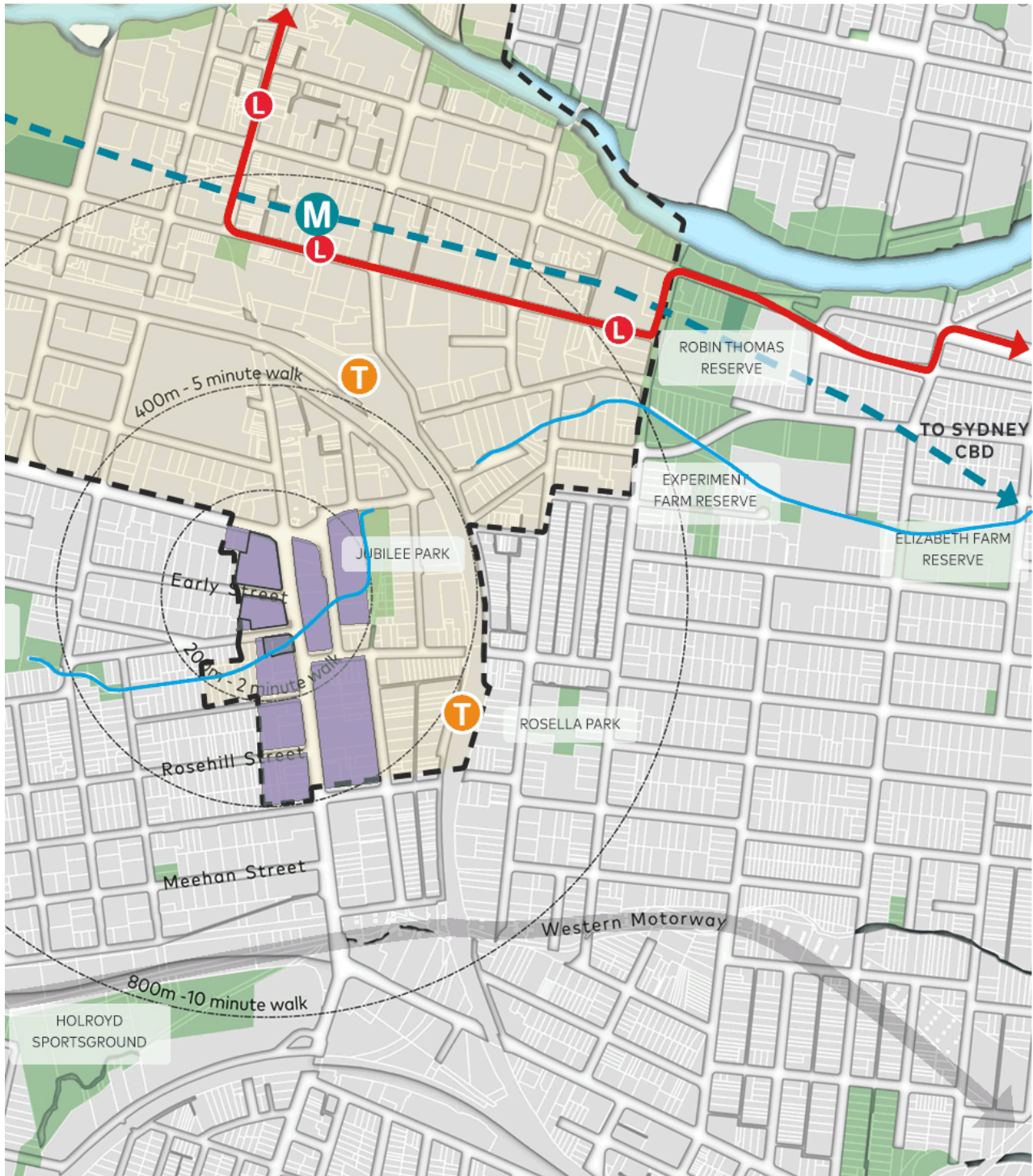


Figure 9. Caption Text



3.1.2 Topography

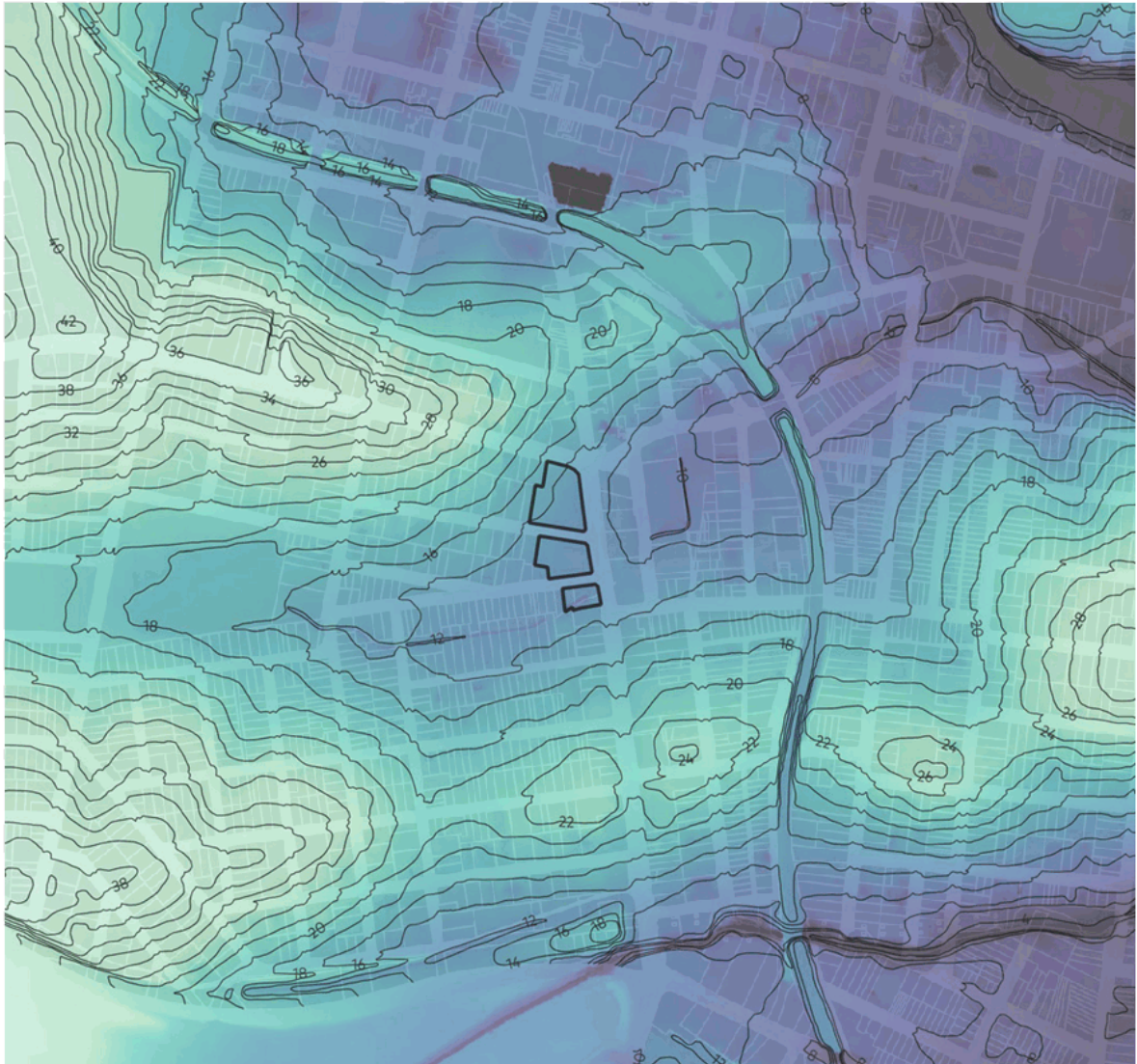






Figure 10. Topography

The land form around Parramatta is largely defined by the Parramatta River and its tributaries, although much of it has been benched and levelled for development.

The site sits between two valleys to the north and south with Clay Cliff Creek running through the southern extents of the site.

The site is generally flat falling from RL 15 in the north to RL 12 in the south.

LEGEND

-  SITE
-  RL 0
-  RL 30
-  CONTOUR



3.1.3 Public Open Space



Figure 11. Public Open Space

Numerous public open spaces are scattered within walking distance of the site, providing opportunity for a range of leisure activities.

A network of regional (>5ha), district (2–5ha), and local (0.5–2ha) parks, including Parramatta Park, Jones Park, Ollie Webb Reserve, Holroyd Sports, Rosella Park, Jubilee Park, and the Experiment Farm Reserve, is located within the 800 m catchment.

A pocket park is planned for the south lot of the property to address the need for open space in high-density regions.

LEGEND

-  SITE
-  PUBLIC OPEN SPACE
-  WALKING DISTANCE CATCHMENT



3.1.4 Public Transport

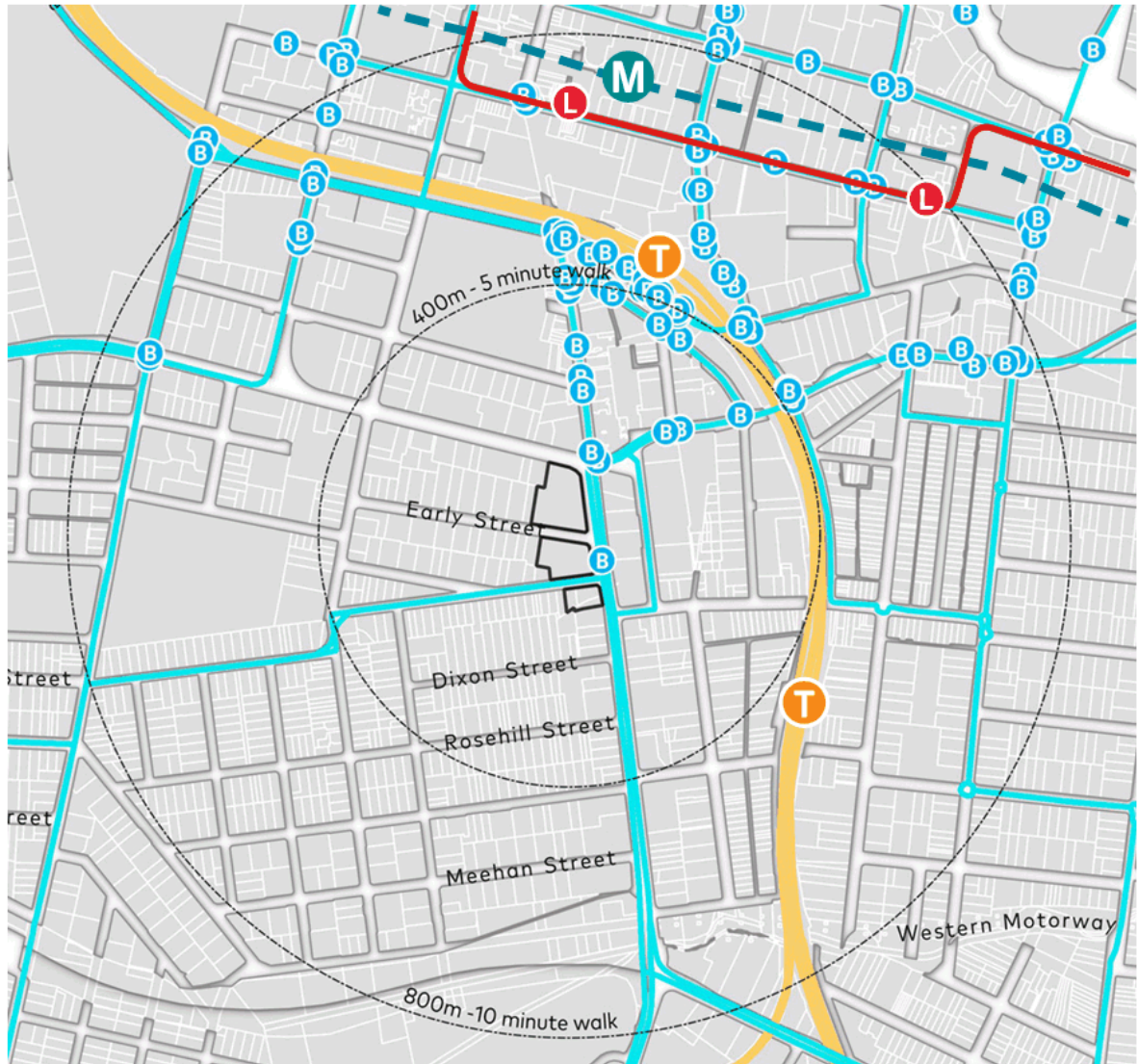







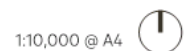
Figure 12. Caption Text

The location is well-served by various public transport options. Within an 800-metre radius, there are two train stations: Parramatta to the north and Harris Park to the east, offering connections to Sydney CBD and other key destinations. Bus stops are conveniently grouped near Parramatta Train Station, creating a bus interchange.

Additionally, the Sydney Metro West project includes plans for a new metro station north of the current Parramatta Station, and the upcoming Parramatta Light Rail line (Stage 1) is scheduled to commence operations in 2024.

LEGEND

- | | | | |
|---|-----------------------|---|---------------|
|  | SITE |  | BUS STOP |
|  | BUS ROUTES |  | TRAIN STATION |
|  | TRAIN LINE |  | SYDNEY METRO |
|  | SYDNEY METRO |  | LIGHT RAIL |
|  | PARRAMATTA LIGHT RAIL | | |



3.1.5 Road Network

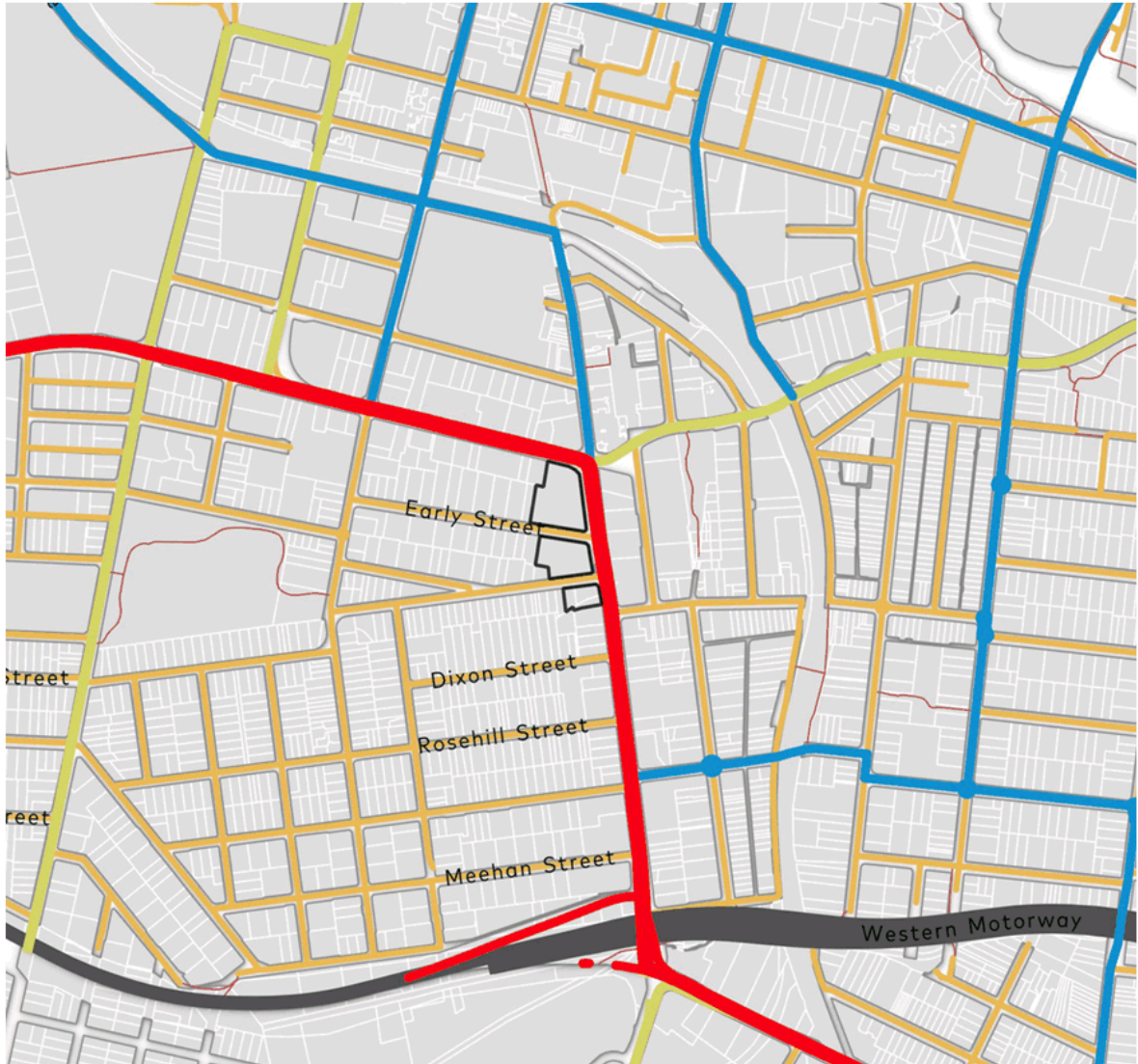








Figure 13. Road Network

The property consists of several lots and can be accessed through one primary road and three local streets, being Great Western Highway, Early Street, and Lansdowne Street. Within 800m to the south, the Highway intersects with the Western Motorway M4, offering connections to Sydney CBD, International Airport, and other major locations.

Although the site is well-connected to major roads, they are also considered barriers to active transport users (e.g., pedestrians, cyclists) and sources of noise and pollution, reducing amenity.

LEGEND

-  SITE
-  MOTORWAY
-  PRIMARY ROAD
-  ARTERIAL ROAD
-  DISTRIBUTOR ROAD
-  LOCAL ROAD



3.1.6 Surrounding Height Study



Figure 15. Current building heights

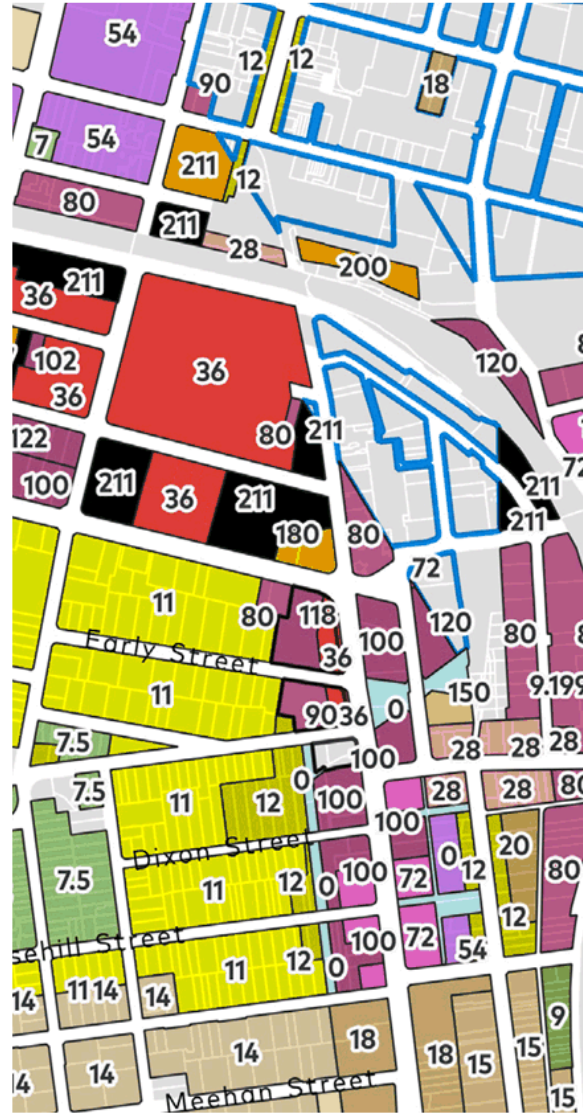


Figure 14. Current LEP HOB Map

Significant public and private investment is transforming Parramatta's urban landscape, partly in response to Sydney's demand for a second major CBD.

Buildings up to 211 metres (about 60 residential storeys) are depicted on current HOB maps. Additional height is permitted under Design Excellence provisions and other planning mechanisms. The diagram on the left illustrates how the Parramatta CBD is recognizing this elevation, especially in the site's northern region.

LEGEND

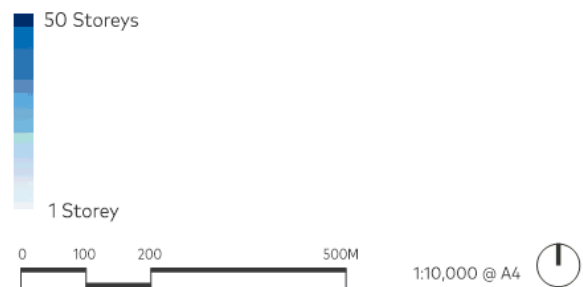




Figure 17. Heights in 2016



Figure 16. Heights in 2024

The context of the 2016 approval: tower heights were identified to create a Southern Gateway into the CBD, with variability in heights creating a standalone tower. This was a similar strategy to the Northern Gateway, which featured even taller towers closer to the then-emerging central business district of Parramatta.

The context today: The core of the central business district has been significantly realised, particularly by the super tall heights of Parramatta Square, and a legible Eastern Gateway has emerged. The legibility of a Southern Gateway has been diminished by the taller tower heights now permissible adjacent to the site.

3.2. Summary of Opportunities & Constraints

3.2.1 Constraints



Figure 18. Summary of Constraints

1. Noise and pollution from primary road
2. Proximity and interface to medium-scale residential zone
3. Poor pedestrian access to public transport
4. Lack of community amenities, places to gather
5. Heritage Listed Items and Conservation Area

LEGEND

- SITE
- NOISE AND EMISSIONS
- MID-RISE RESIDENTIAL
- OPEN SPACE
- HERITAGE LISTED ITEMS
- CONVOLUTED PEDESTRIAN ROUTE
- BUS STOP
- TRAIN STATION AND FUTURE METRO STATION

3.2.2 Opportunities

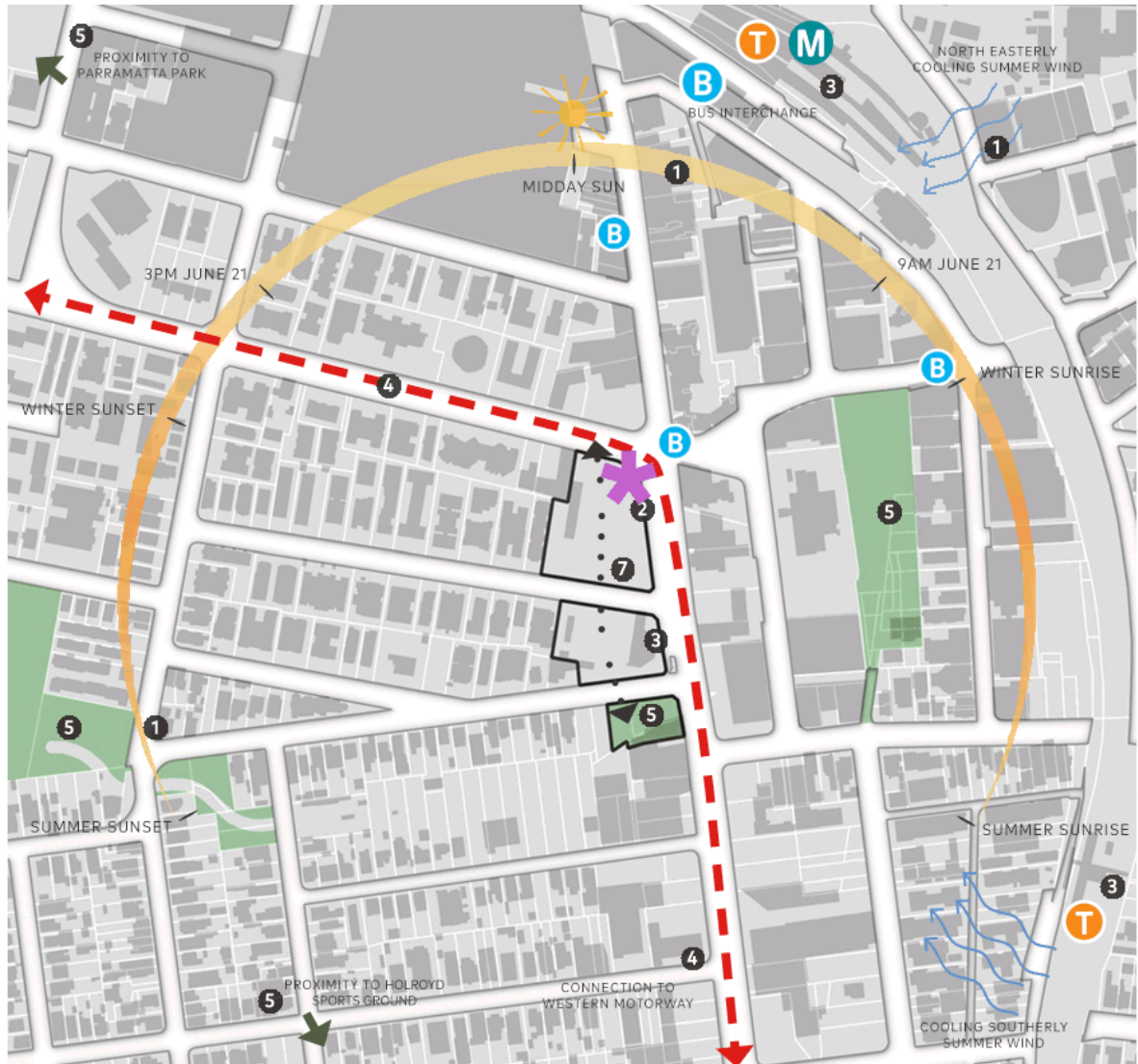







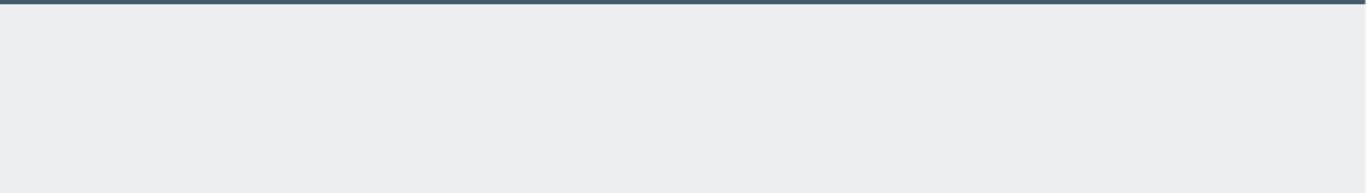
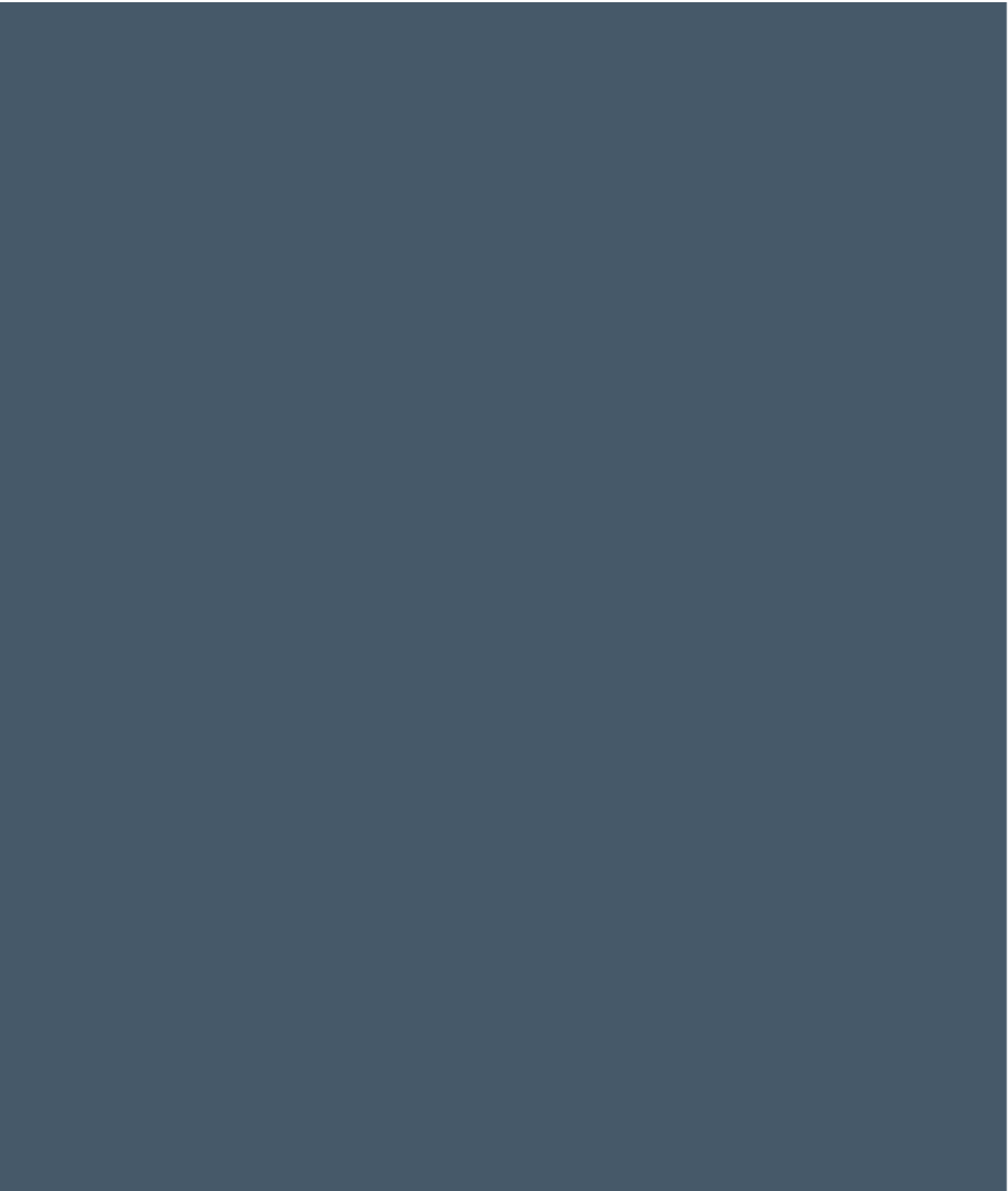


Figure 19. Summary of Opportunities

1. Good northern aspect for solar access and ventilation
2. Prominent corner site with potential for architectural features
3. Proximity to public transport
4. Well serviced and connected through road network
5. Walking distance to numerous public open spaces
6. Respond to the surrounding street and future zoned density
7. Opportunity to create active transport network for pedestrians and cyclists to connect with amenities and open spaces

LEGEND

-  SITE
-  ROAD NETWORK CONNECTIONS
-  PEDESTRIAN CONNECTIONS
-  OPEN SPACE
-  BUS STOP
-  TRAIN STATION
-  FUTURE METRO STATION



4. Design Proposal



4.1. Project Vision & Design Principles

The 2014 Design Competition process and the Design Competition Jury's (the Jury) directions and commentary had a significant influence on the overall vision and guiding design Principles. The Jury's direction throughout the competition generally focused on:

- Providing a variable skyline (not a uniform wall of tall buildings)
- Ensuring solar access to the Park at Site 3
- Ensuring Amenity of the plazas
- Maintaining a street wall to Church St
- Impact of overshadowing to the west

The vision and design principles that follow are an update rather than an attempt to recreate the fundamental design intent of the competition process and the approvals that followed.

VISION

Helping transform the 'Auto Alley' precinct, the Southern Gateway will be a vibrant mixed-use development that serves as a welcoming gateway to Parramatta. A central open space spine weaves through the area, enhancing the city's streetscape. This spine not only connects various elements of the precinct but also adds to the neighbourhoods vibrancy. It's a place where diverse housing options coexist with community facilities and where hotels, restaurants, and cafés offer spaces for relaxation and a place to meet, enhancing the sense of community for residents and visitors. This precinct aims to be a dynamic hub that reflects the city's growth and diversity.

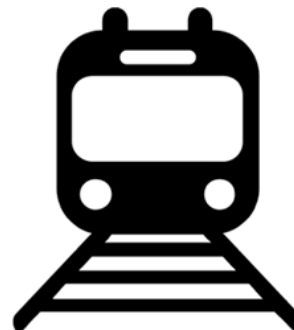
DESIGN PRINCIPLES

Detailed to the right are a number of guiding design principles that will help to realise the vision, uphold the original design objectives, and integrate the Jury's recommendations.



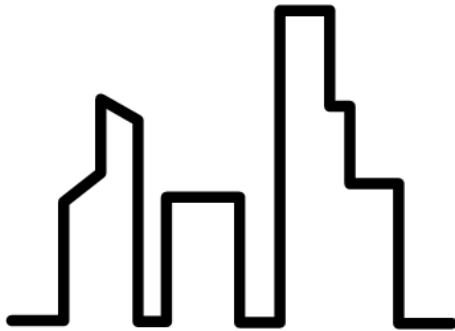
Enhance existing public domain and provide high amenity open spaces and plazas

Tower form should take into account solar amenity to the central plazas. Buildings directly to the north of the new open space should be designed to maximise solar amenity, particularly from 9 a.m. to 1 p.m.



Provide density close to mass transit nodes

Design accommodates for high density housing with good access and proximity to public transport, retail and public domain



Create a southern gateway and contribute to a varied skyline

The proposed design aims to create a 'sense of arrival' by facilitating a mixed-use environment (high-density residential, commercial, retail, and community) with high-quality architectural features. Buildings fronting Church Street to be at a lower scale to provide a street wall to provide a more sympathetic scale for pedestrians



Enhance the pedestrian experience by activating street edge

Create active streets and plazas by locating fine grain shop fronts on the ground floor with all fronts and entrances at street level.



Provide a mix of uses which provide employment opportunities, new housing, entertainment and community facilities

The proposal should cater for a wide range of needs contributing to the well being and diversity of the area.



To create safe, legible, a and attractive routes and connections between public and private spaces

The proposal should create an environment that is comfortable, legible, and safe for pedestrians to use. The aim is to facilitate social uses and provide places to meet with appropriate design (street furniture, accessibility, lighting, weather protection).

4.2. Structure Plan












Figure 20. Structure Plan

The proposed structure plan remains consistent with the Concept DA Approval.

It places an emphasis on mixed-use development, hotel and community amenities, street activation, pedestrian-friendly pathways, a central open space spine, and enhanced active transportation, as well as linking with the city centre and transportation.

LEGEND

- | | | | |
|---|------------|---|-------------------|
|  | SITE |  | PEDESTRIAN ROUTES |
|  | MIXED USE |  | BICYCLE LANE |
|  | COMMUNITY |  | ACTIVE FRONTAGE |
|  | HOTEL | | |
|  | PLAZA | | |
|  | OPEN SPACE | | |

4.3. Master Plan

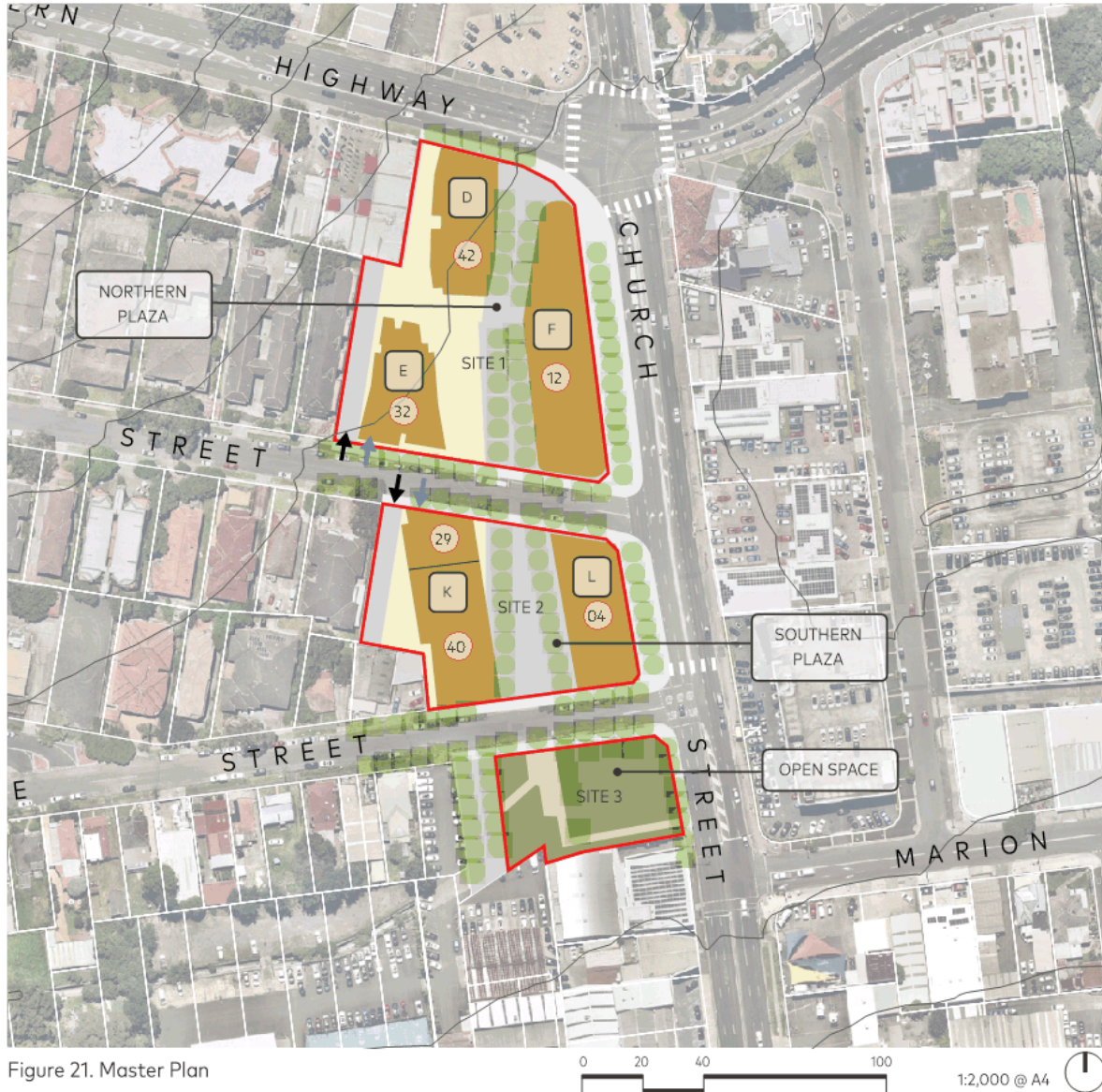


Figure 21. Master Plan

Like the proposed structure plan, the master plan remains generally consistent with the Concept DA Approval.

The plazas provide pedestrian-friendly, lower-scaled street wall by dividing residential/retail buildings into a well-defined 2 storey retail/commercial podium and residential towers set back above.

The plaza features a continuous colonnade and awning on the western and eastern sides, providing a safe, inviting pedestrian environment. Tree planting and down-drafts from buildings and winds also protect outdoor spaces, while the colonnade is scaled for outdoor dining areas.

LEGEND

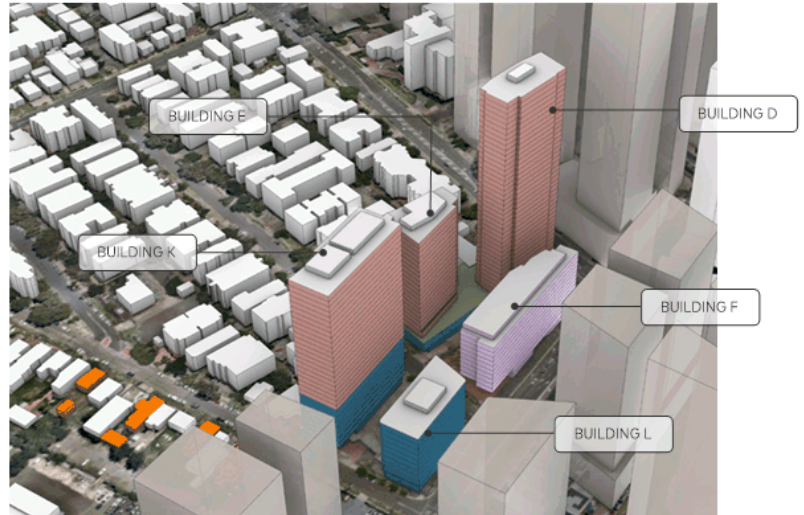
- SITE
- TOWER FOOTPRINT
- PODIUM FOOTPRINT
- PLAZA
- PARK
- CARPARK ENTRY
- LOADING ENTRY

4.4. Key Moves

The following explains the key moves to develop the previous approval to the current proposal.

The current proposal maintains the positive design outcomes of the approval with changes focusing on building heights and minor variation in uses.

Previous Approval



1.

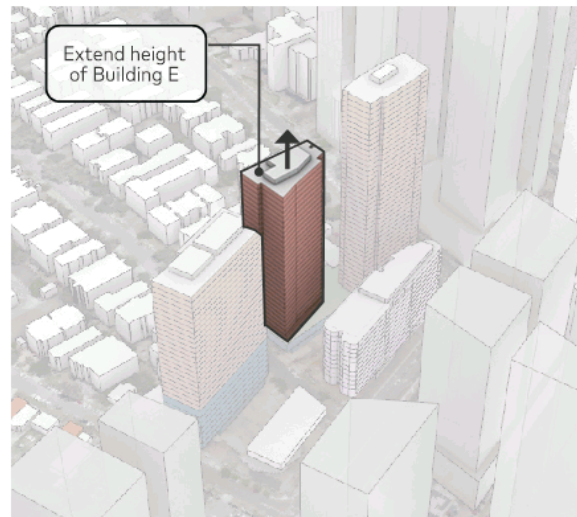


Building L is lowered from ten storeys to four storeys to better align with the council's brief and requirements.

The building will provide child care for 110 children, a community hall, and 1 level of commercial use.

The large reduction in height will provide a reduction in shadow impact on the future public open space on Site 3.

2.



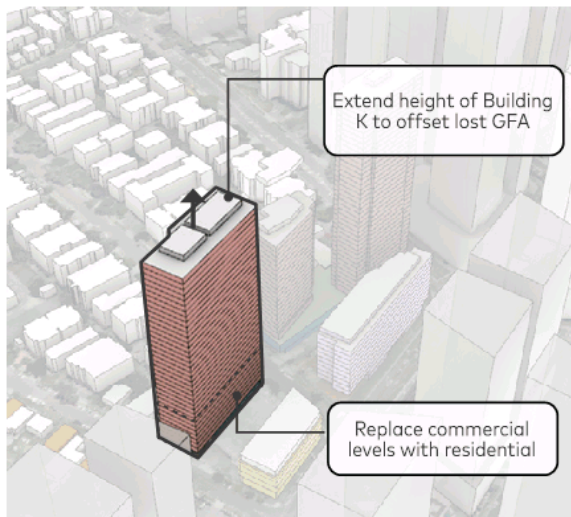
To provide much-needed additional housing stock, ten storeys are added to Building E. The addition also helps balance the towers while maintaining varied building forms.

Current Proposal

The resultant development has been modified with Building L's height reduced from ten to four storeys, aligning with council requirements and reducing solar impact on adjacent public spaces. It will house child care for 110 children, a community hall, and commercial space. Building K will now have increased height to accommodate the floor space from Building L, and its commercial levels are converted into residential apartments to enhance housing diversity. Building E will gain ten additional storeys to maintain a balanced and varied skyline.

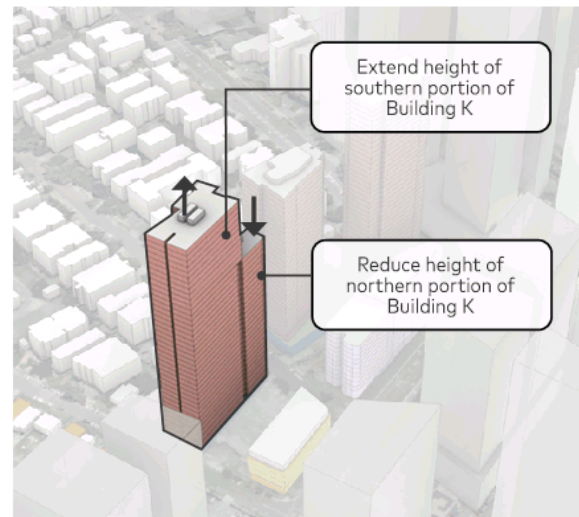


3.



Building K's height is extended to reflect the redistribution of floor space from Building L. The seven levels of commercial at Building K are replaced with residential units, offering much-needed apartments and improving the area's housing diversity

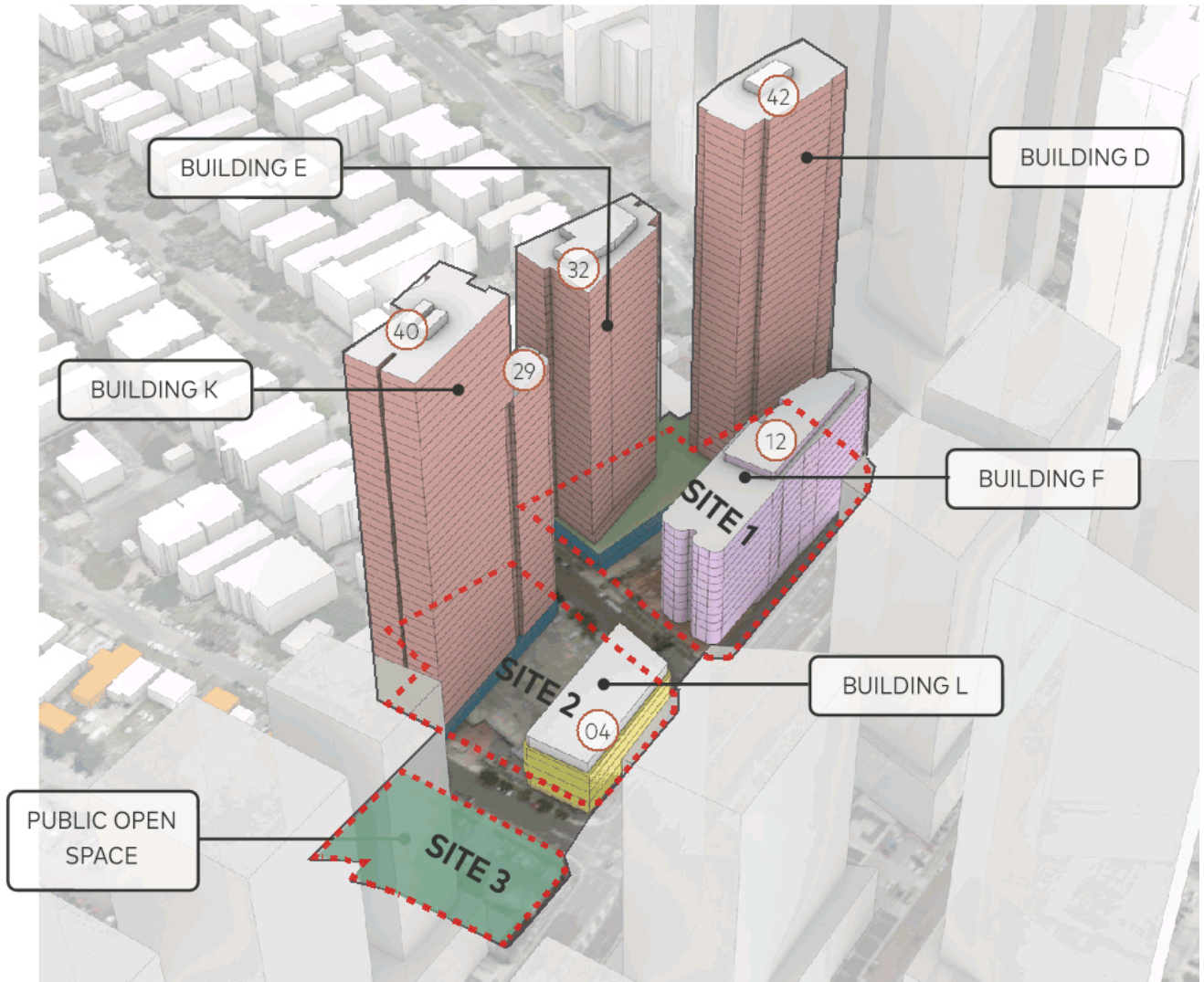
4.



To provide a more varied skyline Building K's floor plate is split with the northern plate lowering to 29 storeys and the southern plate extending to 40 storeys.

The resultant bulk and scale is more sympathetic and suited to the adjacent areas current and future context.

4.5. Proposed Building Envelopes



LEGEND

- SITE
- RESIDENTIAL
- COMMUNITY
- HOTEL
- COMMERCIAL/ RETAIL
- OPEN SPACE

4.6. Envelope Sections



Figure 22. North-south section- Approved DA



Figure 23. North-south section- Proposed development

4.7. 3D Envelope Massing Diagrams

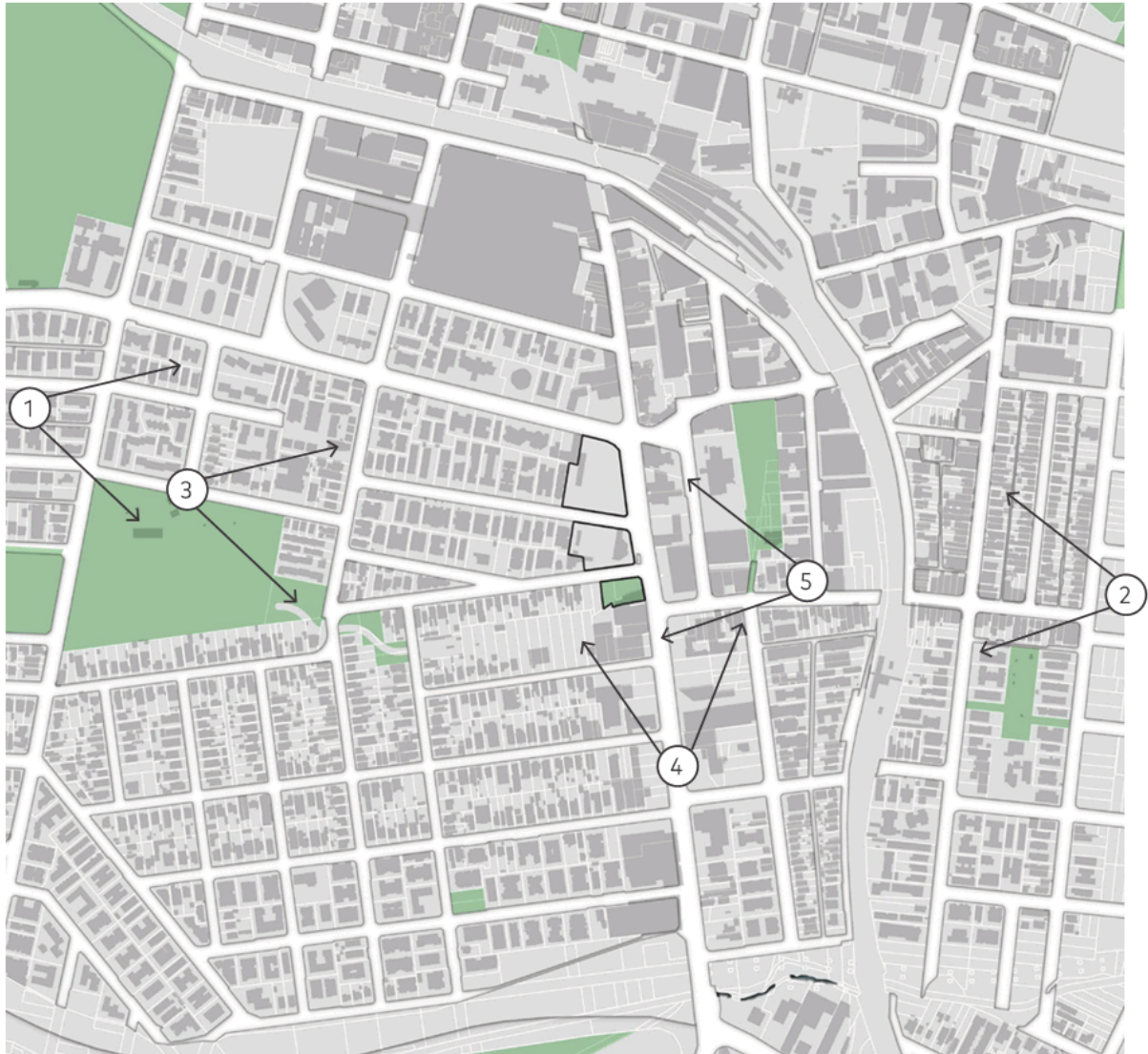


Figure 24. Envelope Massing View Studies









NTS 

The following images provide the approved and proposed massing envelopes from a series of important views and vistas.

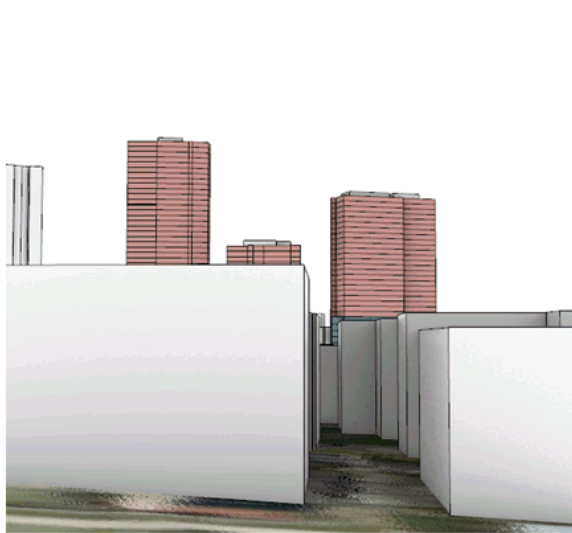
Each view is shown with surrounding current and future context. Future context has been modelled mainly around Church Street and south of the rail station.

Future context envelopes were modelled based on PLEP HOB maps and requirements found in the DCP, specifically Part 9—Parramatta City Centre.

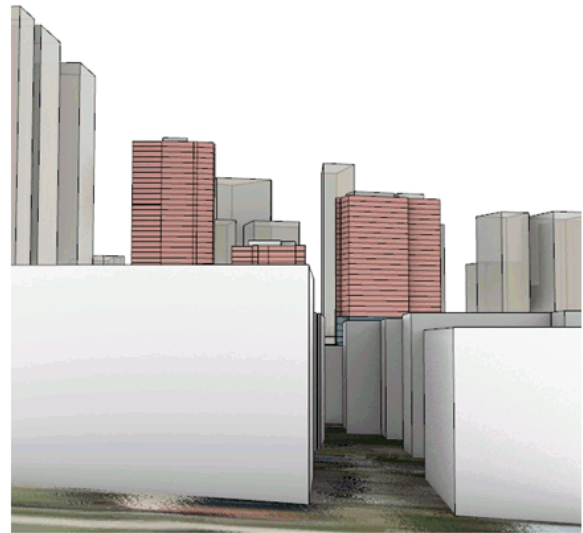
LEGEND

- | | | | |
|---|--------------------|---|----------------------------|
|  | SITE |  | FUTURE CONTEXT |
|  | RESIDENTIAL |  | EXISTING CONTEXT |
|  | COMMUNITY |  | LOCATION OF VIEW/
VISTA |
|  | HOTEL | | |
|  | COMMERCIAL/ RETAIL | | |

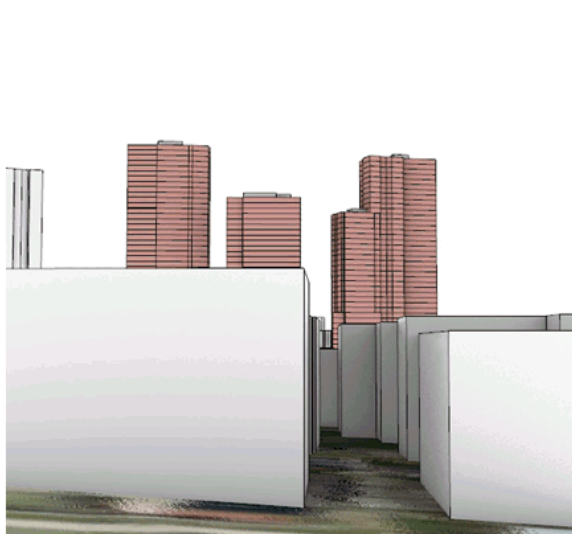
4.7.1 South West Skyline



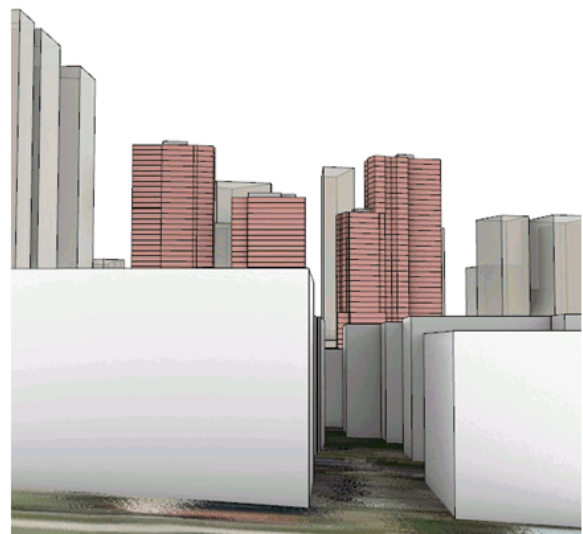
Approved_Current Context



Approved_Future Context

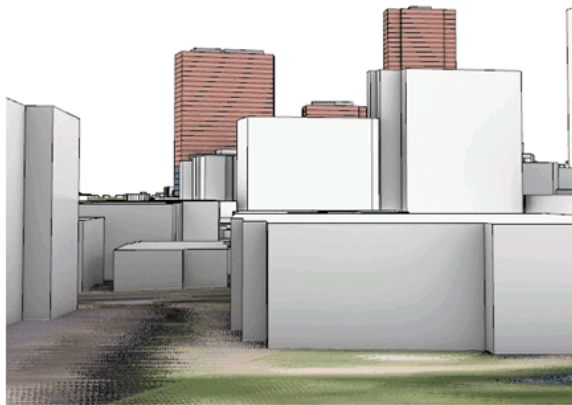


Proposed_Current Context

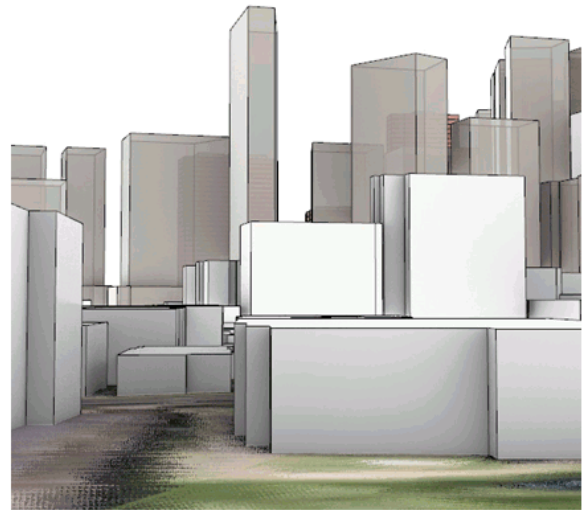


Proposed_Future Context

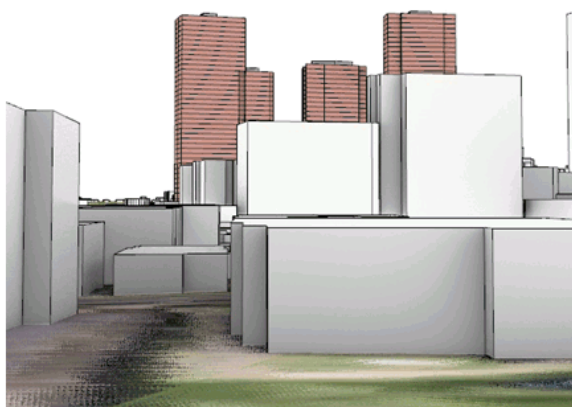
4.7.2 South East Skyline



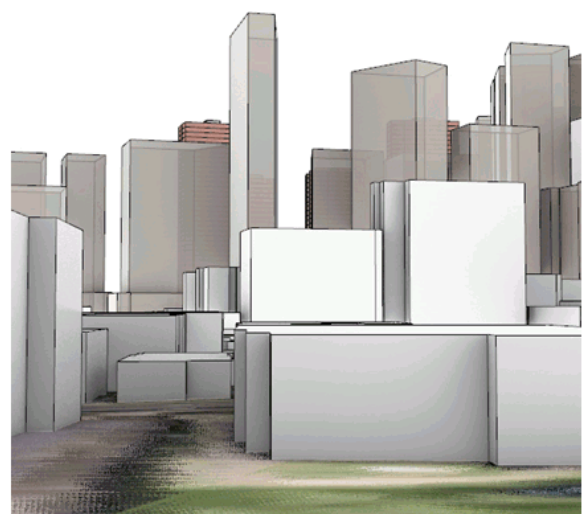
Approved_Current Context



Approved_Future Context

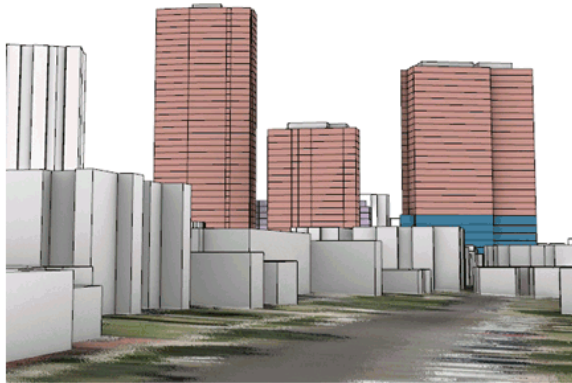


Proposed_Current Context

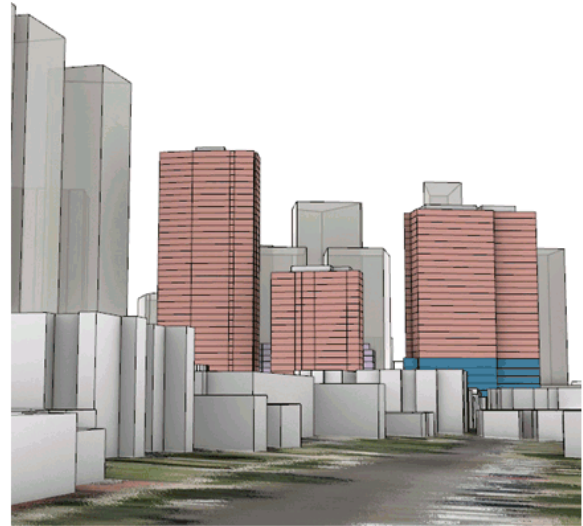


Proposed_Future Context

4.7.3 South West Approach



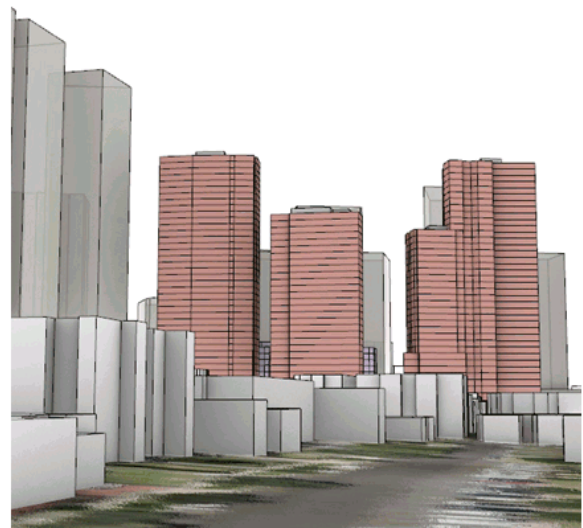
Approved_Current Context



Approved_Future Context

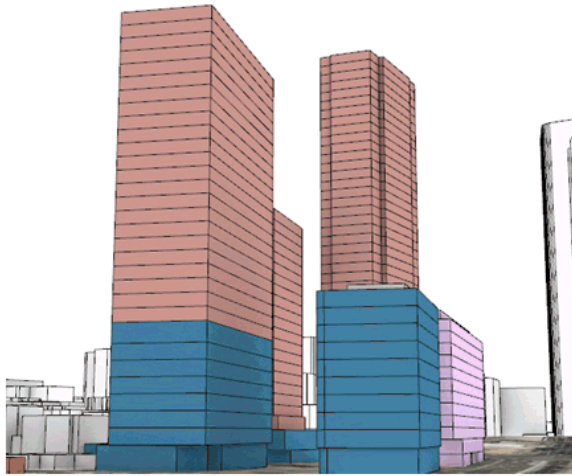


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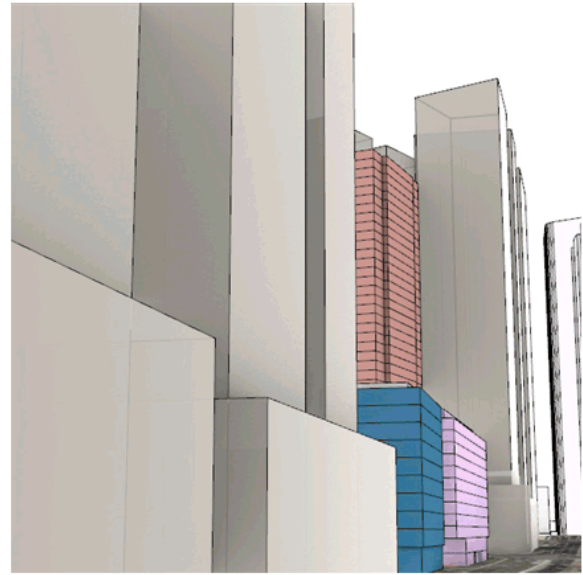


Proposed_Future Context

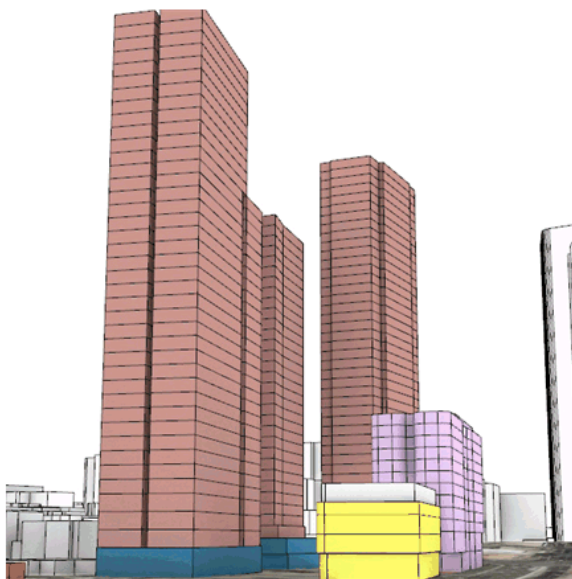
4.7.4 South Approach



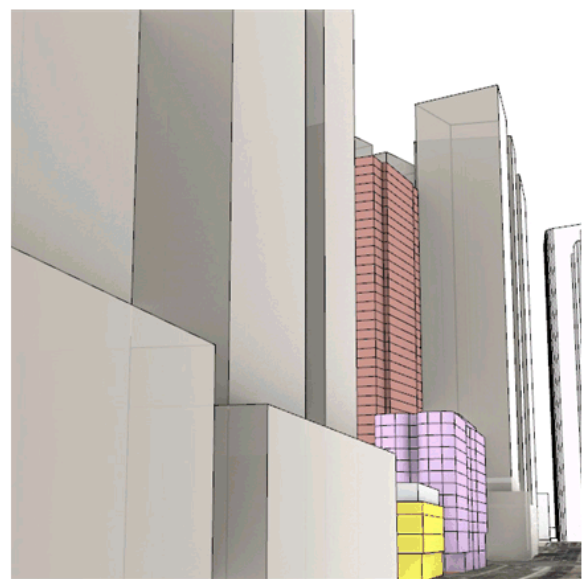
Approved_Current Context



Approved_Future Context

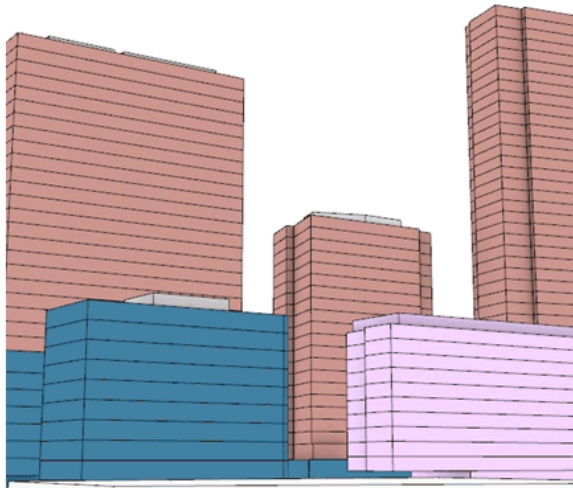


Proposed_Current Context

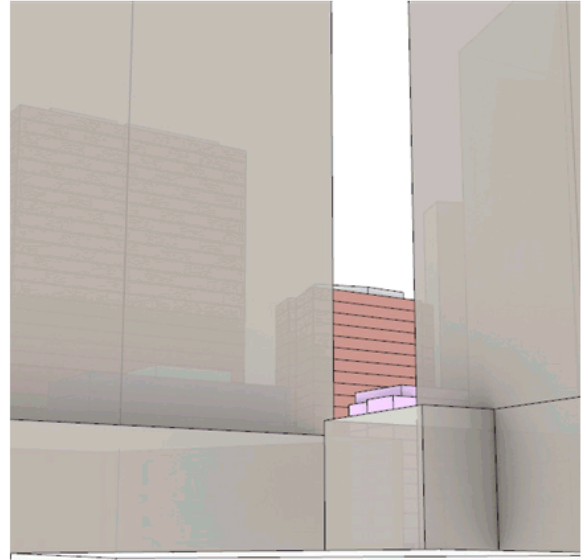


Proposed_Future Context

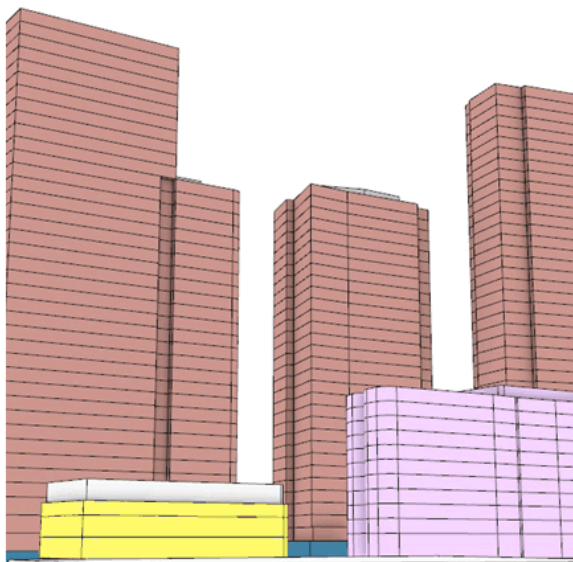
4.7.5 East Approach



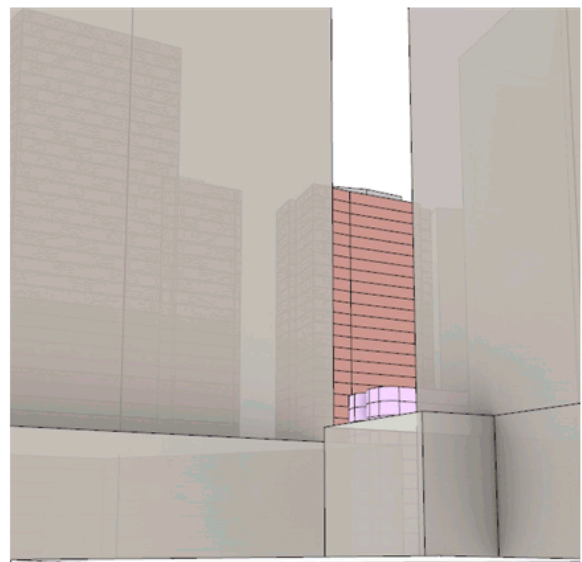
Approved_Current Context



Approved_Future Context



Proposed_Current Context



Proposed_Future Context

4.8. Building Setbacks

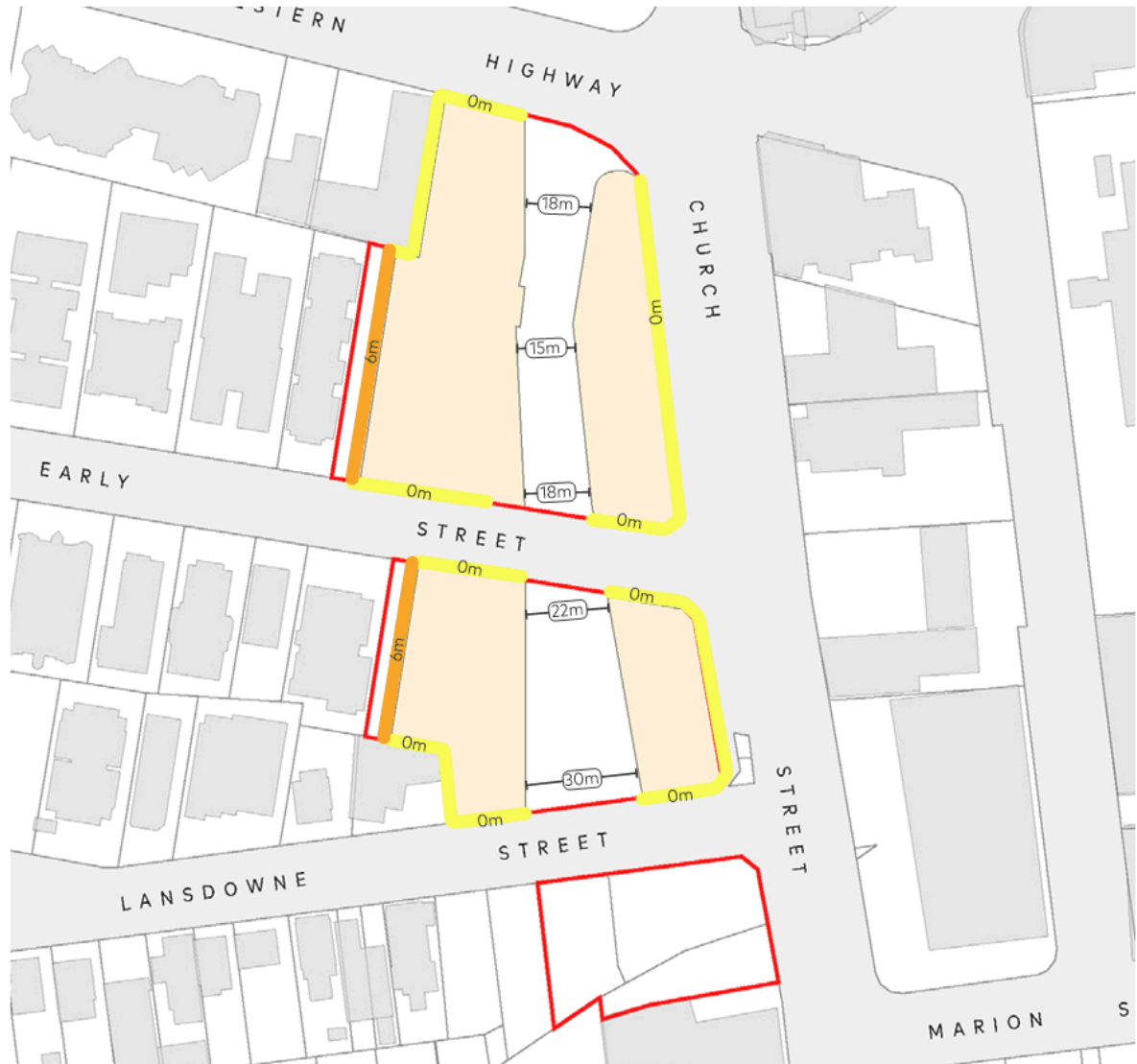


Figure 25. Lower Levels (Ground-4)

Building setbacks are consistent with the existing approval, which balanced the DCP then in-force with ADG requirements. This is consistent with the design excellence competition winning scheme, with the competition jury noting that *“given the urban density of the city centre location and the site configuration of all of the buildings and the potential for development on the neighbouring site, that the Proposal provides a reasonable balance of all of the issues and is acceptable.”* (Competition Panel response to Stage 1 DA – Final Report 10.6.16)

LEGEND

- 0m setback
- 6m setback
- Building separation

4.9. Building Separation



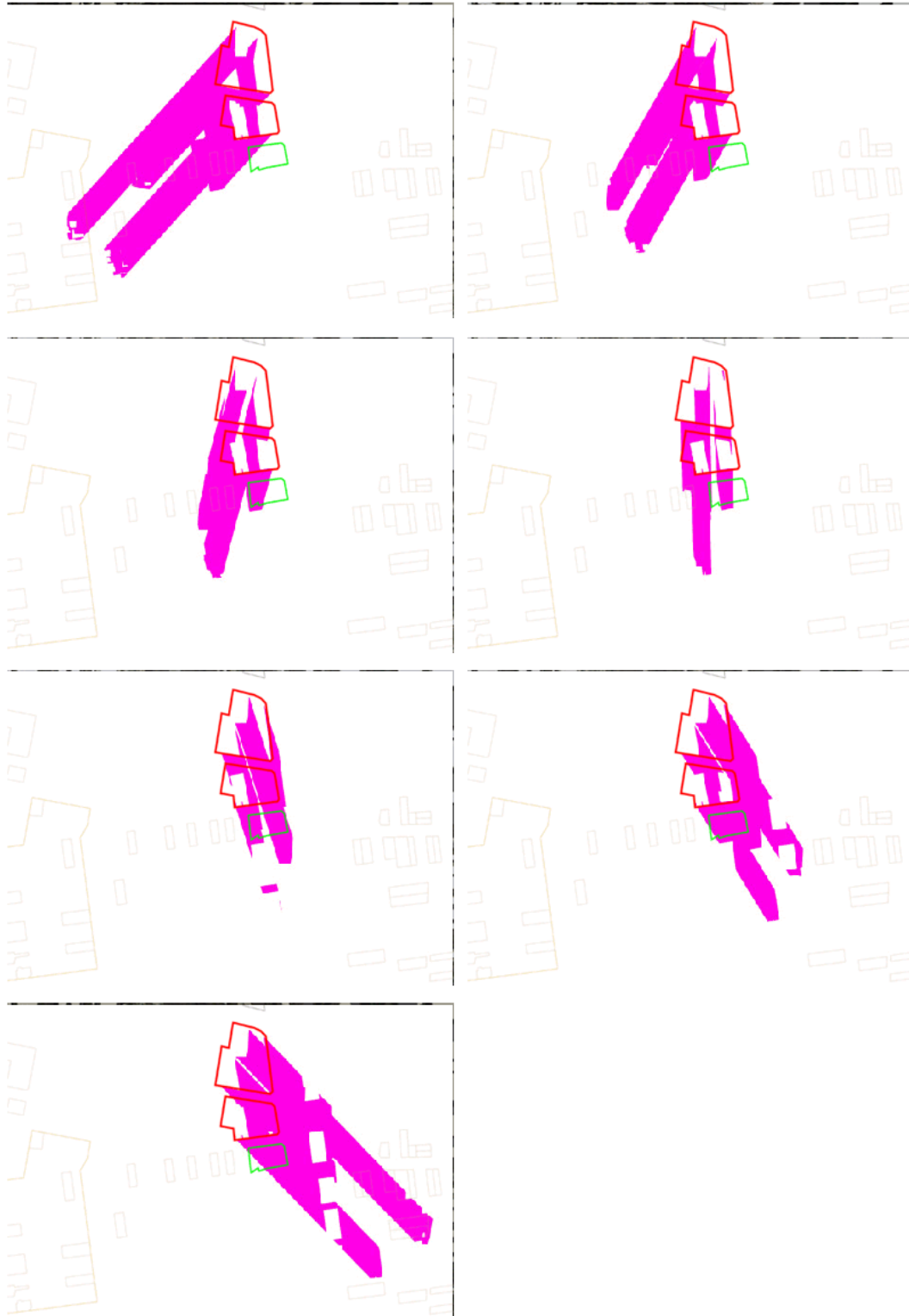
Figure 26. Upper Levels (5-32)

Building separations are consistent with the existing approval. ADG separation distances guidelines are challenged in some locations. This is consistent with the design excellence competition winning scheme, with the competition jury noting that “building separation within the site is well done. Where buildings are closer than 15m, special amelioration measures apply such as offset towers and avoidance of living rooms opposite living rooms” (Competition Panel response to Stage 1 DA – Final Report 10.6.16)

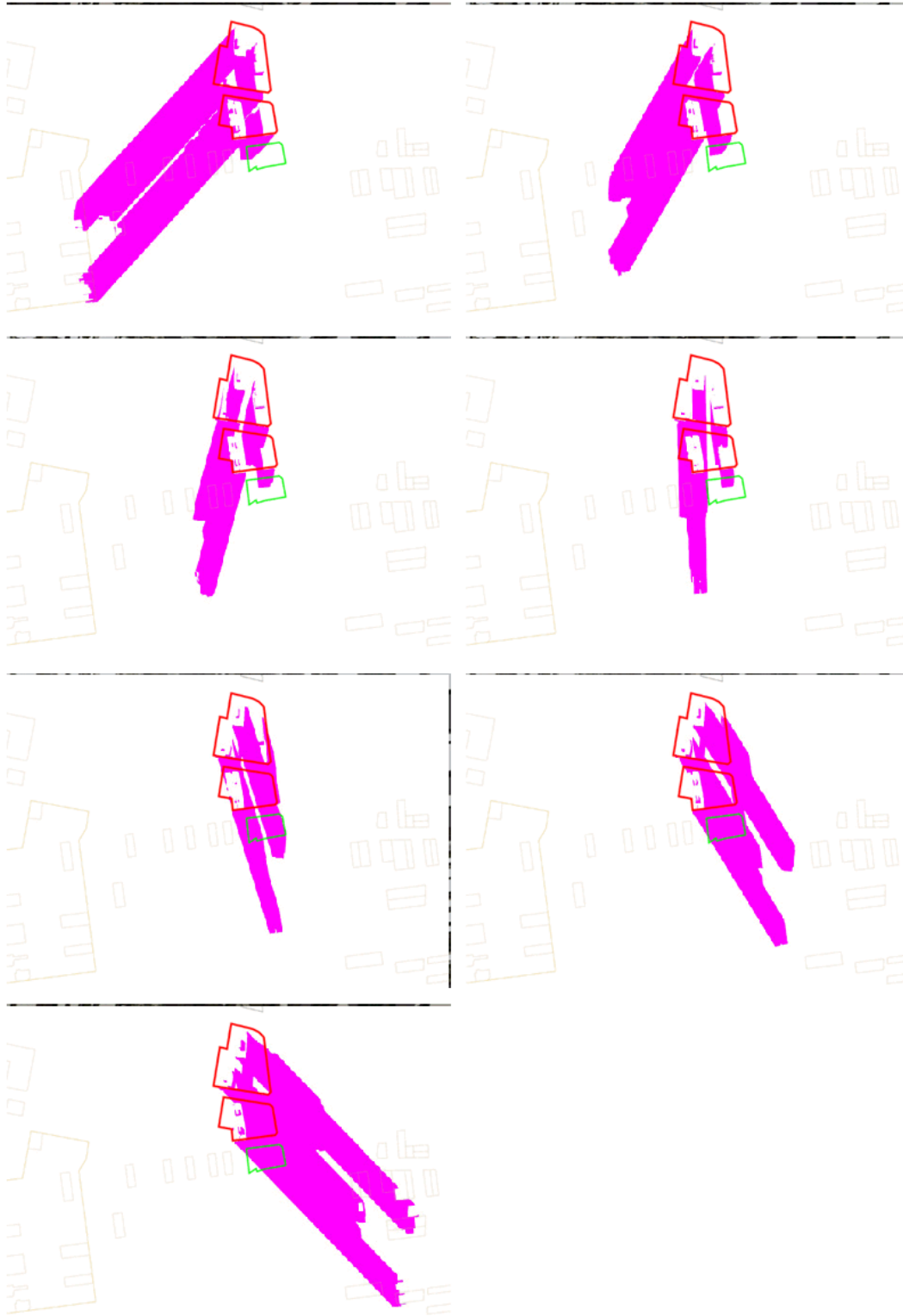
LEGEND

- 0m setback
- 6m setback
- 3m setback
- Building separation

4.10. Shadow Impact : Approved Shadows



4.11. Shadow Impact : Proposed Shadows



4.12. Test Fit - Floor Plans

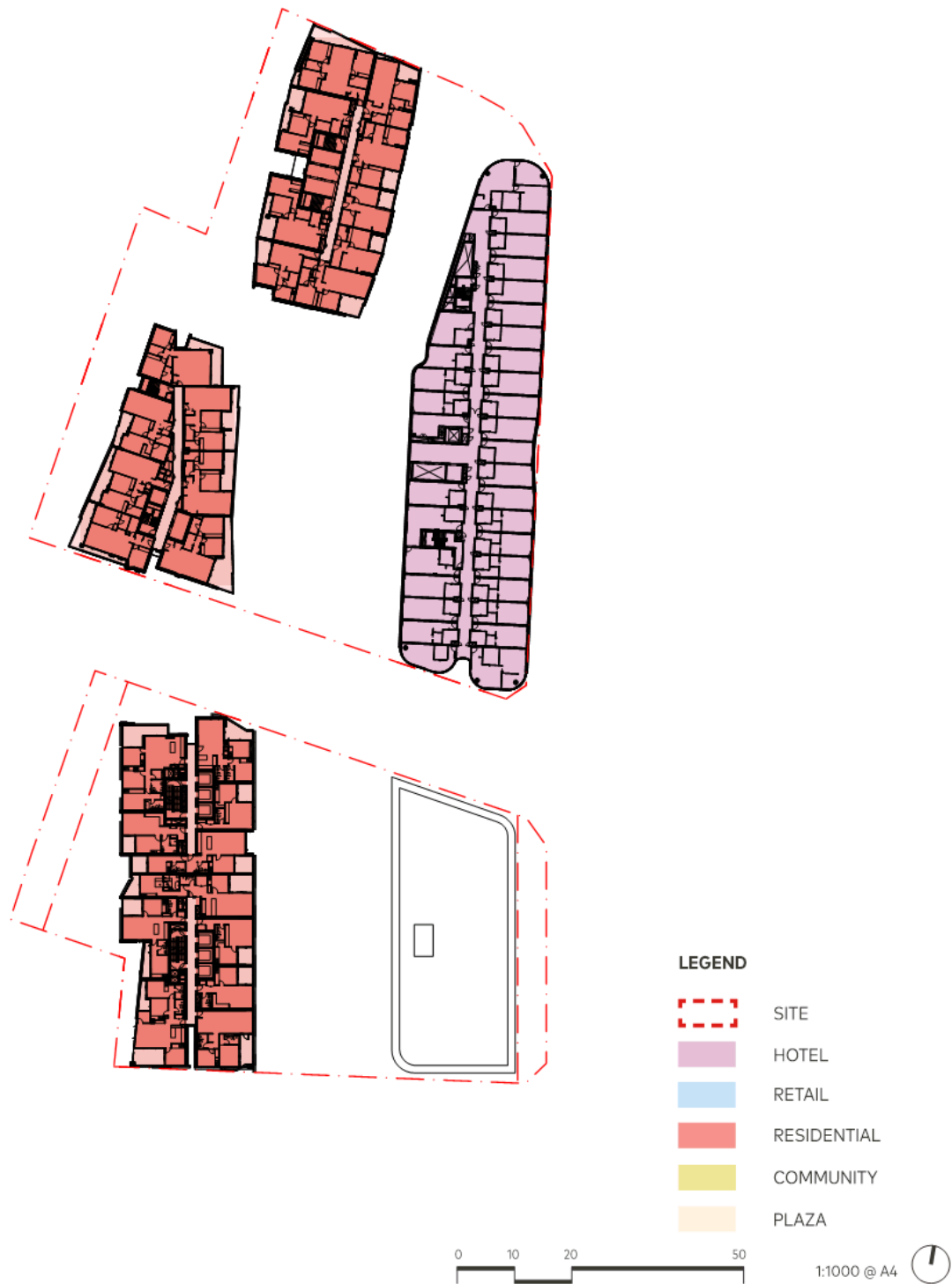
Ground Floor Plan



Podium Floor Plan



Typical Floor Plan



Upper Typical Floor Plan



5. Proposed Statutory Planning Framework



5.1. Proposed LEP Maps

5.1.1 Floor Space Ratio Map



PROPOSED

It is proposed to change Site 1's maximum FSR from 7.2:1 to 8.4:1 to facilitate the reduced non-residential density at Site 2 within a height workshoped with Council. No change is proposed to the Site 2 FSR.

All FSRs have an additional 15% Design Excellence bonus available.

FSR	Previous Approval	Current Proposal	Change
Site 1	7.2:1 (8.3:1 incl. +15%)	8.4:1 (9.66:1 incl. +15%)	+1.2
Site 2	6.4:1 (7.36:1 incl. +15%)	6.4:1 (7.36:1 incl. +15%)	-



CURRENT

5.1.2 Height of Building Map



PROPOSED

It is proposed to change Site 2's maximum HOB from 90m to 118m to facilitate the additional height at Building K. The eastern edge of Site 2, and entirety of Site 1 & 3 will remain unchanged.

Storeys	Previous Approval	Current Proposal	Change
Building D	42	42	-
Building E	22	32	+10
Building F	12	12	-
Building K	31	40	+9
Building L	10	4	-6



CURRENT

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The Hon Paul Scully MP
Minister for Planning and Public Spaces



Ref: IRF23/1420

Clr Sameer Pandey
Mayor
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124
Via: council@cityofparramatta.nsw.gov.au; lordmayor@cityofparramatta.nsw.gov.au

Dear Clr Pandey, *Sameer*

We have a shared responsibility to address the housing crisis and meet the goals of the National Housing Accord, and I want to thank you for the collaborative effort you have made and continue to make on behalf of the communities you represent.

The urgency is real — as we return to strong population growth in challenging market conditions, we are seeing housing pressures impacting housing supply, diversity and diminishing housing choice.

Delivering a fair distribution of housing, jobs, and social and economic infrastructure for the people of NSW is going to take effort from all levels of government.

Our decisions, whether at state or council level, need to be supported by a planning system that makes decisions based on current needs, circumstances, and priorities.

While governments at all levels have undertaken substantial work to implement strategic plans and deliver housing targets, it's clear to me that past strategic plans didn't anticipate or account for the scale of the housing crisis we now face.

The immediate need is for us to make sure the planning system presents no impediment to dwelling approvals and construction in appropriate locations.

I am asking councils and planning panels to factor this into their decision-making and prioritise the delivery of housing when assessing development applications and rezoning schemes, so that the entire planning system is geared to addressing the housing shortfall.

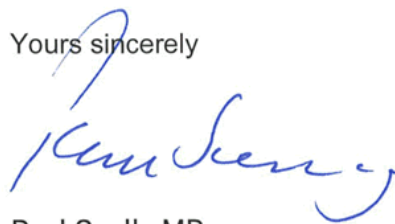
While I await the publication of updated region and cities plans by the Greater Cities Commission, I ask that you and your council teams prioritise the opportunity to deliver homes as part of merit considerations where, on balance, dwelling numbers may warrant a scale or built form that is different to or greater than the outcome originally anticipated.

The [Strategic Merit Test](#) (referenced in the [Local Environmental Plan Making Guideline](#)) exists for such times and provides a framework for responding to a change in circumstances, such as the investment in new infrastructure or changing population and demographic trends.

I do not deny this is a difficult and challenging time, but it is critically important we undertake this shared responsibility and work together to meet that challenge. I look forward to working with each of you to create cities and regions that deliver fair opportunities for all.

Should you have any questions, Malcolm McDonald, Executive Director, Local and Regional Planning, at the Department of Planning and Environment can be contacted on 02 9274 6267.

Yours sincerely



Paul Scully MP

Minister for Planning and Public Spaces

5/8/23



PARRAMATTA ECONOMIC ASSESSMENT

Prepared for: JQZ
October 2024

This report is dated October 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd's (Urbis) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of JQZ (Instructing Party) for the purpose of a Parramatta Economic Assessment (Purpose) and not for any other purpose or use. Urbis expressly disclaims any liability to the Instructing Party who relies or purports to rely on this report for any purpose other than the Purpose and to any party other than the Instructing Party who relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events including wars, civil unrest, economic disruption, financial market disruption, business cycles, industrial disputes, labour difficulties, political action and changes of government or law, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or made in relation to or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

Parramatta Economic Assessment

Urbis has made all reasonable inquiries that it believes is necessary in preparing this report but it cannot be certain that all information material to the preparation of this report has been provided to it as there may be information that is not publicly available at the time of its inquiry.

In preparing this report, Urbis may rely on or refer to documents in a language other than English which Urbis will procure the translation of into English. Urbis is not responsible for the accuracy or completeness of such translations and to the extent that the inaccurate or incomplete translation of any document results in any statement or opinion made in this report being inaccurate or incomplete, Urbis expressly disclaims any liability for that inaccuracy or incompleteness.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading bearing in mind the necessary limitations noted in the previous paragraphs. Further, no responsibility is accepted by Urbis or any of its officers or employees for any errors, including errors in data which is either supplied by the Instructing Party, supplied by a third party to Urbis, or which Urbis is required to estimate, or omissions howsoever arising in the preparation of this report, provided that this will not absolve Urbis from liability arising from an opinion expressed recklessly or in bad faith.

Urbis staff responsible for this report were:

Director	Alex Stuart
Senior Consultant	Jennifer Williams
Consultant	Peter Youssef
Project code	P0046076
Report number	Final Report

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You must read the important disclaimer appearing within the body of this report.

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01



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Key Market Findings

The Subject Site is a mixed-use residential, office and retail development located at 83 Church Street, Parramatta. It is located on the border of the Parramatta Office Market as defined by the Property Council of Australia (PCA).

Being located outside of the Mid City of Parramatta in a building located within a largely retail and residential location, the office space (under expected market conditions) is unlikely to be able to be leased over the short to medium term. While some office leasing activity is likely to occur in Parramatta, this will primarily be moderate and in more prominent office locations, which are currently being discounted in an attempt to lure tenants from less well-positioned locations and from lower-grade stock.

Vacancy is expected to remain at or above 20% over the five-year outlook in the Office Study Area, well above the long-term average. This is despite most of the planned pure office supply being pushed out beyond 2030. This is due to a structural change that occurred in 2020 that has altered the way people work and, therefore, office requirements and considerations.

Urbis forecasts the achievable net effective rent in the Office Study Area to range between \$354/sq.m and \$412/sq.m and face rents to range from \$624/sq.m to \$635/sq.m from 2024 to 2030. This is significantly below the pre-commitment rents that have been achieved, which has resulted in office space being able to commence and commercial development being viable for their owners.

Due to current and forecast office market conditions, commercial development at the Subject Site will likely be economically unfeasible over the short to medium-term; thus, alternative land uses should be explored.

Residential is likely to represent the highest and best use for the Subject Site, with the Apartment needs assessment compared to apartment supply showing a large gap. This is compounded by State Government dwelling targets compared to expected dwelling supply showing more housing is going to be needed in the City of Parramatta over the short to medium term.

Parramatta Economic Assessment

Parramatta Commercial Office Market Rents, ranges achievable 2024-2030

Forecast Prime Net Effective Rent (\$/sq.m) \$354 - \$412

Forecast Prime Net Face Rent (\$/sq.m) \$624 - \$635

Source: Urbis Office Model



Vacancy Rate

January 2024

22%

January 2029

20%

30-year historical average

8.5%

Source: PCA, Cordell Connect, Cityscope, Developer websites, Urbis Office Model

Current State of the Parramatta Residential Market – Against Targets

Five Years to FY29

State Government Dwelling Target

19,500

Cumulative Dwelling Supply Forecast

13,126

City of Parramatta Dwelling Shortfall

-6,374

Source: Planning NSW, UDP, Urbis

EXECUTIVE SUMMARY CONTINUED

The Development Proposal Findings

Key highlights of the proposed Parramatta Gateway Development include:

- The project is shovel-ready, which would contribute significantly to the projected shortfall in housing in the Parramatta LGA over the next five years.
- The project is set to add a significant amount of ongoing direct employment with over 500 jobs (as shown in the table right). It will also contribute hundreds of additional indirect jobs to the Local Government Area.
- The project completion is expected to be at the end of 2026, and recruitment of ongoing jobs within the development will commence in early 2026. The benefits to the area will, therefore, start in 2026.
- Negotiations have commenced with tenants and space operators and Marriott is close to finalising a deal for the significant amount of hotel space included in the plans.

Expanding office space from the proposed square metres identified will likely make the development unfeasible. With completion likely in late 2026, office space is also unlikely to contribute significant additional employment as the space is expected to remain predominately vacant over the next five years. Given the Parramatta CBD vacancy is going to be over 20% over this period, tenants will be able to occupy space in the Parramatta CBD Core at discounted rents and will, therefore, not consider space located in the Fringe (see Appendix 1 for a letter outlining expectations for the office space from CBRE a major International leasing agency).

The table right shows employment from non-residential uses, but it should be noted that the additional residential space will also create direct and indirect jobs.

Proposed Development to Make a Significant Contribution to Employment

Land Use	Non-Residential GFA	Direct Job Work Space Ratio	Direct Jobs (FTE)
Site 1			
Retail	1,959 sq.m	26.7 sq.m per worker	73
Hotel	18,001 sq.m (288 rooms)	JLL Data	160
Office	2,656 sq.m	15 sq.m per worker	177
Community Space	555 sq.m	84.6 sq.m per worker	6
Sub-Total	23,171 sq.m		416
Site 2			
Retail	502 sq.m	26.7 sq.m per worker	18
Childcare*	800 sq.m	65 sq.m per worker	12
Lobby	62 sq.m		1
Office	844 sq.m	15 sq.m per worker	56
Sub-Total	2,208 sq.m		87
Total	25,379 sq.m		503 jobs

Source: JQZ, City of Sydney Floor space and Employment Survey, 2017, WA Land Use Employment Survey JLL estimate of hotel staff. *Childcare jobs will be dependent on the number of places and is estimated at 10.25 sq.m per child (Education and Care Services National Regulations 2016). Applying this to a 800 sq.m centre a ratio of 65 sq.m per worker is estimated. Note: Assumes space is fully occupied Excludes outdoor dining areas.

02



SITE OVERVIEW

SUBJECT SITE CONTEXT

Key Findings

The Subject Site is an approved mixed-use development made up of two registered lots located at 83 Church Street (including 44 Early Street) and 63 Church Street, Parramatta, referred to as Sites 1 and 2, respectively. The proposed development changes to convert large portions of the approved commercial floorspace to residential apartments only relate to Site 2.

The site is located around the southern entrance to Parramatta CBD. To the north and east, the area is generally comprised of several car dealerships and urban services land, followed by the beginning of Parramatta CBD. The site is classified as being located in the Parramatta Fringe.

The alignment of Church Street and the Great Western Highway, which extends along the northern and eastern boundary of the site, is fronted, namely, by industrial and urban service-based land uses. Towards the west, the land uses transition to medium-density and low-density housing, with higher-density housing along the Great Western Highway. This area is interspersed with retail, showrooms and a substation.

The Subject Site is within walking distance of existing amenities, including Ollie Webb Reserve, Westfield Parramatta and the Church Street retail strip.

Parramatta and Harris Park Stations are approximately 500-700 metres walk from the Subject Site. The Sydney Metro West is scheduled to open in 2030 and will link residents in Parramatta to the Sydney CBD in around 20 minutes.

Potential ground-floor retail and medical tenants, including Coles, and a private health care operator have raised concerns about access to the Site. In particular, they see the lack of a right-hand turn from Church Street into Early Street as a constraint. The concerns stem from the busy nature of the surrounding roads and concrete traffic islands. This may limit ground floor retail and medical potential.

Parramatta Economic Assessment

Subject Site Map



SITE AND DEVELOPMENT OVERVIEW

Key Findings

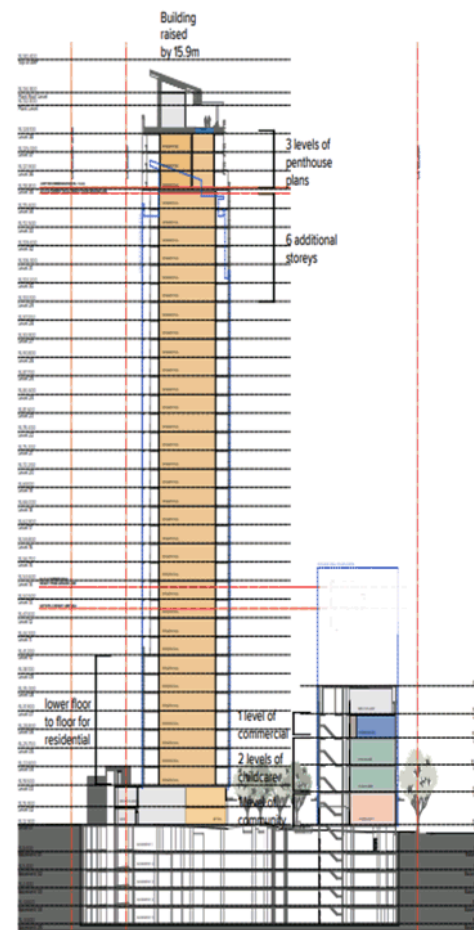
The consent for the original Development Application (DA) was granted for a mixed-use development across two sites, including the development of a hotel containing 275 rooms and two residential towers containing 542 apartments over two levels of retail and commercial podium at Site 1. Additionally, Site 2 includes the construction of a non-residential building and a mixed-use tower containing 9 levels of non-residential floor space and 22 storeys comprising 235 apartments.

The proposed shift from commercial to residential GFA at the Subject Site only relates to Site 2.

The new Planning Proposal for the Subject Site consists of:

- DA-approved total GFA of 34,901 sq.m
- An increase of 148 apartments to a total of 383 residential apartments, offering a mix of 138 one-bedroom units, 166 two-bedroom units and 79 three-bedroom units.
- 13,625 sq.m GFA converted from office to residential
- Community and retail Use at Level 1
- Childcare at Levels 2 and 3
- Commercial at Level 4.

Planning Proposal Scheme



Source: JQZ; Turner



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03



**COMMERCIAL
OFFICE**

COMMERCIAL OFFICE STUDY AREA

Key Findings

The proposed development at the Subject Site is located within the 'Parramatta Fringe' just outside the Parramatta Office Market boundaries defined by the PCA shown on the map adjacent.

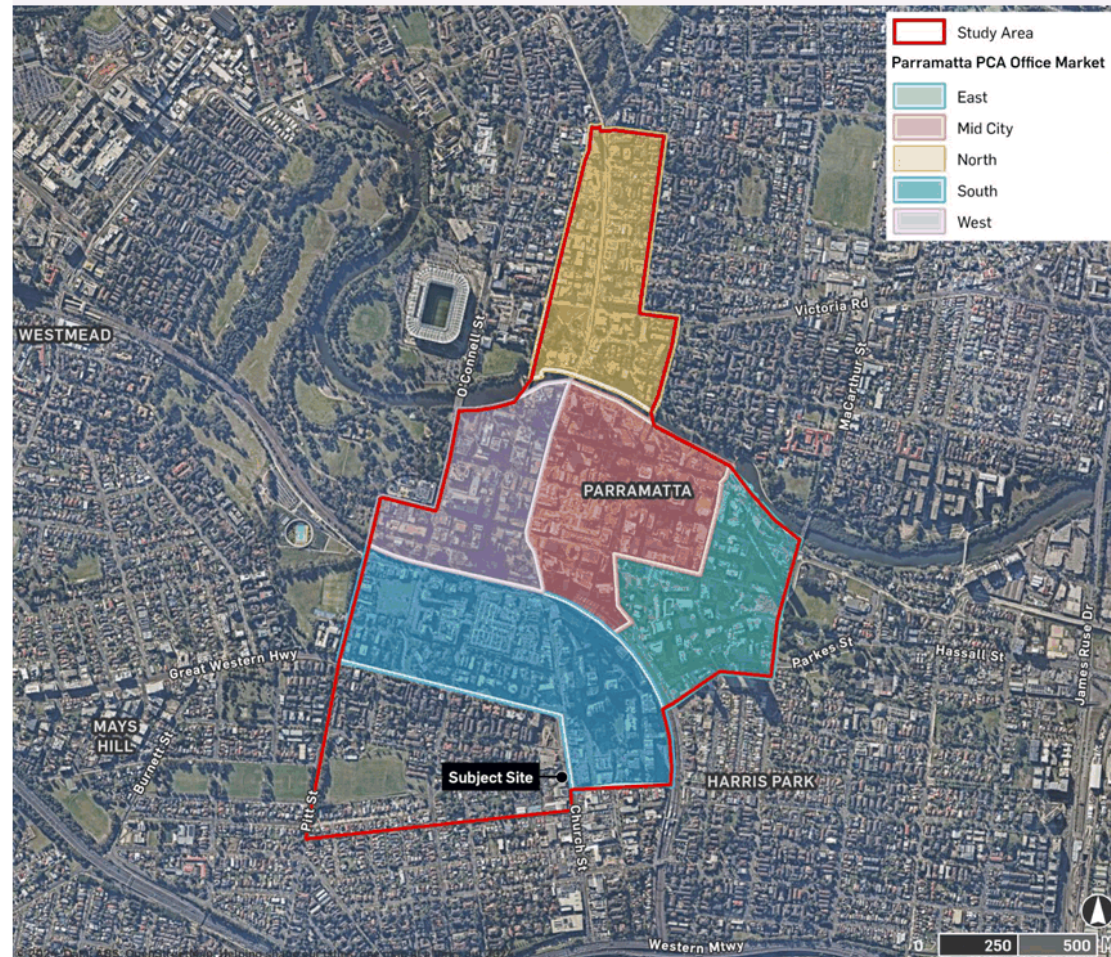
For the purpose of this analysis, Urbis have considered the PCA office market plus the additional area to the South of the CBD, which incorporates the Subject Site, as the Office Study Area. This Study Area was chosen as the Subject Site will have to compete directly with any office space located within this area.

Generally, the Fringe is less desirable than the CBD from the perspective of tenants for the following reasons:

- Lower agglomeration economies
- Often further distance to/from amenities in particular key transport hubs
- Often in residential or retail areas and hence the area is unlikely to hold prestige or in many cases have a corporate look and feel. This can severely impact the type of potential tenants that will go to the area.

This needs to be carefully considered in the context of the Study Area, as while the area included is directly competing for tenants, the area in the CBD has a significantly higher chance of obtaining those tenants.

Commercial Office Study Area



3.1



OFFICE SUPPLY ANALYSIS

HISTORICAL STOCK AND SUPPLY AND OUTLOOK

Key Findings

The table adjacent outlines the historical and forecast stock, supply and withdrawals within the Parramatta commercial office market between January 2019 and January 2029.

According to the PCA Office Market Report (January 2024) and an examination of the additional area outside of the PCA office market area, the Study Area had ~719,500 sq.m of net lettable commercial floorspace (NLA) in January 2019. The market has been significantly increasing stock size since 2019 at 5% per annum, with approximately 243,840 sq.m developed (with moderate withdrawals) to January 2024.

Since 2005, the rapid rise in population in the Parramatta area has resulted in increased demand from the local population servicing office tenants, in particular from professional services firms, which has been combined with increased investment in the area and supply of A-grade office stock, which is attracting business and professional services firms as well as financial and insurance services firms to the area. This assisted in filling some of the net 243,839 sq.m of office space added to the market over the five years to January 2024.

Over the next five years, commercial stock is forecast to increase by more than 63,630 sq.m of NLA. Also consistent with the past five years, there is unlikely to be a moderate rate of withdrawal in the Study Area to January 2029. This is indicative of a market that is in oversupply. The excess supply is due to the completion of several office developments throughout the pandemic and a slowing of tenant demand.

Historical and Projected Stock and Supply, Jan 2019 – Jan 2029

	Stock (sq.m)	Gross New Supply (sq.m)	Withdrawals (sq.m)	Net New Supply (sq.m)
Jan-19	719,547	26,920	12,789	14,131
Jan-20	768,421	62,174	13,300	48,874
Jan-21	809,526	44,363	3,258	41,105
Jan-22	887,268	126,222	48,480	77,742
Jan-23	959,818	74,800	2,250	72,550
Jan-24	963,386	21,964	18,396	3,568
Jan-25	993,298	24,912	0	24,912
Jan-26	1,028,298	5,000	0	5,000
Jan-27	1,019,554	35,000	8,744	26,256
Jan-28	1,025,819	6,265	0	6,265
Jan-29	1,027,019	11,396	8,800	2,596

Source: PCA, Cordell Connect, Cityscope, Developer websites, Urbis Office Model

SUPPLY OUTLOOK BREAKDOWN

Key Findings

In addition to the 963,386 sq.m of existing commercial floorspace, the Office Study Area has proposed commercial developments that are anticipated to deliver more than 225,530 sq.m of commercial floorspace by 2031. The majority of proposed developments in the Study Area are located in the Mid-City sub locale of the Parramatta PCA Office Market, which has greater access to public transport and retail amenities than the other sub-locals. Many of these projects have developer completion dates earlier than indicated in the table. However, as most office developments are currently not feasible and are unlikely to receive precommitments, all the pure office buildings that have not commenced have been pushed out along the development timeframe. The rising construction costs, in conjunction with low effective rents, have led to very few economically feasible projects.

The notable developments include:

- **197 Church Street** is a mixed-use development currently under construction that comprises a hotel, retail space and commercial office. The 25-storey commercial office is estimated to deliver 35,000 sq.m of office floor space by 2026.
- **110 George Street (The Octagon)** is a mixed-use development currently in the development approval stage that comprises 397 BTR apartments, childcare, retail and commercial office space. The commercial office development is estimated to deliver 40,499 sq.m of commercial floor space by 2027 according to the developer. Urbis have factored in an expected completion of 2031 due to the expected market conditions over the next five years.

Proposed Stock and Supply

Project Address	Type	Development Status	Estimated Completion Date	Office NLA (sq.m)
7 Charles Street	Mixed-Use inc Office	Construction	2025	5,000
197 Church Street	Mixed-Use inc Office	Construction	2026	35,000
64-66 Phillip Street	Mixed-Use inc Office	DA Applied	2027	6,265
132 Marsden Street	Pure Commercial	DA Approved	2028	11,396
81 George Street	Pure Commercial	DA Approved	2030	50,000
2 Fitzwilliam Street	Mixed-Use Office and BTR	DA Applied	2030	30,000
33 Argyle Street	Mixed-Use Office and BTR	DA Applied	2030	3,570
110 George Street	Mixed-Use Office and BTR	DA Approved	2031	40,499
140 George Street	Pure Commercial	DA Approved	2031	43,800
Total Proposed Commercial Floorspace				225,530

Source: PCA, Cordell Connect, Cityscope, Developer websites, Urbis Office Model

Note: Completion dates have been adjusted outwards, factoring in expected market conditions. Only Office NLA is included in the Office NLA (sq.m). No projects listed above have applied for change of use to residential/BTR as of October 10, 2024.

3.2



OFFICE DEMAND AND VACANCY

OFFICE DEMAND DRIVERS

Key Findings

The future demand for commercial office space within the Office Study Area has been forecast by adopting the Australian Bureau of Statistics (ABS) and Transport for NSW (TfNSW) employment projections for the Study Area. Based on the employment projections, employment in the Office Study Area is projected to grow by 2.4% from around 33,160 in 2024 to more than 37,250 in 2029. This is a total of 4,096 jobs. By 2029, TfNSW forecasts strong growth in several industry sectors requiring commercial floorspace. The key growth industries include:

- Financial and Insurance Services (+1,584 jobs, +2.9% per annum)
- Professional, Scientific and Technical Services (+753 jobs, +2.7% per annum)
- Public Administration and Safety (+745 jobs, +1.8% per annum).
- Health Care and Social Assistance (439 jobs, +3.9% per annum).

The solid forecast employment in the top four sectors indicates some demand for commercial office space to support the additional jobs. In total, the 4,096 additional jobs in the CBD equates to around 61,440 sq.m of office space, applying a floor space ratio of 15 sq.m per worker. This indicates a potential gross absorption of 12,288 sq.m per year. There are also likely to be moves out of the market, and a portion of these workers are likely to at least partially work from home. This allows companies to take less space than has traditionally been the case.

Employment Growth Forecasts, 2024 – 2029

	2024		2029		2024-29	
	No.	%	No.	%	Total Change	Annual Growth (%)
Financial and Insurance Services	10,434	31%	12,019	32%	1,584	2.87%
Professional, Scientific and Technical Services	5,375	16%	6,128	16%	753	2.66%
Public Administration and Safety	8,035	24%	8,780	24%	745	1.79%
Health Care and Social Assistance	2,061	6%	2,500	7%	439	3.93%
Administrative and Support Services	1,194	4%	1,338	4%	144	2.30%
Education and Training	834	3%	961	3%	127	2.89%
Rental, Hiring and Real Estate Services	902	3%	975	3%	73	1.57%
Other Services	463	1%	531	1%	68	2.77%
Arts and Recreation Services	153	0%	216	1%	63	7.18%
Information Media and Telecommunications	485	1%	537	1%	53	2.08%
Electricity, Gas, Water and Waste Services	554	2%	585	2%	31	1.10%
Wholesale Trade	385	1%	398	1%	14	0.70%
Manufacturing	485	1%	496	1%	11	0.44%
Transport, Postal and Warehousing	380	1%	392	1%	11	0.58%
Agriculture, Forestry and Fishing	16	0%	17	0%	1	1.39%
Mining	11	0%	10	0%	0	-0.50%
Construction	702	2%	701	2%	-1	-0.03%
Accommodation and Food Services	191	1%	183	0%	-8	-0.87%
Retail Trade	504	2%	492	1%	-12	-0.46%
Total	33,164	100%	37,260	100%	4,096	2.36%

Source: ABS; TfNSW; Urbis

OFFICE DEMAND DRIVERS

Key Findings

Remote working opportunities increased markedly during the pandemic, with many companies permanently providing flexible or hybrid positions.

As most workers commute into Parramatta via public transport, Transport for NSW opal card data provides a substantial measure of the number of workers returning to the office. The chart shows the total trips to Parramatta Train Station via all public transport modes. Total trips are starting to increase but are still well below pre-pandemic averages, and, as of December 2023, were at 75.2% of 2019 levels. This level is likely to decrease again in 2024 as the first four months of 2024 have been 10% below the same time last year. This data indicates on average, people are working 2 to 3.5 days in Parramatta. This may return to 4 days a week, but Urbis believe it is likely to stabilise around this level.

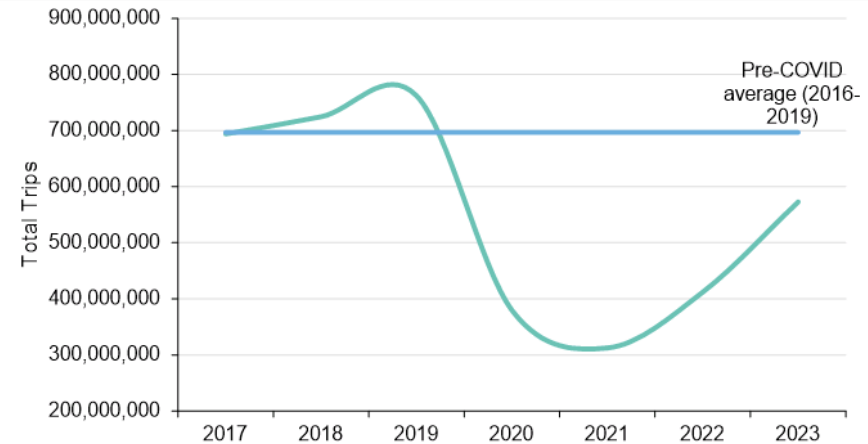
According to the 'Taking the Pulse of the Nation' Survey, run by The University of Melbourne, 70% of Australians who work from home would like to continue doing so. Work from home trends are likely to stay, with many workers expressing a preference for working remotely. Opal card data indicates a structural shift in work patterns to the detriment of the office sector. This structural change occurred in 2020 and has altered the way people work and, therefore, office requirements and considerations across markets. All studies completed prior to 2020, in light of this, would need to be reviewed.

An indicator of this shift is the high and increasing office vacancy across the major office markets. As shown in the table, office vacancy rose in major Sydney precincts by between 8.3% and 19.3 percentage points from January 2020 to January 2024. The current market conditions have been witnessed through the marketing of 558 Pacific Highway, St Leonards, in which 53% of the building remains vacant with incentives as high as 50% being required. The main contributing factors driving these weaker market conditions in areas such as St Leonards are increased competition within the market reflected by the high vacancy rate of 26.3% as per the PCA and weaker demand as occupiers are drawn to markets such as North Sydney as they look at locations that can aid in retaining and attracting talent within their organisations. The current vacancy rates reflect office markets heavily favouring tenants.

Further increases in vacancy are likely across Sydney as companies continue to 'right size' and lease smaller office spaces.

Parramatta Economic Assessment

All Trips to Parramatta Train Station, 2017 – 2023



Source: TfNSW; Urbis

Impact of Office Structural Change on Total Vacancy in Major Sydney Markets

CBD	January 2020	January 2024
Parramatta	3.2%	22.0%
Macquarie Park	4.6%	20.1%
Chatswood	3.7%	18.8%
Crows Nest/St Leonards	7.0%	26.3%
North Sydney	7.6%	24.2%
Sydney	3.9%	12.2%

Source: Property Council of Australia Office Market Report (January 2024)

Page 17

HISTORICAL OFFICE DEMAND AND VACANCY

Key Findings

The opal data has shown that the pandemic has significantly changed work patterns, sharply increasing remote working opportunities. This has caused substantial changes to the office sector in the Office Study Area.

One indicator of this shift is **the increase in office vacancies**. Office vacancies have substantially increased in the Office Study Area and Parramatta City South by ~19% and ~21%, respectively, from January 2019 to January 2024. The 212,416 sq.m of vacant commercial floorspace in the Office Study Area as of January 2024 reflects an office market heavily favouring tenants, particularly in B-grade stock, as tenants experience the 'flight to quality' phenomenon and upgrade to newly completed A-grade spaces. This is largely driven by rents being offered in these buildings at lower rates than what they are currently paying under existing lease terms and incentives being offered that pay for the entire move and fit out of any new space taken up.

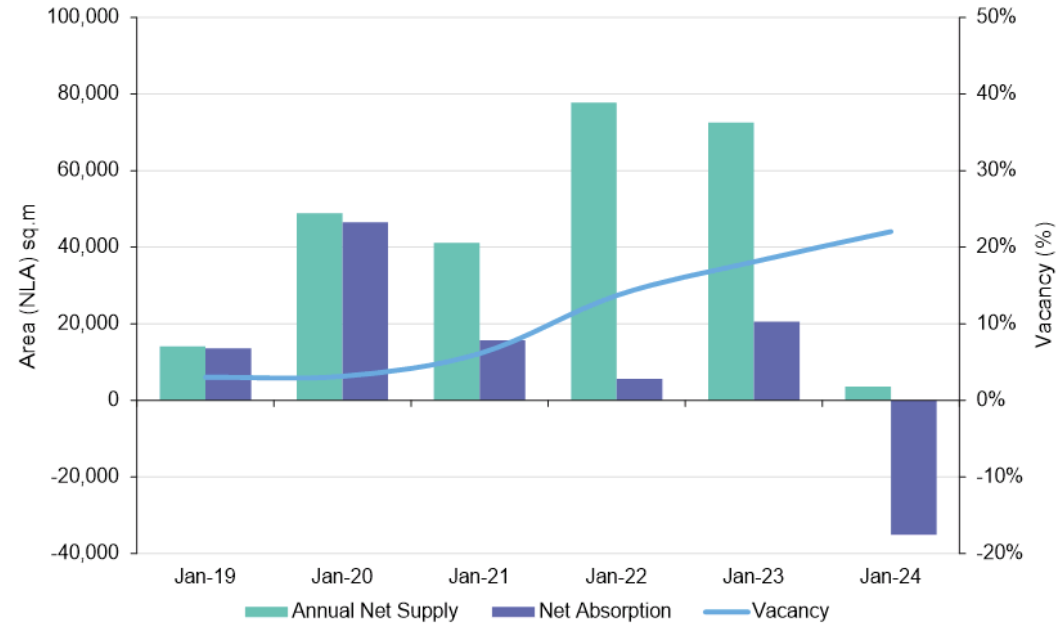
During January 2024, the total vacancy for the Study Area was 22%. This compares with the pre-COVID-19 rate of circa 3%.

The significant increase in office vacancies within Parramatta City South (the closest PCA office sub-locale to the Subject Site) since the pandemic coincides with the completion of four large office buildings in Parramatta Square, which have more convenient access to public transport, retail amenities, and agglomeration benefits.

Further increases in vacancy are likely across Sydney as companies continue to 'right size' by leasing smaller office spaces on lease expiry.

The negative net absorption (reduction in tenant leased space) over the year to 2023 is in part driven by this right-sizing.

Office Study Area Annual Office Market Net Absorption and Vacancy, Jan 2019 - Jan 2024



Source: PCA, Cordell Connect, Cityscope, Developer websites, Urbis Office Model

FORECAST OFFICE DEMAND AND VACANCY

Key Findings

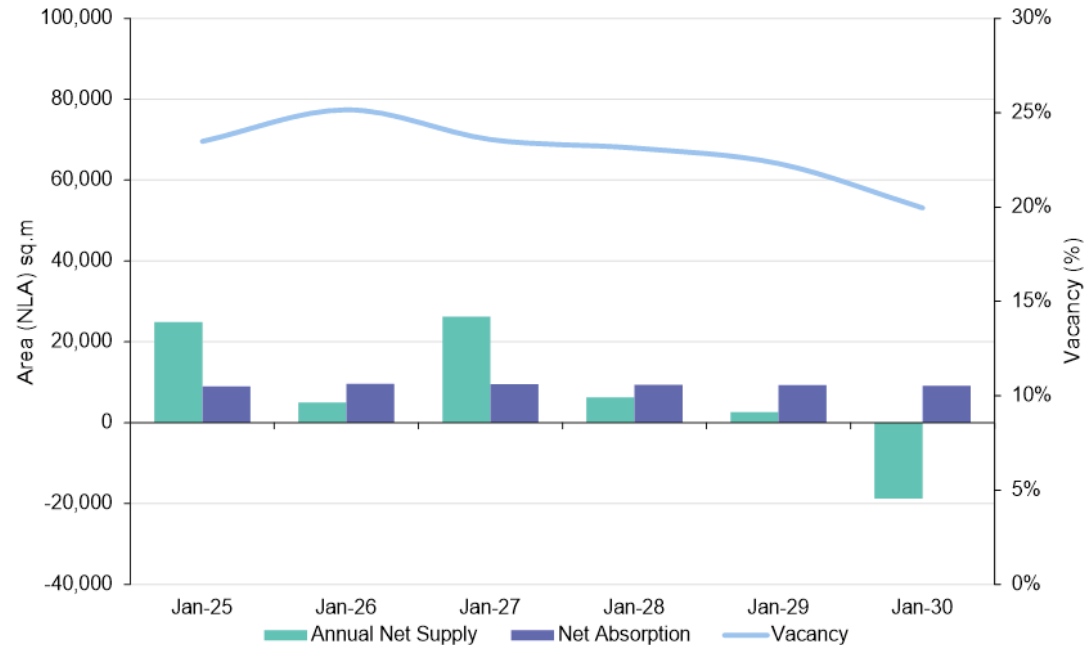
As shown on the previous page, the Office Study Area witnessed a sustained low level of vacancy in the period prior to COVID-19. However, the continuous supply of commercial office space has placed significant pressure on the market, particularly secondary (consisting of B-Grade, C-Grade and D-Grade stock) grade stock, with many tenants taking advantage of high incentives and lower rents on offer to upgrade to new, A-grade facilities.

Over the five years to January 2030, the Office Study Area is anticipated to see moderate net absorption in line with historical averages. This is due to forecast increases in office-based employment, as illustrated on page 16. However, vacancies are set to remain at or above 20% over the next four years, peaking at ~25% in January 2026.

It must be noted that it took approximately four years for Parramatta CBD to exit the early 90's downturn. This was a supply-led downturn, and vacancy only peaked at 15.2%. It is likely that the current downturn (which is already significantly more severe) will be prolonged by the combination of stronger supply and the structural change brought about by an increased acceptance of employees working from home. Office vacancy in Parramatta going into the early-90s downturn (2.6%) was similar to the current downturn (3.0%), and net supply was 161,417 sq.m, whereas net supply over the current supply cycle has been 243,839 over the same 3.5-year lead-in period and is still underway.

This indicates vacancy is likely to remain high over a significantly longer period, resulting in greater difficulty for the office market during the next 5-10 years than during the early-90's recession.

Office Study Area Annual Office Net Absorption and Vacancy, Jan-25 – Jan-30



Source: PCA, Cordell Connect, Cityscope, Developer websites, Urbis Office Model

CBRE Analysis of Potential of Subject Site for Office

“Due to its fringe location, we would expect that occupiers will be drawn initially to more centrally located options within the CBD and hence we would not expect that there would be demand from occupiers for more than the currently proposed envelope of 3,000+ sqm.”

Stefan Perkowski - Director Office Leasing North Sydney
See Appendix 1 for details

3.3



OFFICE RENTS AND INCENTIVES

RENTAL AND INCENTIVE MARKET

Key Findings

Office rents are another key indicator of demand for office space in a market. Decreasing rents and rising incentives signify a lower need for office space as landlords have to discount effective rents to attract tenants.

There has been a distinct 'flight to quality' in Sydney generally, and particularly in the Office Study Area, with vacancy in the A-grade market at 18.4% compared to 40% in B-grade stock. Face rents have not significantly responded to the current supply and demand discrepancy as owners try to keep these stable. High incentives, however, have increasingly become commonplace, notably for institutionally owned assets, resulting in significant decreases in effective rents. B-grade rents have been under greater pressure as vacancies continue to increase, and the flight-to-quality continues. This is due to the lower effective rentals available in prime space and the need for tenants to have higher-quality and located office space to attract tenants back into the office.

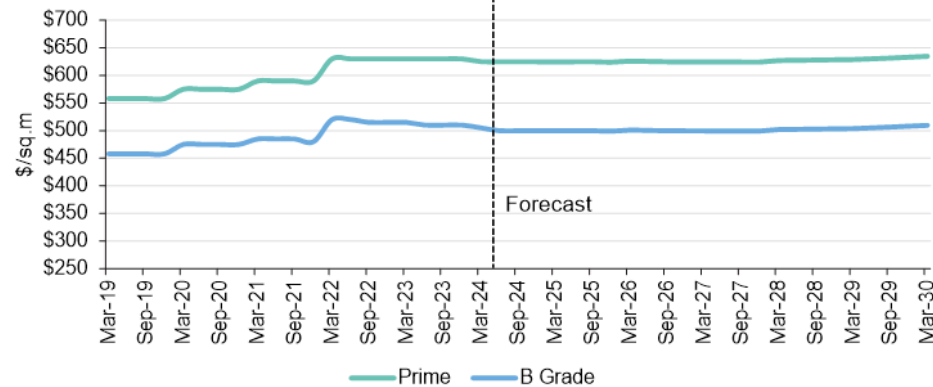
Despite market challenges, face rents are expected to stabilise in the short term. As of March 2024, net prime face rents sat at \$625/sq.m, relative to the \$505/sq.m achieved in the B-grade office market.

The Office Study Area Prime Office Market experienced volatile net effective rents from March 2019 to March 2023, peaking at \$528/sq.m and quickly declining to \$386/sq.m in March 2022. Since March 2019, Prime incentives in the Market have increasingly become more significant, growing from 8% in March 2020 to approximately 36% in March 2024. Urbis forecasts that incentives will increase to around 43% towards the second half of 2025 before gradually declining to a still high 35% by March 2030.

Net effective rents are forecast to be subdued over the short to medium term, due to incentives remaining high.

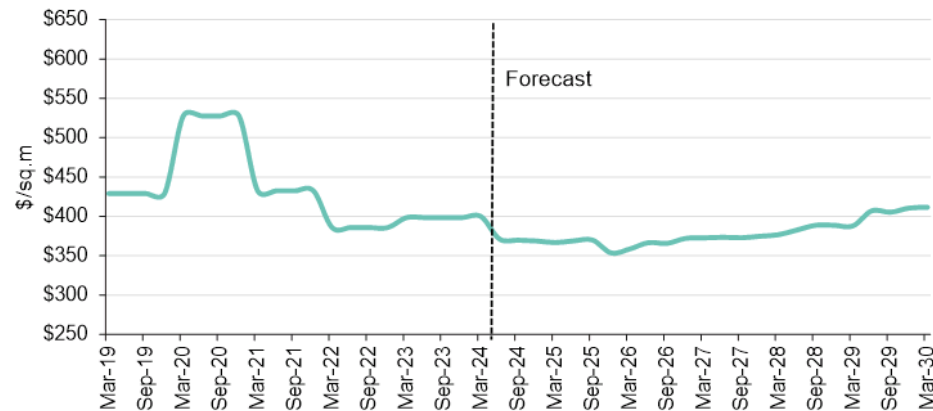
The Subject Site is located in a secondary location just outside of the fringe of the PCA-defined Parramatta CBD market and is, therefore, more likely to achieve closer to B-Grade rentals.

Office Study Area Net Face Rents, Mar 2019 – Mar 2030



Source: PCA, Cordell Connect, Developer websites, Urbis Office Model

Office Study Area Prime Net Effective Rents, Mar 2019 – Mar 2030



Source: PCA, Cordell Connect, Developer websites, Urbis Office Model

3.4



COMMERCIAL OFFICE RECOMMENDATIONS

RECOMMENDATIONS

Key Findings

The outlook for the office market is weak in the short to medium term. While a significant number of pure office supply additions have been postponed due to uncertainty and unfeasibility in current market conditions, the prospect of further refurbished or mixed-use supply being added to the market in the short to medium term will keep vacancies elevated.

While office face rents are unlikely to see much growth over the short to medium term due to the stock available in the market, net effective rents may see some improvement if incentives decline from their current high. The 'flight to quality' will likely remain a prominent factor as tenants seek out affordable A-grade stock over secondary offerings. Secondary stock and that outside the Mid City is, however, unlikely to see any rental growth over the short to medium-term

Urbis forecast the achievable prime net face rent in the Office Study Area to range between \$624/sq.m to \$635/sq.m and B-Grade to range from \$505/sq.m to \$510/sq.m from 2024 to 2030.

The starting rents for commercial office pre-commitments in the Office Study Area over the past few years ranged from \$558/sq.m to \$751/sq.m, significantly higher than the \$505/sq.m net face rents being achieved in the Office Study Area B-grade commercial office market at current. This is likely to render the office component of this development unfeasible. The data and findings outlined in this report demonstrate that due to the current and forecast office market conditions, it is highly unlikely that a commercial development at the Subject Site will be economically feasible over the short to medium term. Therefore, alternative land uses such as residential should be explored.

Key Commercial Office Metrics in the Office Study Area

Forecast Prime Net Effective Rent (\$/sq.m) (2024-2030) \$354 - \$412

Forecast Prime Net Face Rent (\$/sq.m) (2024-2030) \$624 - \$635

Forecast B-Grade Net Face Rent (\$/sq.m) (2024-2030) \$505 - \$510

Current Pre-Commitment Rent in Parramatta Mid-City (2023-2024) \$558 - \$751

Forecast Vacancy Rate (2024-2030) 20% - 22%

Source: PCA, Cordell Connect, Developer websites, Urbis Office Model

Note: Pre-commitment rents are historical and compared to forecasts. Pre-commitment rents provide an indication of rents needed for buildings to commence. This shows we are not expecting the market to reach sufficient rents for new buildings to commence over the period from 2024-2030.

04



RESIDENTIAL

HISTORICAL AND PROJECTED POPULATION GROWTH

Key Findings

To determine the potential demand for a residential development at the Subject Site, Urbis have adopted the Parramatta Local Government Area (LGA) as our Residential Study Area.

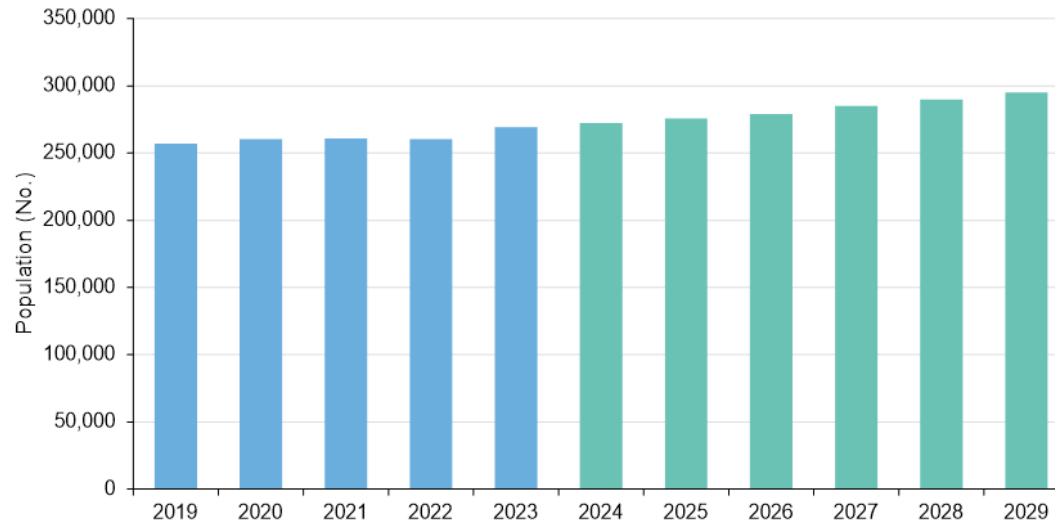
The rate and extent of future population growth in the Residential Study Area will have a substantial bearing on future demand for residential apartments.

The Chart shows historical and projected population growth within the Residential Study Area between 2019 and 2029. From 2019 to 2024, the Study Area population grew by an average of 1.2% per annum to reach ~272,351 residents in 2024. According to official DPHI projections, the Study Area is estimated to experience population growth between 2024 and 2029, averaging 1.6% per annum to reach ~294,872 residents in 2029. This equates to an additional ~22,521 residents during this period.

The Table highlights the Residential Study Area household size projections between 2021 and 2041. The Study Area is projected to see a decline in average household size over the forecast period. This reflects the Study Area’s potential for smaller products to meet the needs of smaller households, including the growing cohort of lone-person households.

Families and couples remain a key driver of the market, and while their share is likely to reduce as a percentage over the outlook period, they are still going to take a large share of the available apartments.

Residential Study Area Historical and Projected Population Growth, 2019 – 2029



Source: ABS; DPHI; Urbis

Household Size Projections, 2021 – 2041

	2021	2026	2031	2036	2041
Residential Study Area	2.70	2.69	2.66	2.62	2.60

Source: ABS; DPHI; Urbis

SOCIO-DEMOGRAPHIC CHARACTERISTICS

Key Findings

The chart, overleaf, summarises the key demographic characteristics of residents within the Residential Study Area relative to the Greater Sydney average, as at the ABS Census 2021. Key findings include:

- The Residential Study Area saw average household incomes increase by 3.8% over the last 10 years to \$133,400 in 2021. Although they remain below the Greater Sydney benchmarks.
- The average age of the Residential Study Area residents is 37 years, ~4% lower than the Greater Sydney average. This variance reflects the high proportion of residents under 36 years of age and families with children within the Study Area, indicating potential demand for young establishing families looking to live close to employment opportunities and amenities and who are willing to rent.
- Apartments account for 47% of the Residential Study Area dwellings, significantly higher than the 31% in Greater Sydney. This reflects the Study Area's proximity to a CBD location, availability of amenities and apartment affordability compared to Greater Sydney.
- Around 47% of the Residential Study Area households are renting, 10% higher than the benchmark, indicating potential demand from investors.
- In 2021, the Residential Study Area recorded a significantly higher proportion of overseas-born residents relative to Greater Sydney. This is likely attributed to the proximity of the Study Area to amenities, employment, education and medical precincts.
- Around 80% of employed residents in the Residential Study Area are white-collar workers, which is slightly higher than the Greater Sydney average.

Overall, the 2021 resident population of the Residential Study Area can generally be characterised as comprising young families with children who are renting or paying off their mortgage. In addition, there is a relatively high proportion of

residents who have obtained tertiary certifications due to the presence of Western Sydney University campuses and other tertiary institutions in the area.

The continued growth of residents and household formation in Greater Sydney and Parramatta LGA is driving a need for further housing. Parramatta has a lower household size than Greater Sydney and a mix of household types, which indicates a need for housing diversity. With apartment living already accepted within much of Parramatta LGA, particularly in and around the City, there is further opportunity to increase density and meet this housing demand.

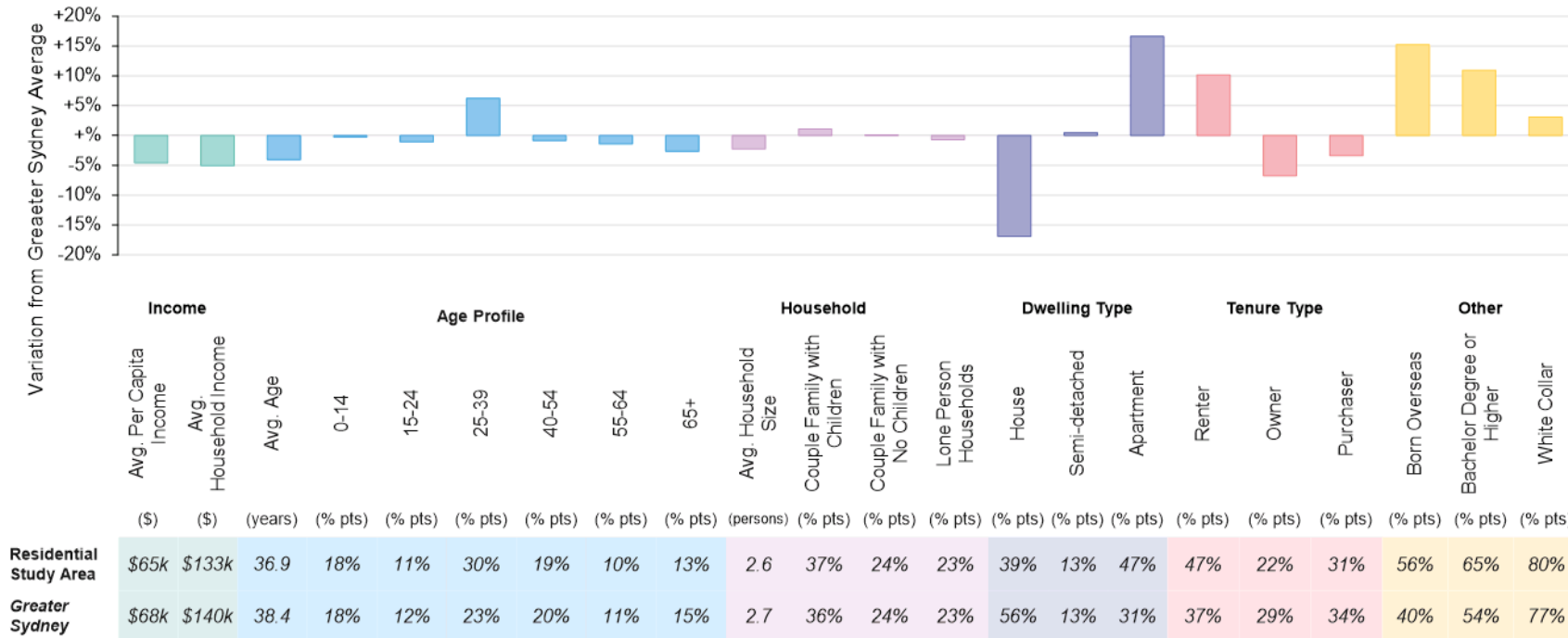
It was found that couple households and lone-person households, which are more likely to be located in higher-density dwellings, particularly apartments accounted for almost half the population in Parramatta LGA as at the 2021 Census.

The lower personal and household incomes in the Study Area compared to Greater Sydney also means affordability of future housing needs to be considered. Apartments are generally cheaper than houses and will, therefore, better meet these affordability needs.

Residents are likely to be attracted to the Residential Study Area because it offers larger apartments at a relatively affordable price point without compromising on amenities, employment, or education opportunities.

SOCIO-DEMOGRAPHIC CHARACTERISTICS

Key Demographic Characteristics, Residential Study Area and Greater Sydney, 2021



Source: ABS; Urbis

4.1



RESIDENTIAL SUPPLY ANALYSIS

EXISTING RESIDENTIAL SUPPLY

Key Findings

This section provides an assessment of the existing and proposed supply of residential dwellings in the Residential Study Area.

The Chart top right shows new dwelling approvals within the Residential Study Area between FY18 and FY24. New dwelling approvals in the Study Area have historically been dominated by apartment developments, accounting for an average of 76% of total approvals.

Approvals peaked at almost 4,100 dwellings in FY19 and remained high in FY20, reflecting the 'flight to suburbia' trend catalysed by the pandemic. However, approvals have since fallen, spurred by high construction costs and interest rates.

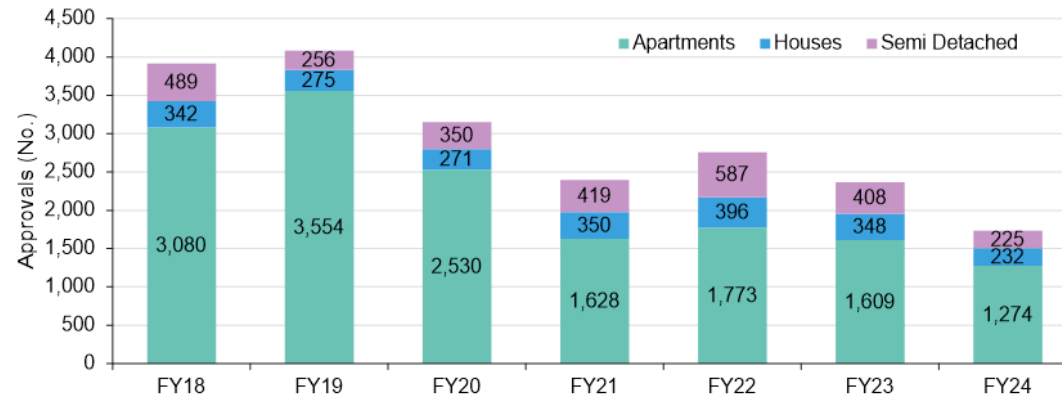
The Chart at the bottom right shows new dwelling completions within the Residential Study Area between FY18 and FY23 (the latest available data). Similar to approvals, apartments accounted for an average of 80% of dwelling completions during this period. Semi-detached and houses comprised 14% and 6%, respectively.

Completions have declined since FY18, averaging ~2,890 dwellings per annum. Below-average approvals since FY23 will likely translate to fewer completions over the short—to medium-term. This will likely be fueled by the current high construction costs and interest rate environment, which will continue to put pressure on project feasibility.

According to Urbis Essentials, in FY24, there were approximately 1,390 apartment completions within the Residential Study Area,

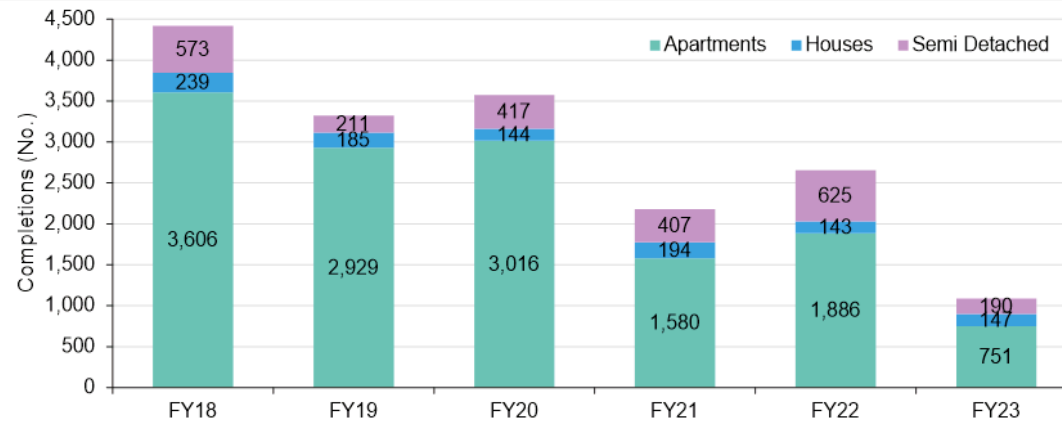
The Subject Site is well placed to deliver additional housing over the medium to longer term to help fill any supply gap.

Residential Study Area New Dwelling Approvals, FY18 – FY24*



*FY24 Approvals are to April 2024
Source: UDP; Urbis

Residential Study Area New Dwelling Completions, FY18 – FY23



Source: UDP; Urbis

FUTURE RESIDENTIAL SUPPLY

Key Findings

According to Cordell and Urbis research, there are 21 new residential apartment projects in the Residential Study Area. These projects, with an average size of 311 units, are at various stages of development, from early planning to under construction.

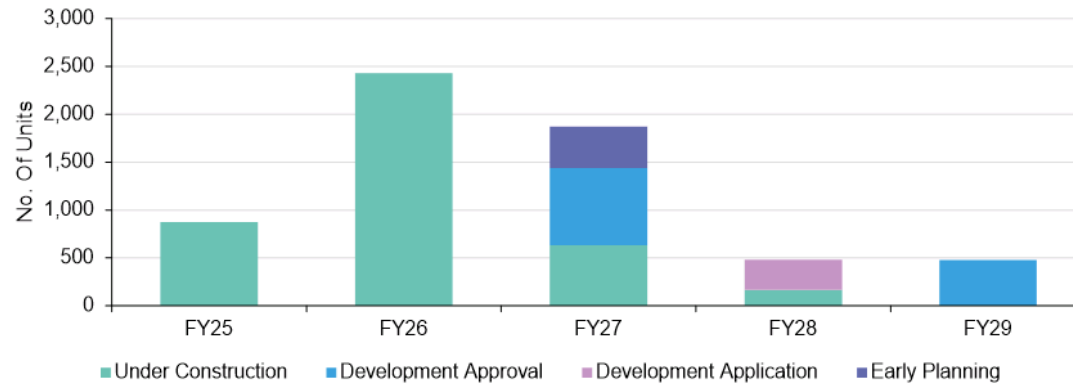
The Chart adjacent shows the status of the proposed residential apartment projects in the Residential Study Area by stage and financial year. Of the proposed apartments, a majority, 67%, are in the construction phase, 2% are in the development approval stage, and 12% of projects are in the development application and early planning stages and face a higher probability of changes and delays.

Approximately 60% of apartments currently under construction are expected to be completed by FY26.

The development site located at 189 Macquarie Street has been included in the supply pipeline as it was recently purchased by ALAND as an incomplete development site. ALAND has plans to develop 425 BTR apartments at the site and is anticipated to come online in 2027.

It must be noted that the existence of defective and empty apartment developments within the Residential Study Area has not been included in the supply chart, as the anticipated completion date of these developments cannot be determined due to external factors such as unknown extent of defects and ability to find a buyer. These projects are shown in the table opposite. Only one of these projects is likely to receive practical completion within the five-year assessment period.

Proposed Apartments by Year and Status, Study Area



Source: Cordell; Urbis Essentials

Apartments yet to achieve Practical Completion, Study Area

Project	Current Status	Estimated Completion	Yield
Imperial Towers	Prohibition Order Issued – Being sold in current state and will not be issued an Occupation Certificate until sold and fixed.	2025-2029*	179
Three Sisters	Development Site with 22% dedicated to social housing	2030+	4,700
Total			4,879

Source: Cordell; RP Data; Urbis

*This project had an initial completion of 2021

EMPTY (GHOST) HOUSING RESEARCH

Key Findings

The ABS broadly defines unoccupied dwellings as structures built specifically for living purposes that are habitable but unoccupied on Census night. Vacant houses, holiday homes, huts and cabins (other than seasonal workers' quarters) are considered unoccupied private dwellings. Also included are newly completed dwellings not yet occupied, dwellings that are vacant because they are due for demolition or repair, and dwellings to let. This definition also includes all unoccupied dwellings, including those temporarily empty because they are being sold or rented, which reflects market mobility and churn, not a vacancy. Further, it also includes homes where residents are "temporarily absent": on holiday, staying with family or a partner, or away for work on Census night.

According to ABS estimates, there were more than 2,580 unoccupied apartments in the Parramatta LGA as of 2021. This was impacted by COVID-19 with rental vacancies at around 4-5% during this time in the Parramatta area.

Additionally, the recent trend of builders going bust could result in Imperial Towers stalling prior to Practical Completion. This development could potentially add 179 apartments to the existing stock over the next five years. Adding this building to supply would still result in an undersupply of residential apartments, bringing the undersupply in FY29 to -2,061.

This influx of unfinished or partially completed projects could further complicate the housing market dynamic in the area. However, despite these unoccupied apartments and the potential addition of new stock, the overall result remains an undersupply of housing stock in the Parramatta LGA.



Imperial Towers complex could result in 179 apartments being added to housing supply once defects have been rectified and Practical Completion issued. Most of the 179 apartments have been pre-sold according to ABC News article 1 July 2021 (<https://www.abc.net.au/news/2021-07-01/nsw-parramatta-twin-towers-development-defects/100255704>)

TRANSACTION VOLUMES AND SALES PRICE GROWTH

Key Findings

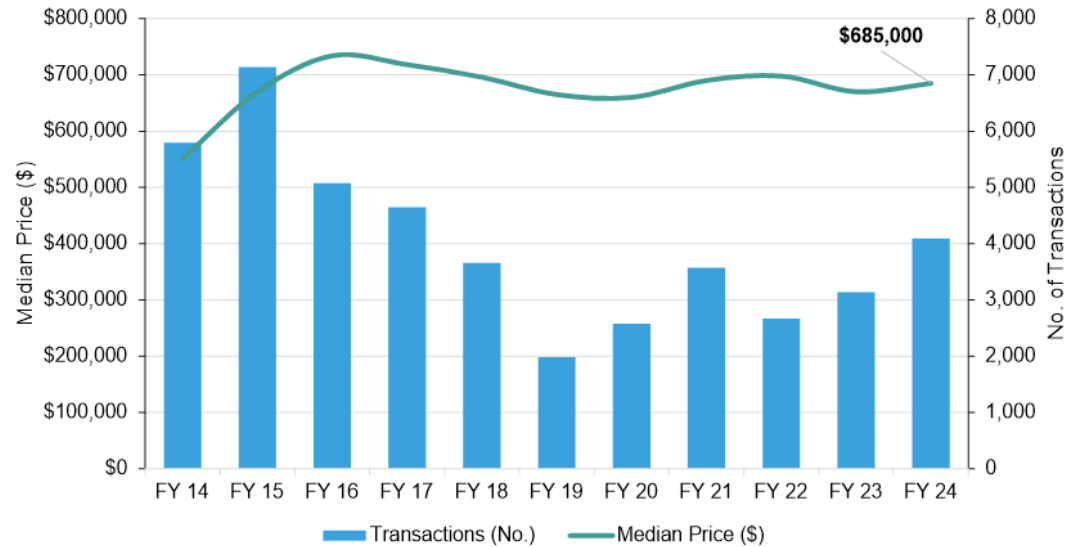
The Chart shows historical apartment prices and transactions between FY14 and FY24.

The Residential Study Area has recorded a steady launch of new apartment projects since FY14. New apartment transactions peaked in FY15 as the Sydney apartment market was booming and major apartment projects were launched. However, new sales slowed in line with the broader Sydney market downturn in FY18. Since FY20, prices have increased, reflecting the Study Area’s resilience to the impacts of COVID-19 and consistent demand for an attractive location surrounding Sydney’s second CBD.

Between FY14 and FY18, median apartment prices in the Residential Study Area grew, averaging 6.0% per annum, to \$695,900. During this period, the Residential Study Area averaged ~5,260 sales annually.

Median apartment prices then remained steady through to FY20, before the onset of the pandemic, before experiencing near year-on-year growth through to FY24, during the COVID-induced ‘flight to suburbia’ boom. In FY23-FY24 median apartment sales prices have stabilised, reflecting the impacts of interest rate hikes on sales and affordability.

Residential Study Area Apartment Price Growth, FY14 – FY24



Source: Pricerfinder; Urbis.

Note: Chart shows settled sales volumes and pricing

PRIVATE RENTAL MARKET

Key Findings

The rental market provides a good indication of the current state of the residential market, with rents and vacancy rates responding quickly to changes in supply and demand dynamics.

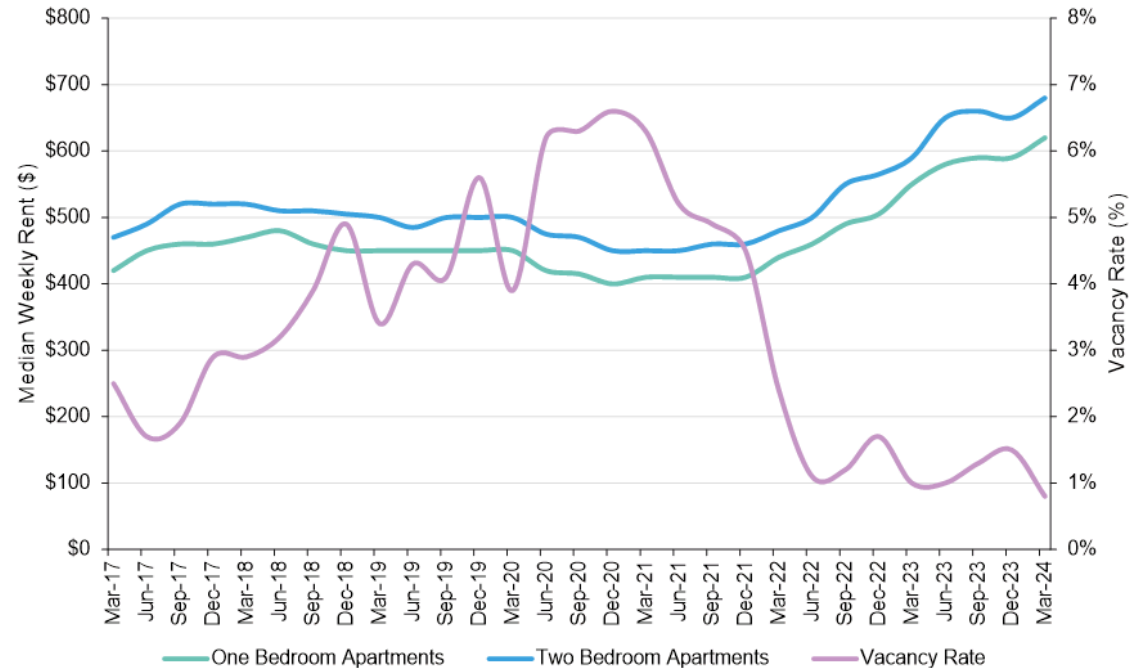
The Chart adjacent depicts historical vacancy rates and median weekly apartment rents in the Residential Study Area between March 2017 and March 2024.

Between March 2017 and March 2019, one- and two-bedroom apartments in the Residential Study Area generally increased by 3.5% and 3.1% per annum, respectively. During this period, the Residential Study Area witnessed an increase in vacancy, with some spikes likely associated with new supply coming online.

Vacancy rates in the Residential Study Area then reached a peak of 6.6% in December 2020, during the onset of the pandemic, before tightening significantly to reach 1.1% by June 2022. During this period, the Residential Study Area recorded strong rental growth, with one-bedroom apartments averaging 7.2% per annum to reach \$460 per week and two-bedroom apartments averaging 5.4% growth per annum to reach \$500 per week.

Vacancy rates in the Residential Study Area have since remained below equilibrium (2.5%-3.5%) and recorded a historic low of 0.8% in March 2024. Weekly median apartment rents have continued to rise, reaching \$620 for one-bedroom apartments and \$680 for two-bedroom apartments in March 2024, reflecting potential housing supply constraints in the area.

Median Weekly Apartment Rents and Vacancy Rates, March 2017 – March 2024



Source: Department of Communities and Justice; SQM Research; Urbis

4.2

RESIDENTIAL NEEDS ASSESSMENT



RESIDENTIAL NEEDS VERSUS SUPPLY FORECAST

Key Findings

The Table, right, details forecast residential apartment need within the Residential Study Area between FY25 and FY29.

Based on official population and household size projections released by ABS and DPHI, there is projected need for an additional ~1,404 dwellings in FY24, growing to demand for ~2,295 dwellings in FY29. Apartments are estimated to account for 75% of dwelling need in FY24, based on historical shares of dwelling approvals and completions. This is anticipated to increase to 80% by FY29. This will be driven by the continued densification in and around the Residential Study Area. Urbis estimate that in the Study Area, there is cumulative demand for approximately 1,067 apartments in FY25, growing to ~7,622 in FY29.

We then applied the forecast apartment supply pipeline in the Residential Study Area, which includes projects that are under construction, have received development approval or have applied for development approval. It is estimated that there is an undersupply of apartments in the Residential Study Area in FY25 of 194 apartments, relative to demand. The Study Area is then forecast to enter an oversupply of 1,173 apartments as the majority of developments under construction come online. This isn't expected to last long, with the Study Area forecast to return to a shortage of apartments in FY28. Undersupply is expected to continue until FY29 when a shortfall of ~2,240 apartments will have accumulated. This is further compounded by an undersupply of housing that the vacancy rates indicate has existed in the Study Area since March 2022.

Residential Study Area Apartment Demand and Gap Analysis, FY25-FY29

	FY24	FY25	FY26	FY27	FY28	FY29
Study Area Population	272,351	275,595	278,877	284,978	289,708	294,872
Study Area Household Size	2.5	2.5	2.5	2.5	2.5	2.5
Study Area Annual Dwelling Requirement	-	108,746	110,124	112,657	114,786	117,082
Study Area Annual Dwelling Need	-	1,404	1,378	2,533	2,129	2,295
Apartment Share of Dwelling Need (%)	75%	76%	77%	78%	79%	80%
Study Area Annual Apartment Need	-	1,067	1,061	1,976	1,682	1,836
Cumulative Apartments Need	-	1,067	2,128	4,104	5,786	7,622
Study Area Annual Apartments Supply Pipeline	-	873	2,428	1,440	163	478
Study Area Cumulative Apartments Supply Pipeline	-	873	3,301	4,741	4,904	5,382
Apartment Gap (+oversupply/-undersupply)	-	-194	1,173	637	-822	-2,240

Sources: DPHI, ABS, Cordell Connect (October 2024), and Urbis Essentials (September 2024).

RESIDENTIAL NEEDS VERSUS SUPPLY FORECAST

Key Findings

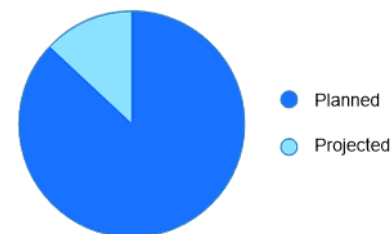
In May 2024, the NSW Government released five-year housing completion targets, responding to the National Housing Accord target to deliver 377,000 new well-located homes across the State by FY29. The City of Parramatta has a target to achieve 19,500 new dwellings by FY29. Urbis has applied the Greater Sydney Urban Development Program housing supply forecasts from FY25 to FY27 and the 10-year completions average of 3,138 dwellings in FY28 and FY29, which is significantly higher than what has been achieved in FY23 and FY24. Looking at the difference there is an undersupply of approximately 6,374 dwellings in the Parramatta LGA by FY29.

A residential development at the Subject Site provides a shovel-ready opportunity to deliver a significant number of apartments to the Study Area, helping meet the significant need for apartments as well as bridging the undersupply of dwellings compared to the Parramatta Council's Dwelling Targets.

Parramatta Council Housing Targets Five Years to FY29

	Five Years to FY29
Parramatta Council Dwelling Target	19,500
Cumulative Dwelling Supply	13,126
Dwelling Gap (+oversupply/-undersupply)	-6,374

Planned and Projected Need for Dwellings in the Parramatta LGA FY25 - FY29



Source: Planning NSW (May 2024); UDP (June 2024); Urbis. Note: The State Government Housing targets incorporate both Planned and Projected growth in dwellings for the Parramatta LGA and are aimed at best meeting the dwelling need across NSW of 377,000 homes. The UDP dashboard indicates a significant portion of the planned supply is unlikely to be achieved.

05



MULTI-CRITERIA ASSESSMENT AND EMPLOYMENT GENERATION

LAND USE ASSESSMENT

Key Findings

Urbis looked at a range of potential land uses for the Subject Site (including the current proposed uses) to determine if there are additional opportunities for employment generation in the development.

It was found that the land uses selected in the proposed development are the highest and best uses for the Site. Of these uses, Residential is the most financially feasible under current market conditions.

The inclusion of additional employment-generating uses will be challenging due to the fringe location of the site, competition from both the CBD/Westfield Parramatta and in the surrounding area and market fundamentals.

A list of the potential supportability and comments on the examined uses are included in the table right.

The uses with high supportability are already included in the development plans and other uses that are only moderate are also included. There may be an opportunity to include a small medical centre within the development based on the analysis, but this is likely to be incorporated into the ground floor retail, which is already included in the development proposal.

Supportable Land Uses

Land Use	Currently Included	Supportability	Comment Based on High-level assessment
Residential	Y	High	Significant housing need in Parramatta and Greater Sydney. Highest and best use for the site as outlined in the needs/gap analysis.
Hotel	Y	High	The growing tourism market in Parramatta is supported by major infrastructure investment. Negotiations have commenced with Marriott Hotels to develop a 288-room hotel at the Subject Site from completion in 2026 (see Appendix 2). Given the scale, there is no further opportunity for hotel space.
Convenience Retail	Y	Moderate - High	Floorspace included in development to support onsite residents. Potential constrained by competition from nearby Westfield Parramatta, which limits potential for more.
Supermarket	N	Low	Constrained by competition from nearby Westfield (200m). Within a 2km drive of the site there are 9 supermarkets. There is also a road constraint of no right turn from Church Street, which limits accessibility. As mentioned on page 7 this was seen as a constraint for Coles operating on the Site and have indicated they are not attracted to the site. Therefore, there is limited opportunity at the Subject Site for a major supermarket.
Discretionary Retail	N	Low	A critical mass of supply is generally needed to support discretionary retail. The site opportunity is constrained by competition from nearby Westfield Parramatta (200m).
Showroom Retail	N	Low	Constrained by competition in surrounding area with considerable supply along Great Western Highway.
Private Hospital	N	Low	Further to comments on page 7, private hospital/healthcare market is challenging with higher costs and constrained revenue due to insurance revenue. Site is also in proximity to Westmead, which is a major existing health precinct
Medical Suites	Potentially	Moderate	Potential for some small-scale medical facilities in the retail space to support onsite and nearby residents.
Office	Y	Moderate - Low	Limited by the location and state of the office market. Likely to be significant vacancies and, therefore, limited employment increase, if expanded
Gym	N	Low	A gym requires a population of 10,000-20,000 within 3 km for success. However, there is already extensive supply within this trade area.
Community Hall	Y	Moderate - High	The population within a 1.3 kilometre radius is above the 30,000 persons benchmark requirement. It is noted that the community hall at 160 Marsden Street is 1.4 kilometres from the Subject Site.
Childcare	Y	Moderate	Large floorspace included in development to support onsite residents

EMPLOYMENT GENERATION WITHIN PROJECT

Key Findings

There is the potential for over 500 direct operational jobs at the Subject Site based on the non-residential land uses in the proposed development plans.

Based on these direct employees, it is calculated that hundreds of jobs could be indirectly generated due to the supply chain impacts created by the direct employees. These supply chain jobs include, but are not limited to:

- Online travel agents, group and wholesale agents
- Operating supplies and equipment suppliers for all hotel departments
- Part-time agencies for housekeeping and events requirements
- Linen laundry
- Laundry and dry cleaning of Hotel Team member uniforms.
- Recycling and waste removal and disposal
- Sales and Marketing agencies including PR agencies, webpage designers, photographers and videographers, sign makers etc.
- Recruitment agencies
- Equipment maintenance contractors, including swimming pool, gym, lifts, kitchen, MEP, fire life safety, etc.
- Landscaping and indoor plant hire
- Heavy-duty cleaning for carpets, external glass windows, etc.
- Food and beverage supplies and distributors
- Audio visual vendors for events
- IT equipment suppliers
- Cafes and shops

Further employment (direct and indirect) is also generated during the construction of the buildings and from the residential space on the Site, including strata and building management jobs, maintenance, cleaning, etc.

The 233 potential jobs from office uses is based on full occupancy of the available space. It is likely that over 50% of this space will be vacant for at least two years. This is based on current leasing up times in new buildings, such as 558 Pacific Highway, St Leonards, which completed in 2023. It currently has 53% vacancy despite 50% incentives being offered. As such, more office space would have a limited impact on employment generation. Fringe locations in Sydney are experiencing high vacancies due to more core locations also experiencing high vacancies and challenging demand conditions.

Parramatta Economic Assessment

Development's Employment Space Contribution

Land Use	Non-Residential GFA	Direct Job Work Space Ratio	Direct Jobs (FTE)
Site 1			
Retail	1,959 sq.m	26.7 sq.m per worker	73
Hotel	18,001 sq.m (288 rooms)	JLL Data	160
Office	2,656 sq.m	15 sq.m per worker	177
Community Space	555 sq.m	84.6 sq.m per worker	6
Sub-Total	23,171 sq.m		416
Site 2			
Retail	502 sq.m	26.7 sq.m per worker	18
Childcare*	800 sq.m	65 sq.m per worker	12
Lobby	62 sq.m		1
Office	844 sq.m	15 sq.m per worker	56
Sub-Total	2,208 sq.m		87
Total	25,379 sq.m		503 jobs

Source: JQZ, City of Sydney Floor space and Employment Survey, 2017, WA Land Use Employment Survey JLL estimate of hotel staff. *Childcare jobs will be dependent on the number of places and is estimated at 10.25 sq.m per child (Education and Care Services National Regulations 2016). Applying this to an 800 sq.m centre a ratio of 65 sq.m per worker is estimated. Note: Assumes space is fully occupied Excludes outdoor dining areas.

14/10/2024

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APPENDIX

APPENDIX 1

LETTER FROM CBRE OFFICE MARKET CONDITIONS

Kenny Chen
Associate Property
JQZ
Level 2, 558 Pacific Highway
St Leonards NSW 2065
PO Box 686,
Burwood NSW 1805

CBRE

Level 29
177 Pacific Highway
North Sydney NSW 2060

Stefan.perkowski@cbre.com.au
www.cbre.com.au

Dear Kenny,

We are pleased to provide you with an update on the current market conditions that we are witnessing through the marketing of 558 Pacific Highway St Leonards.

In summary upon practical completion of the building in 2023 and whilst we have completed 7 leasing transactions, 53% of the building remains vacant. Net rentals that we achieved to date have ranged from \$710 psqm to \$820 psqm with incentives as high as 50% required.

The main contributing factors driving these weaker market conditions in St Leonards are:

- Increased competition within the St Leonards market as we are experiencing a high vacancy rate in St Leonards of 26.2% as per PCA
- Weaker demand as occupiers are drawn to markets such as North Sydney as they look at locations that can aid in retaining and attracting talent within their organisations
- Supply issues as markets such as North Sydney experiencing historically high vacancy rates at 23.5%

The latest Property Council of Australia Office Market Report for the six months to July shows for the Parramatta market:

- Vacancy rates for Parramatta fell from 22.0 per cent to 19.4 per cent. However this can be attributed to 35,000 sqm in office space being taken off the market at Jessie Street Centre at 2-12 Macquarie Street.
- The period saw 39,741sqm of withdrawals, while 8,899sqm of space was added
- Future supply anticipates 20,547sqm coming online in the second half of this year. Another 40,000sqm is anticipated in 2025.

We have analysed the subject project location at Parramatta, which currently allows for 3,000+ sqm of office space. Due to its fringe location, we would expect that occupiers will be drawn initially to more centrally located options within the CBD and hence we would not expect that there would be demand from occupiers for more than the currently proposed envelope of 3,000+ sqm.

If you require anything further at this stage please do not hesitate to contact me.

Regards,



Stefan Perkowski
Director Office Leasing North Sydney

APPENDIX 2

LETTER OF SUPPORT FROM MARRIOTT HOTELS INTEREST IN 83 CHURCH ST, PARRAMATTA



Marriott International Inc
Offices at Sheraton Grand Sydney Hyde Park
161 Elizabeth Street
Sydney NSW 2000

14 October, 2024

Chief Executive Officer
City of Parramatta Council

Letter of Support: JQZ Pty Group Ltd Hotel, Parramatta

Further to our recent correspondence with JQZ Pty Group Ltd, I write to confirm Marriott International's (NASDAQ: MAR) interest in progressing ongoing discussions regarding their desire to develop an approximate 288 key hotel as part of a proposed mixed-use development at 83 Church Street and 44 Early Street, Parramatta.

We believe this is a compelling opportunity to introduce an internationally branded full-service hotel to Parramatta, an area with excellent underlying demand and prospects for long-term success, in line with ownership's vision.

Marriott International is the world's largest hotel group, with 32 brands, 9,000 properties and 800,000 people across 142 countries. This advancement promises unrivalled opportunities for the hotel investment and local communities that we serve, and Parramatta is a priority consideration, with no operational hotels currently within our network and a substantial loyalty base of over 210 million globally to satisfy.

Marriott International is recognized as the global leader in the full-service/premium accommodation space with brands including Westin, Marriott, and Sheraton, along with numerous others which enjoy dominant international market profiles and a growing footprint domestically.

The hotel scheme gained our immediate interest, as it is clear this will be the premium hotel offering in Parramatta, and we believe that our globally recognised Marriott brand is the perfect fit. We currently have Marriott branded hotels in the capital cities of Sydney, Melbourne, Brisbane and Adelaide, and see Parramatta as a logical next fit.

We look forward to the opportunity to progress discussions.

Best wishes,

A handwritten signature in black ink, appearing to read "Tristan Cooper".

Tristan Cooper
Director | Hotel Development
Australia, New Zealand, and Pacific

M +61 455 485 504 E tristan.cooper@marriott.com



The logo for URBIS.COM.AU, consisting of a horizontal line with a blue-to-teal gradient above the text "URBIS.COM.AU" in a white, sans-serif font.



Our Ref: 23030107C-240916

16 September 2024

JQZ Pty Ltd
Retail 24 & 25, 1 Nipper Street
HOMEBUSH NSW 2140

Attention: Mr Jeremy Hung

Dear Jeremy,

**RE: 83 CHURCH ST AND 63 CHURCH ST, PARRAMATTA PROPOSED
MIXUSED USE DEVELOPMENT – PLANNING PROPOSAL TRAFFIC AND
PARKING ASSESSMENT**

As requested, MLA Transport Planning (MLA) has conducted a traffic and parking assessment for the above proposed development to accompany a planning proposal. The findings are contained herein.

Background

This traffic statement accompanies a planning proposal to be lodged with Parramatta City Council (Council) seeking approval to amend the approved development on the site to reflect the needs of the community and development realities in 2024.

The subject site has an extensive history of planning approvals. These include an approval for a detailed development application (DA/738/2016, as modified) in August 2017 permitting the overall development precinct to be redeveloped into a mixed use development across two sites. In addition, an earlier concept plan approval (DA/706/2014) permits a third site to be redeveloped into a public park.

The site forms part of the Auto Alley, a precinct within Parramatta CBD that historically has been used for car yards and maintenance facilities. Auto Alley has been designated as a key area for future development to cater for the projected increase in the residential and working population of Parramatta since c.2007, however, the renewal of the area has been slow to progress. As a result, the site has sat vacant for several years while the landownership has changed hands.

MLA Transport Planning
Level 14, 275 Alfred St
NORTH SYDNEY NSW 2060



The proponent's vision for the redevelopment of the site is a vibrant mixed use neighbourhood which blends a mix of retail and commercial premises, visitor accommodation, residential accommodation and community facilities. The through-site links and new public open space will be activated during the day, evenings and weekends through the mix of land uses provided. Residents of the development and surrounding properties will have retail amenities, public open space, and childcare facilities at their doorstep.

As part of the development, Council will also gain a standalone building comprising retail and commercial uses, a childcare facility, and community hall which will relieve pressure on existing community facilities and allow for their potential renewal or reuse.

In light of the above, the planning proposal will seek approval for amendments to the local environmental plan and associated development standards for the site. To this end, the architectural team has developed a reference scheme to demonstrate that a mixed use development can be accommodated across the site to facilitate the redevelopment of the site into a vibrant mixed use neighbourhood.

It is noted that the proposed amendments to the development standards will only affect the approved developments on Site 1 and Site 2, while Site 3 will remain unaffected. Site 3 will continue to be redeveloped into a public park as originally approved.

This statement presents the findings from an assessment of the traffic and parking effects of the proposed modifications to the approved development identified in the reference scheme in this planning proposal.

It is noted that following the gazettal of the proposed local environmental plan and development standard amendments in this planning proposal, additional detailed development application and/or S4.55 application will be submitted to Council for the relevant site at a future date. Further traffic and parking assessment will accompany the future applications.

Site Description

The overall development precinct is situated on Church Street to the south of the Great Western Highway and falls within the City of Parramatta Council local government area. It comprises three individual sites separated by Early Street and Lansdowne Street. The individual sites are as follows:

- Site 1 83 Church Street with the legal description of Lot 100 in DP1249271
- Site 2 63 Church Street with the legal description of Lot 102 in DP1249271, and
- Site 3 57 Church Street with the legal description of Lot 16 in DP12623, Lot 114 in DP129484 and Lot 15 in DP651039.



The site is located within 500m walking distance of Parramatta Railway Station, a key transport hub for western Sydney that connects with bus services, other rail lines, and future metro and light rail services. The site also benefits from direct access to bus services, with bus stops located at its doorstep.

Additionally, the site is well-positioned on the road network, being adjacent to major arterial roads, including the Great Western Highway and Church Street, with access to local streets.

The location of the development precinct and its surrounding environs are presented in Figure 1.

Figure 1: Site Locality Plan



Approved Development

The site has an existing detailed development application approval (DA/738/2016, as modified) permitting the site to be redeveloped into a mixed use development across Site 1 and Site 2.



Development consent DA/738/2016 (as modified) permits Site 1 to be redeveloped into two residential buildings, namely Building E with 22 levels and Building D with 40 levels, accommodating a mixed use development comprising:

- 540 residential dwellings with the following mix:
 - 30 x studio dwellings
 - 155 x 1-bedroom dwellings
 - 327 x 2-bedroom dwellings
 - 28 x 3-bedroom dwellings
- 1,740m² gross floor area (GFA) of retail floor area, and
- 2,600m² GFA of commercial floor area.

The approval includes the construction of a 6-level combined basement car park and loading area with the following approved car parking spaces and service vehicle bays:

- 807 car parking spaces comprising
 - 535 residential car parking spaces
 - 103 residential visitor car parking spaces
 - 58 retail car parking spaces
 - 26 commercial car parking spaces, and
 - 85 hotel car parking spaces
- 6 service vehicle bays comprising:
 - 2 medium rigid vehicle (MRV) bays, and
 - 4 small rigid vehicle (SRV) bays.

It is noted that there is a current S4.55 modification application ((DA/738/2016 Mod F) being considered by Council. It seeks approval to modify the approved development on Site 1.

Table 2 compares the approved development metrics against those proposed in the current Mod F S4.55 application.



Table 1: Comparison of Approved Development with Mod F Proposed Modifications

Land Use	Approved Development	Mod F Proposed S4.55 Modifications	Change
Residential Use			
- Studio	30 Dwellings	0 Dwellings	-30
- 1-Bedroom Dwellings	155 Dwellings	94 Dwellings	-61
- 2-Bedroom Dwellings	327 Dwellings	319 Dwellings	-8
- 3-Bedroom Dwellings	28 Dwellings	66 Dwellings	+38
- Total (Residential)	540 Dwellings	479 Dwellings	-61
Non-Residential Use			
- Retail	1,740m ²	1,907m ²	+167m ²
- Commercial	2,600m ²	2,537m ²	-63m ²
- Hotel	275 Rooms	288 Rooms	+13 Rooms
- Conference Centre	N/A	390m ²	N/A

In addition, the Mod F S4.55 application proposes to reduce the overall car parking provision in Site 1 from the approved 807 car parking spaces to 776 car parking spaces.

The approved development metrics for Site 2 (as approved in the original DA) are as follows:

- 235 residential dwellings with the following mix:
 - 12 x studio dwellings
 - 71 x 1-bedroom dwellings
 - 140 x 2-bedroom dwellings
 - 12 x 3-bedroom dwellings
- 536m² GFA of retail floor area, and
- 15,966m² GFA of commercial floor area.

A 5-level basement car park containing 455 car parking spaces, and one truck loading bay has been approved to serve the approved development on Site 2.



Planning Proposal Proposed Modifications

A reference scheme reflecting the proposed amendments to the local environmental plan has been developed to demonstrate that a vibrant mixed use development can be accommodated across the site.

In relation to traffic and parking, the reference scheme has identified the following modifications to the approved developments on Site 1 and Site 2.

- Site 1
 - an additional 10 storeys in Building E equating to an additional 60 apartments
 - no change to the approved non-residential gross floor area
- Site 2
 - inclusion of additional community land use types, namely centre based childcare facilities and community facilities (community hall)
 - an additional six storeys in Building K
 - redistribution of floor space from the non-residential use in Building L to residential use in Building K, and
 - the above changes will result in an additional 148 residential apartments, a new 110-place childcare centre and reduction in commercial gross floor area.

Modifications are not proposed for Site 3. A public park consistent with the original approval will continue to be provided with work expected to commence in 2027.

Table 2 provides a numeric summary of the proposed modifications identified in the reference scheme to the approved development metrics.

Table 2: Numeric Summary of Proposed Modifications to the Approved Development

Land Use	Approved Development	Proposed Planning Proposal Modifications	Change
Site 1 Proposed Development			
Residential Use			
- Studio	0 Dwellings	0 Dwellings	0
- 1-Bedroom Dwellings	94 Dwellings	94 Dwellings	0
- 2-Bedroom Dwellings	319 Dwellings	359 Dwellings	+40
- 3-Bedroom Dwellings	66 Dwellings	86 Dwellings	+20
- Total (Residential)	479 Dwellings	539 Dwellings	+60
Non-Residential Use			



Land Use	Approved Development	Proposed Planning Proposal Modifications	Change
- Retail	1,907m ²	1,907m ²	No Change
- Commercial	2,537m ²	2,537m ²	No Change
- Hotel	288 Rooms	288 Rooms	No Change
- Conference Centre	390m ²	390m ²	No Change
Site 2 Proposed Development			
Residential Use			
- Studio	12 Dwellings	0 Dwellings	-12
- 1-Bedroom Dwellings	71 Dwellings	138 Dwellings	+67
- 2-Bedroom Dwellings	140 Dwellings	166 Dwellings	+26
- 3-Bedroom Dwellings	12 Dwellings	79 Dwellings	+67
- Total (Residential)	235 Dwellings	383 Dwellings	+148
Non-Residential Use			
- Retail	536m ²	502m ²	-34m ²
- Commercial	15,966m ²	844m ²	-15,122m ²
- Community Use	N/A	555m ²	N/A
- Childcare Centre	N/A	110 Places/ 800m ²	N/A

The above proposed modifications will continue to provide total gross floor areas on both sites consistent with the original approval.

In addition to the above numerical modifications, the approved basement car park layouts in both sites will be modified to be better suit the respective revised scheme on each site. The car parks will continue to be provided as 5-level basement car parks as approved.

The additional 60 apartments in Site 1 will be subject to a new amending development application following the gazettal of the subject planning proposal. Similarly, the redistribution of floor space from commercial use to residential use and the additional community uses on Site 2 will be subject to a future S4.55 modification application seeking approval to amend the original approval DA/738/2016 to be followed by a new development application for the fitout of the future community use, namely the childcare centre and community hall.



Planning Proposal Parking Effects

Car Parking Requirements for Site 1 Reference Scheme

Car Parking Requirements

Parking assessment for the additional 60 apartments in Site 1 has been assessed against current planning controls, namely Parramatta Local Environmental Plan 2023 (LEP 2023) and Parramatta Development Control Plan 2023 (DCP 2023). Furthermore, parking requirements stipulated in Parramatta Local Environmental Plan 2011 (LEP 2011) and Parramatta Development Control Plan 2011 (DCP 2011) will continue to be applicable to the approved development as these were enforced at the time of the approval of the original development application.

The applicable car parking rates for the additional 60 apartments are stipulated in Clause 7.17 in LEP 2023. It is noted that both LEP 2011 and LEP 2023 prescribe maximum permissible car parking for various land uses.

The car parking assessment for the additional 60 apartments in Site 1 is presented in Table 3.

Table 3: Site 1 LEP 2023 Maximum Permissible Car Parking

Land Use	No. of Dwellings	LEP 2023 Maximum Car Parking Rates	LEP 2023 Maximum Permissible Car Parking
Additional Apartments Only (Not Including Approved Development)			
- 2-Bed Units	40 Dwellings	0.7 spaces per dwelling	28
- 3-Bed Units	20 Dwellings	1 space per dwelling	20
Total[§]	-	-	48

Note: LEP 2023 does not stipulate any car parking requirements for residential visitors.

The additional 60 apartments have a maximum permissible car parking of 48 car parking spaces.

The traffic assessment that accompanied the Mod F S4.55 modification application for Site 1 indicates that the approved development has a maximum permissible car parking of 793 car parking spaces.

As such, the reference scheme in Site 1 has a maximum permissible car parking of 841 car parking spaces with the following allocations:

- 527 maximum permissible resident car parking spaces
- 96 maximum permissible residential visitor car parking spaces



- 89 maximum permissible retail/commercial car parking spaces, and
- 129 maximum permissible hotel car parking spaces (including a maximum permissible of 39 car parking spaces for the conference centre within the hotel).

Adequacy of Car Parking Spaces

The approved development in Site 1 has been conditioned (Condition #26) to provide the maximum car parking as indicated on the approved architectural plans i.e. a maximum of 807 car parking spaces. As noted previously, Mod F S4.55 modification application proposes to reduce the overall car parking provision to 776 car parking spaces. Furthermore, it is noted that there is no scope to add any additional car parking spaces inside Site 1 basement car park.

As such, it is proposed to re-allocate the 776 available car parking spaces as follows:

- 527 resident car parking spaces
- 36 visitor car parking spaces (including three car parking spaces provided as shared visitor/car wash bays)
- 86 retail/commercial car parking spaces, and
- 127 hotel car parking spaces.

The proposed car parking allocations for each proposed use and the overall proposed car parking provision are either equal to or less than LEP 2011/LEP 2023 maximum permissible parking.

As such, the proposed car parking provision for the proposed development is satisfactory.

Adaptable/Accessible Parking Requirement

DCP 2023 requires 15 per cent of all units to be provided as adaptable units. DCP 2023 also requires each adaptable unit to be provided with an accessible car parking space.

Following the above, an additional 60 apartments will require nine accessible car parking spaces to be provided.

It is proposed to comply with this requirement.

The proposed accessible/adaptable car parking spaces are proposed to be designed to comply with the design requirements set out in AS2890.6 and/or AS4299.



Bicycle Parking Requirement

Section 6.3 of Part 6 in DCP 2023 requires bicycle parking for residential developments to be provided with one bicycle parking space per dwelling plus one bicycle parking spaces per 10 dwellings for visitors.

Bicycle parking provision is proposed to comply with the above requirements.

Motorcycle Parking Requirement

In relation to motorcycle parking, DCP 2023 requires motorcycle parking at rate of one space per 50 car parking spaces.

Motorcycle parking provision is proposed to comply with the above requirement.

Car Parking Requirements for Site 2 Reference Scheme

Car Parking Requirements

Parking assessment for the proposed modifications in Building K and the retail use in Building L in Site 2 have been assessed against parking requirements stipulated in LEP 2011 and DCP 2011 as they will be subject to a S4.55 modification application. The community uses in Building L have been assessed against the current planning controls being LEP 2023 and DCP 2023 as they will be subject to a new detailed development application.

The car parking assessment for the reference scheme in Site 2 is presented in Table 4.

As can be seen over page, the reference scheme in Site 2 (including the approved uses granted under DA/738/2016) has a maximum permissible parking of 495 car parking spaces comprising:

- 383 maximum permissible resident car parking spaces
- 76 maximum permissible residential visitor car parking spaces
- 12 maximum permissible (Building K) retail car parking spaces
- 13 maximum permissible (Building L) retail/commercial car parking spaces, and
- 11 maximum permissible (Building L) community use car parking spaces.



Table 4: Site 2 LEP 2011/LEP 2023 Maximum Permissible Car Parking

Land Use	No. of Dwellings/ Floor Areas	LEP 2011 Maximum Car Parking Rates	LEP 2011 Maximum Permissible Car Parking
Residential Use (LEP 2011)			
- 1-Bed Units	138 Dwellings	1 space per dwelling	138
- 2-Bed Units	166 Dwellings	1 space per dwelling	166
- 3-Bed Units	79 Dwellings	1 space per dwelling	79
- Visitors	-	1.0 space per 5 dwellings	76.6
- Sub-Total	383 Dwellings	-	459.6
Non-Residential Uses (LEP 2011)			
- Retail (Building K)	371m ²	1 space per 30m ² GFA	12.4
- Retail (Building L)	131m ²	1 space per 30m ² GFA	4.4
- Commercial (Building L)	844m ²	1 space per 100m ² GFA	8.4
- Sub-Total	-	-	25.2
Building L Community Uses (LEP 2023)			
- Community Hall [§]	555m ²	$(G \times A) \div (50 \times T)$	1.5
- Childcare Centre	800m ²	1 space plus 1 space for every 100m ² GFA	9
- Sub-Total	-	-	10.5
Total	-	-	495

§ - LEP 2023 does not have a specific parking rate for a community hall use, as such car parking requirement for the community hall has been assessed based on a commercial use using the car parking formula providing in LEP 2023 with the site area being 4,742m² and a total gross floor area of 34,896m².

Adequacy of Car Parking Spaces

The reference scheme for Site 2 indicates that a total of 470 car parking spaces can be accommodated within the approved 5-level basement car park. The available car parking spaces are proposed to be allocated as follows:

- 383 resident car parking spaces
- 41 visitor car parking spaces
- 12 retail car parking spaces (Building K), and
- 34 community use (Building L) car parking spaces.



The proposed car parking allocations for each proposed use and the overall proposed car parking provision are either equal to or less than LEP 2011/LEP 2023 maximum permissible parking.

As such, the proposed car parking provision for the proposed development is satisfactory.

Adaptable/Accessible Parking Requirement

In relation to the additional apartments in Site 2, DCP 2011 requires 10 per cent of all units to be provided as adaptable units. DCP 2011 also requires each adaptable unit to be provided with an accessible car parking space.

Following the above, the residential component with 383 dwellings will require 38 accessible car parking spaces to be provided.

In relation to the other uses, DCP 2011 and DCP 2023 require accessible parking to be provided in compliance with the Building Code of Australia (BCA). The BCA has the following accessible parking requirements for these uses (and building classes):

- retail use (Class 5) – one space for every 100 car parking spaces provided
- commercial use (Class 6) – one space for every 50 car parking spaces provided, and
- community use/childcare centre (Class 9b) – one space for every 50 car parking spaces provided.

As such, the non-residential uses in Site 2 will require nil accessible car parking spaces.

It is proposed to comply with the above requirements.

The proposed accessible/adaptable car parking spaces are proposed to be designed to comply with the design requirements set out in AS2890.6 and/or AS4299.

Bicycle Parking Requirement

For the residential use in Site 2, Section 3.6 of Part 3 in DCP 2011 requires bicycle parking is to be provided as follows:

- residential use – one bicycle parking space per two units, and
- retail/commercial uses – one bicycle parking space per 200m².

On this basis, the residential component on Site 2 is required to provide 192 bicycle parking spaces for residents, whilst the retail/commercial use is required to provide seven bicycle parking spaces.



In relation to the community use, DCP 2023 (based on the proposed community use being consistent with that of a commercial premises) requires one employee bicycle parking space per 250m² plus one visitor bicycle parking space per 500m². DCP 2023 has not specific bicycle parking requirement for a childcare facility.

Bicycle parking provision is proposed to comply with the above requirements.

Motorcycle Parking Requirement

DCP 2011 has no specific requirement for the provision of motorcycle parking.

In relation the community use, DCP 2023 requires motorcycle parking at rate of one space per 50 car parking spaces. As such, one motorcycle parking space is required to be provided.

It is proposed to comply with the above requirement.

Planning Proposal Traffic Effects

The approved development (DA/738/2016) on Site 1 and Site 2 has been estimated to generate the following development traffic:

- weekday morning peak – 422 two-way vehicle trips per peak hour
- weekday evening peak – 541 two-way vehicle trips per peak hour, and
- Saturday peak – 526 two-way vehicle trips per peak hour.

Using the same traffic assessment methodology as that in the traffic assessment report prepared by MLA (Ref 23030102C-231213 dated 13 December 2023) that accompanied the S4.55 modification application (Mod F), the reference scheme has been estimated to generating the following development traffic:

- weekday morning peak – 451 two-way vehicle trips per peak hour
- weekday evening peak – 562 two-way vehicle trips per peak hour, and
- Saturday peak – 564 two-way vehicle trips per peak hour.

As can be seen above, the reference scheme is expected to generate an additional 39 vehicle trips per peak hour during the busiest period. The additional development traffic is predominantly due to the new community uses, namely the new childcare centre.

However, it is considered that the above estimated development traffic for both the community facility and the childcare centre to be highly conservative.

The community facility has been estimated to generate traffic at the same rate as a traditional commercial premises, but in reality, the community facility would not be as



traffic intensify as a traditional commercial premises. It is expected that the community facility would predominantly attract pedestrian trips more than vehicular trips especially noting that limited number of car parking spaces have allocated to this.

Similarly, the traffic estimate for the childcare centre is considered to be highly conservative. The proposed childcare centre is also expected to generate a vast majority of pedestrian trips given its location relative to the future surrounding land use. Therefore, it is expected that the childcare centre patrons will be drawn from the local area within walking distances, including the development on the subject site.

Notwithstanding, an additional development traffic of 39 vehicle trips per peak hour, equating to one vehicle at approximately every 1.5 minutes on average, is considered to be low. This low volume of additional development traffic is not expected to create any material change to the traffic operation of the local road network considering the additional development represents only a minute fraction of the peak hour traffic on the surrounding roads. Furthermore, the minute change in the additional traffic when input into a traffic modelling tool such as SIDRA, especially after the development traffic has been distributed to the local road, is unlikely to register any changes to the modelling output.

Given above, the reference scheme is not expected to create traffic impacts any worse than those of the approved scheme. Thus, it is submitted that the traffic effects arising from the reference scheme would be minimal and therefore satisfactory.

Summary and Conclusion

MLA has conducted an assessment into the traffic and parking effects of proposed modifications to the local environmental plan and associated development standard for the site at 83 and 63 Church Street, Parramatta.

A reference scheme reflecting the proposed amendments to the development controls has been developed by the architectural team. The reference scheme will result in the following numeric modifications to the approved development on Site 1 and Site 2:

- an additional 60 apartments on Site 1
- an additional 148 apartments on Site 2
- a reduction of some 34m² of retail floor area on Site 2
- a reduction of some 15,122m² of commercial floor area on Site 2, and
- a new community facility and 110-place childcare centre on Site 2.

The reference scheme indicates that on site parking can be provided in full compliance with LEP 2011/LEP 2023 and DCP 2011/DCP 2023.



In terms of the traffic effects of the proposed modifications, the review indicates that the reference scheme would generate an additional 39 vehicle trips per peak hour during the busiest period. The additional development traffic is considered low and is not expected to create any noticeable change in the traffic operation of the local road network. The reference scheme is not expected to create traffic impacts any worse than the approved scheme.

Overall, the traffic and parking aspects of the planning proposal are considered to be satisfactory.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Michael Lee', written over a circular stamp or seal.

Michael Lee
Director