



Planning Proposal to amend Parramatta Local Environmental Plan 2023

90-94 PHILLIP STREET
PARRAMATTA

28 MAY 2024



QUALITY ASSURANCE

Project:	Planning Proposal
Address:	90-94 Phillip Street, Parramatta
Council:	City of Parramatta Council
Author:	Think Planners Pty Ltd
Template	Local Environmental Plan Making Guideline (August 2023)

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INTRODUCTION

This Planning Proposal aims to explain the intended effect and justify a proposed amendment to the Parramatta Local Environmental Plan 2023 (Parramatta LEP 2023) and demonstrate the strategic merit of the amendment proceeding.

This Planning Proposal seeks to amend the Parramatta LEP 2023 to allow for the redevelopment of the site for the purpose of mixed use development by:

- Amending the maximum building height map to permit a maximum building height of 133m.
- Amending the maximum floor space ratio map to permit an FSR of 12.8:1.
- Amending Clause 7.28A for the land situated at 90-94 Phillip Street, Parramatta.

The Planning Proposal relates to 90-94 Phillip Street, Parramatta referred to within this document as the '*subject site*'. The subject site is a highly visible location in the Parramatta City Centre's north eastern part, along the Parramatta River and has key transport connections, including the Parramatta Wharf. The site is located on the corner of Phillip Street and Charles Street and is a landmark site on the highly active Parramatta River foreshore.

The site is located within proximity to employment opportunities, educational establishments, recreational activities and public transportation, including Westfield Parramatta, Arthur Phillip High School, Parramatta Public School, and Macarthur Girls High School, as well as Parramatta Transport Interchange, Parramatta Railway Station, Parramatta Ferry Wharf.

The amendments proposed in this Planning Proposal are specific to the site. They will facilitate a new, high-quality development that will contribute to the vitality and activation of this precinct along with additional housing supply at the edges of the Parramatta City Centre and the river foreshore. The Planning Proposal will contribute to the renewal of the CBD and the character of Parramatta. The proposed amendments are driven by a desire to deliver a better built-form outcome for the site and have been the subject of a design review by PTI Architecture.

The proposed amendments are driven by a desire to deliver a superior urban design outcome for the site, which addresses the Council's vision for height and density within the CBD's centre and delivers development consistent with Parramatta's desired future character. Activation of the Riverfront is a key benefit arising from the proposal.

The proposed amendments to planning controls will facilitate high-quality development, contributing to the much-needed housing supply within this strategic centre.

The Planning Proposal has been prepared under Section 3.33 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment's document Local Environmental Plan Making Guideline (August 2023).

The Planning Proposal is supported by Urban Design Analysis.

This Planning Proposal is submitted to the Council due to site-specific conditions addressed in this Planning Proposal. The subject site has been included in several council and department led urban design reviews, the most recent being the Bennett and Trimble Urban Design Report prepared as part of the CBD Planning Proposal. After a review of these studies, it was determined that the studies did not adequately identify the site's potential, nor contain an accurate analysis of key considerations. Additionally, the assumptions made in the urban design study did not adequately understand the ownership patterns and opportunities available for alternative design outcomes over the subject site.

This Planning Proposal proposes site-specific provisions over 90-94 Phillip Street, which seeks to ensure the scale of development protects the Parramatta River's natural, historic and cultural features. This Planning Proposal puts forward maximum building height and floor space ratio controls that will permit the delivery of a development that can address the Council's vision for the built form for Parramatta CBD.

Support for the Planning Proposal is sought, and the subsequent referral to the Department of Planning and Environment for Gateway determination and public exhibition.

PLANNING PROPOSAL MERITS, INFRASTRUCTURE AND COMMUNITY BENEFITS

The Planning Proposal seeks to deliver the following key benefits:

- The proposed building envelopes by PTI Architecture demonstrate that a **high standard of design and amenity** can be achieved on the site. The scheme demonstrates Parramatta DCP compliance separation of 18m between towers. The scheme has been informed by several years of urban design advice from the City of Parramatta and is aligned with the Charles Street Square Strategy.
- The proposal will enhance the Parramatta River Frontage through an active street facade and will enable the delivery of an iconic building on a Landmark site.
- The proposal will improve the public domain and complement the work completed by City of Parramatta Council on the Charles Street Square, Parramatta Ferry Warf complex.
- The proposal will ensure the delivery of new pedestrian links along all street frontages and river frontages to **enhance the pedestrian environment**, including the safety of people accessing the site and surrounding land.
- The proposal will maintain and enhance commercial floor space within the ground floor and podium, providing activation within the Charles Street Square precinct.
- The proposal delivers a **variety of housing opportunities** within Parramatta CBD, facilitating a genuine 30-minute city where housing is well connected to public transport, health services, education services, employment, and recreational facilities.
- The proposal comprises **new housing supply, choice, affordability**, access to jobs, services and public transport.
- The proposal **supports the eat street and entertainment precinct** within the Parramatta City Centre by providing more homes within walking distance.
- The proposal will remove the easement located on the western boundary of Charles Street Square which increases the pedestrianised public space.

The subject land parcel is ideal for accommodating the proposed development as it is located within an accessible area and is consistent with the evolving character of developments within Parramatta. Furthermore, the development proposes to provide the opportunity to deliver a mixed-use development in a location experiencing an intensification in terms of development and considering the site's proximity to educational establishments, employment opportunities and recreational activities.

BACKGROUND

The following represents the relevant background leading up to the Planning Proposal:

Late 2016	<ul style="list-style-type: none"> – A meeting was held between the landlords of 90-92 and 94-96 Phillip Street, Parramatta and City of Parramatta Council to discuss the importance of the subject site along with the Charles Street Square Strategy and identified the following issues; <ul style="list-style-type: none"> ○ The access right of way in which 94 Phillip Street is in benefit would need to be relinquished; ○ The two above-mentioned properties would need to be amalgamated; and ○ Access would be from 90 Phillip Street. – In addition to the above the landowners were informed that council welcomes the lodgement of a Planning Proposal to increase the setbacks to the River Foreshore, Charles Street Square and Phillip Street. – Direct advice was received by council that the loss of <u>GFA as a result of the proposed setbacks is to be placed on top of the building form.</u>
6 July, 2017	<ul style="list-style-type: none"> – The land owners of the site recognised the importance of the Charles Street Strategy and demonstrated a willingness to comply including; <ul style="list-style-type: none"> ○ Agreement to relinquish the right of way enjoyed by 94-96 Phillip Street to enable the reconfiguration of the Charles Street Square Strategy. ○ Provide a front linkage which connects to and from the new Charles Street Square Strategy area, along the waterfront to provide a continuous high connection. ○ Facilitating ramp access from the waterfront pathway to the higher path for accessibility ○ Providing a strong visual connection between Charles Street and Phillip Street to the waterfront.
4 February 2018	<ul style="list-style-type: none"> – The council advised that the site would qualify as a significant site in the draft LEP and therefore could be eligible to have an FSR of 15:1, with bonus provisions for

	<p>additional commercial space with no specified height controls.</p> <ul style="list-style-type: none"> – The council has also requested that the following items should be incorporated into the scheme; <ul style="list-style-type: none"> ○ Upper walkway link that is included within the site; ○ Considerable setback taken by Council on the River Foreshore, especially at 90-92 Phillip Street, Parramatta. ○ Relinquishing the right of way enjoyed by 94-96 Phillip Street; and ○ More open ground and first floor areas to provide better viewing of the waterfront for the public from Philip Street.
27 September 2018	<ul style="list-style-type: none"> – Planning proposal was submitted to council (Application No. RZ/12/2018) <ul style="list-style-type: none"> ○ The site qualifies as an opportunity site, as agreed with the council. ○ The site complies with the key principles of the Charles Street Strategy and provisions of 'Design Excellence'
7 March 2019	<ul style="list-style-type: none"> – Amendments to Council policy for opportunity sites.
3 December 2019	<ul style="list-style-type: none"> – Updates to the site-specific planning proposal were requested in response to the council meeting. Which were; <ul style="list-style-type: none"> ○ Delete the hotel component and replace it with commercial office spaces. ○ Updated their request to be granted opportunity site status.
30 June 2020	<ul style="list-style-type: none"> – Council acknowledged that the site-specific PP is consistent with the Draft CBD PP – Notwithstanding the above, the council have requested a new proposal between an FSR of 12:1 and 21:1.
22 July 2020	<ul style="list-style-type: none"> – View analysis showing massing and views of the proposed development were prepared and submitted to council.

	<ul style="list-style-type: none"> – The resolution of the design issues was a result of the following process <ul style="list-style-type: none"> ○ The design was made in collaboration with City of Parramatta Council on the back of the Charles Street Square Strategy ○ Numerous meetings were held with key Council Senior Planning Staff ○ Input was provided by Council and included as part of the design package. These included the following; <ul style="list-style-type: none"> ▪ Upper walkway being included in the site; ▪ Extent of the setbacks reducing usable areas to 40% of the total site area; and ▪ Relinquishing the right of way access to the carpark at 94 Phillip Street, to reconfigure the Charles Street Square Strategy.
21 September – 2 November 2020	<ul style="list-style-type: none"> – The CBD PP was on public exhibition which noted the following controls <ul style="list-style-type: none"> ○ Incentive site RL 243m (inclusive of all bonuses) ○ Incentive FSR of 12:1 (including bonuses) + Opportunity Sites FSR of 3:1 ○ Unlimited commercial premises FSR
25 November 2020	<ul style="list-style-type: none"> – Council staff advised that they are undertaking a further Urban Design Study on the River Foreshore and could not identify the adequate FSR or Height required for approval of the Planning Proposal.
17 February 2021	<ul style="list-style-type: none"> – Proponents were informed that an FSR of 12:1 and 22:1 was not supported and an FSR of something significantly less was adopted by the Councillors, Granted Gateway and placed on exhibition.
21 May 2021	<ul style="list-style-type: none"> – Think Planners on behalf of the owners of 90-94 Phillip Street submitted a request to not defer the entire Phillip Street block from the CBD Planning Proposal.
15 June 2021	<ul style="list-style-type: none"> – CBD Planning Proposal endorsed by Councillors

17 September 2021	<ul style="list-style-type: none"> – A cover letter and urban design report were submitted to the Department of Planning requesting support.
April 2022	<ul style="list-style-type: none"> – Plan Finalisation report was prepared by the Department of Planning. – The department provided the following analysis. <ul style="list-style-type: none"> ○ <i>“in consideration of Council officer comments, submissions, the Department’s built form modelling and the findings of the independent design study, the Department has recommended that the Phillip Street Block not progress as part of the CBD PP and that the block retains its current controls.”</i> - This has resulted in the site keeping its existing controls which are as follows; <ul style="list-style-type: none"> ○ Maximum Building Height of 80m (92m/100m* with bonuses) ○ FSR of 6:1 (6.9:1/7.5:1* with bonuses) <p>*Note. A 25% bonus would be applicable for a purely commercial development under existing controls.</p>
26 May 2022	<ul style="list-style-type: none"> – Council Planning Proposal CBD was made.
25 July 2022	<ul style="list-style-type: none"> – Council comments on the department’s decisions. - The council was still supportive of the rezoning of the Philip Street block for the following reasons; <ul style="list-style-type: none"> ○ <i>“Significant urban design analysis has already been undertaken in this precinct. This previous study work just needs to be reworked in a form that supports a new SEPP.</i> <i>Based on the previous analysis undertaken, Council officers are comfortable that an FSR greater than the current FSR of 6:1 can be achieved in this precinct, without adversely impacting the river.</i> <i>Given the concerns raised by the Department pursuing the previously endorsed planning controls is unlikely to be successful.</i> <i>In accordance with Key Planning Outcome 2 Council need to make regeneration of these sites feasible if we are going to get a better interface with the river including with active frontages. It is noted that the existing building in this precinct ‘turn their backs’ to the river and there is a poor interface</i>

currently. Some up-zoning is required to encourage urban regeneration. This will help to facilitate Council's vision for the river as a vibrant and activated public space.

14 October 2022	<ul style="list-style-type: none"> – The following PLEP2023 controls were in forced for the subject site. – Building Height 80m – FSR of 6:1 – Additional FSR of 2.5:1 and 13m in accordance with clause 7.28A
21 November 2023	<ul style="list-style-type: none"> – A meeting was held with the Director of Parramatta Council regarding the potential opportunities for the subject site for up-zoning potential.
27 November 2023	<ul style="list-style-type: none"> – Charles Street Square officially opened.

DRAFT PARRAMTTA CBD PLANNING PROPOSAL

INITIAL PLANNING CONTROLS

The subject site was included as part of the Draft Parramatta CBD Planning Proposal which was prepared between 2018-2022. The development controls under the draft Planning Proposal were as follows;

Controls	Draft LEP
Zoning	B4 Mixed Use & RE1 Public Recreation
Height	Base Height: 80m Incentive Height: Undefined
Floor Space Ratio	Base FSR: 10:1 Design Excellence: 11.5:1 Height Performance Buildings: 12:1 Opportunity Sites: 15:1
Commercial Floor Space Ratio	1:1 A clause was proposed under the Draft Parramatta CBD LEP, where additional floor space is provided more than the minimum 1:1, this will be exempt from the overall maximum floor space, where community infrastructure is provided.

The client-led, site-specific planning proposal for 90-94 Phillip Street which was submitted concurrently proposed planning controls which were similar to the above, which is noted in the below table.

Controls	Site-specific Planning Proposal
Zoning	B4 Mixed Use & RE1 Public Recreation
Height	210m
Floor Space Ratio	14:1
Commercial Floor Space Ratio	6.6:1

DRAFT CBD PLANNING PROPOSAL AMENDMENTS POST GATEWAY

As mentioned above through the finalisation stage, the Department of Planning removed all the proposed controls for the Phillip Street block.

The Phillip Street block consisted of land parcels located between the southern foreshore of the Paramatta River and Phillip Street, bounded by Wilda Avenue Charles Street, including the subject site. The below image indicates the Phillip Street Block and the subject site.

Figure 1: Extent of the Phillip Street Block and subject site. (Spatial Viewer)

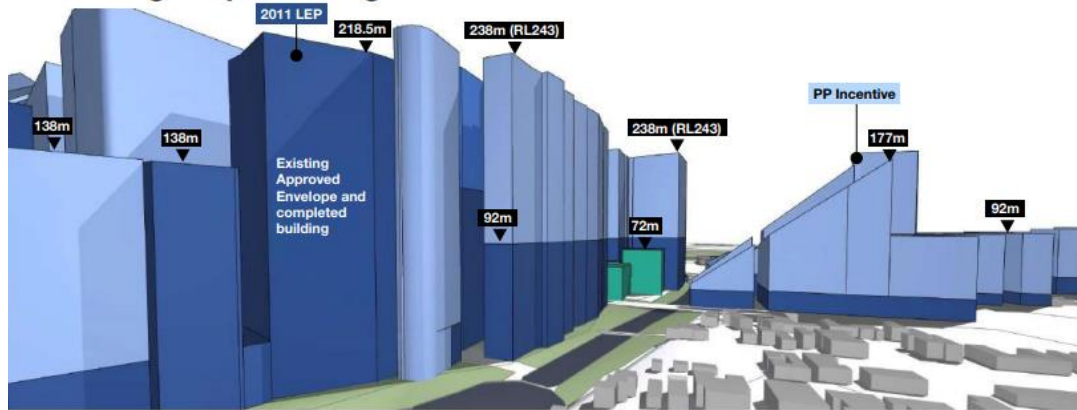


Through the finalisation process of the CBD PP, the Department of Planning responded to the submission of the National Trust of Australia raising concerns about the proposed controls in relation to the river regarding its cultural and historical significance of the landscape. As part of the finalisation report, an urban design report was prepared by Bennett & Trimble which provided built-form analysis of the street block in relation to the river as seen in the image below;

Figure 2: Perspective and Aerial View of proposed Height controls (Bennett & Trimble)

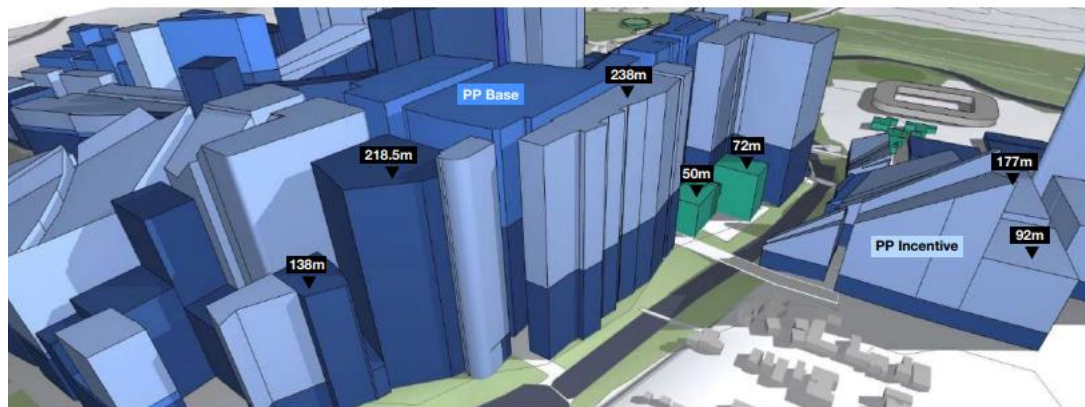
Perspective View Looking West Along Parramatta River

1. Planning Proposal Height Controls



Aerial View Looking South-West Across Parramatta River

1. Planning Proposal Height Controls



The report outlined that proposed height and FSR controls under the draft CBD PP will jeopardise the relationship of the river foreshore. Noting as follows;

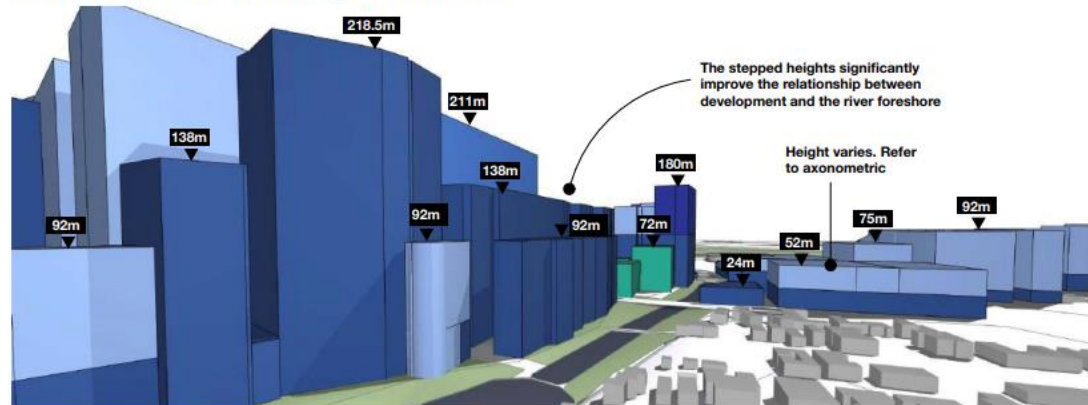
“This report found that Parramatta has a unique relationship with its river and the CBD PP risks jeopardising this relationship for future generations. The report also notes recent development along the river appears to commercialise the foreshore and visually dominates the river corridor. This type of development is similar to Barangaroo in Sydney, but the river is substantially different in scale and aspect to Sydney Harbour. The resulting massing controls could result in built form that detracts from the character of the river and could adversely impact Parramatta’s identity and its desirability as a place to live and work.”

The Department of Planning adopted the recommendation by the independent design study and removed the Phillip Street block as part of the CBD PP and retained its current controls as seen in the below figures.

Figure 3: Perspective and Aerial View of recommended Height controls (Bennett & Trimble)

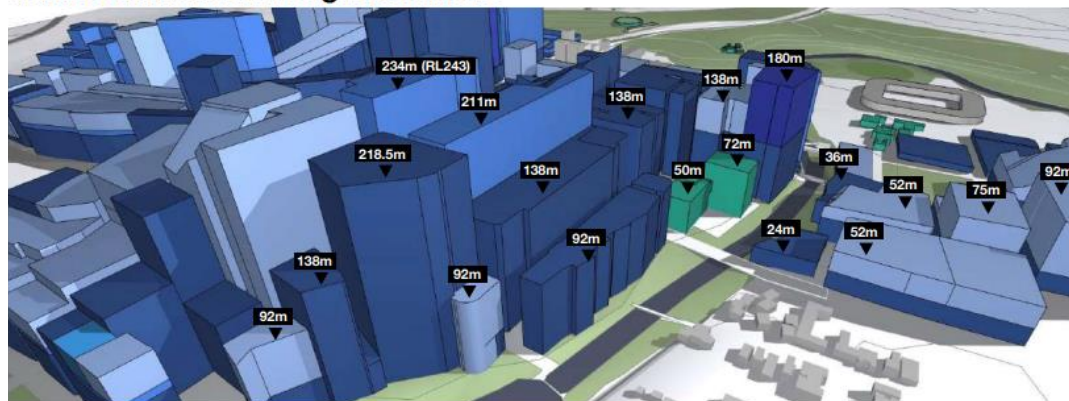
Perspective View Looking West Along Parramatta River

3. Recommended Height Controls



Aerial View Looking South-West Across Parramatta River

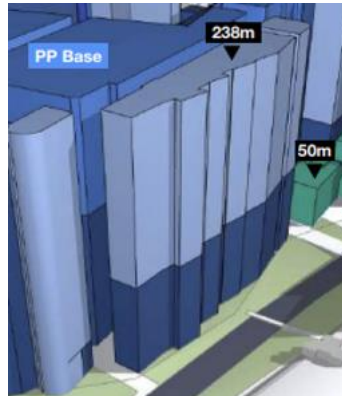
3. Recommended Height Controls



It is submitted that the Bennet & Trimble report prepared for the Department of Planning during the finalisation of the CBD Planning Proposal contains a number of significant shortcomings in terms of the analysis undertaken and the conclusions reached.

Firstly, as seen in the extract from the Bennett & Trimble urban design analysis below, the block modelling is exaggerated and misleading as it illustrates a non sensical extruded form, of the entire street block. Property boundaries are ignored. Land ownership patterns are ignored. Planning Controls such as the ADG that require separation between towers are ignored. By comparison other land parcels in proximity

to the site are recognised as individual tower sites. To illustrate the Phillip Street block in the following manner is not a realistic, logical representation, and fails to appropriately illustrate in any meaningful way the outcome of the then draft controls –

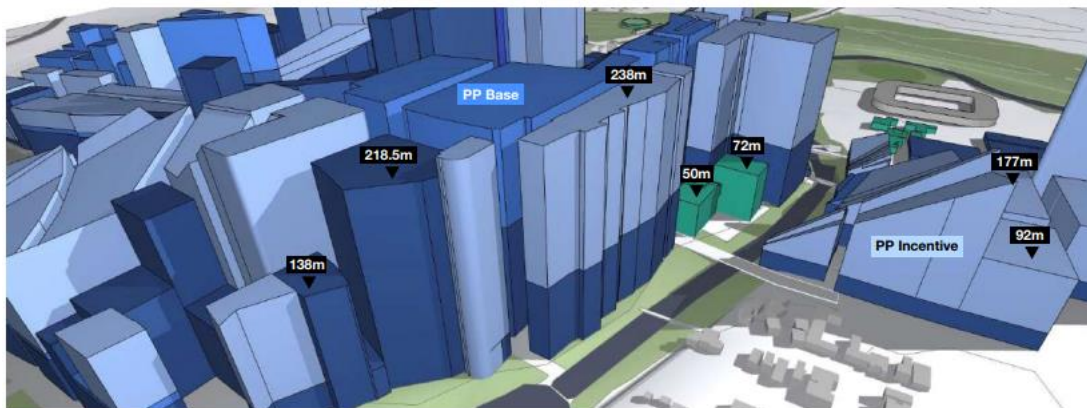


The above extract from the report shows a 200m long tower of 238m in height. An outcome that the controls did not propose, nor would ever be contemplated by a proponent, nor approved by an authority. Such urban design analysis fails to illustrate the then draft planning controls and is misleading as a depiction of an outcome.

Figure 4: Aerial view of the proposed Height controls (Bennett & Trimble)

Aerial View Looking South-West Across Parramatta River

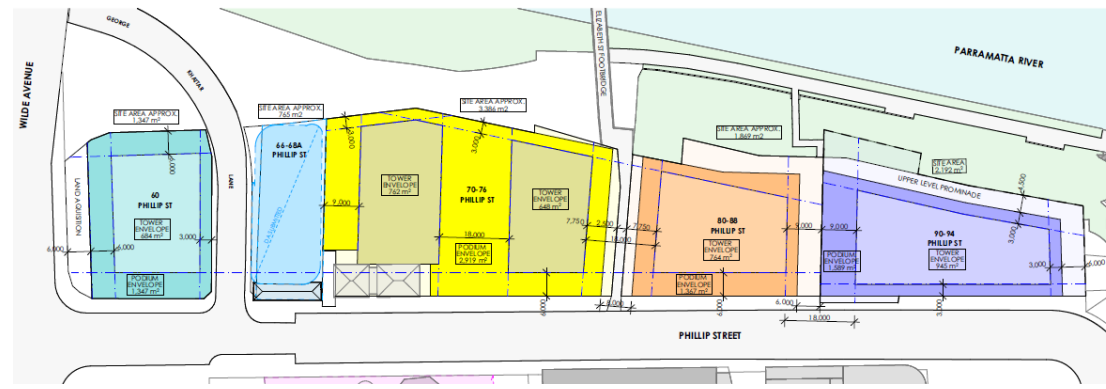
1. Planning Proposal Height Controls



It is also noted that the most simple analysis of identifying the ownership patterns across the street block, along with a simple analysis of the way in which tower forms could be located across the street block was completely absent from the Bennett and Trimble report. This routine analysis is not only simple, it is fundamentally important in arriving at an understanding of how the then draft planning controls would likely be applied in the street block.

The below figure from PTI Architects simply illustrates these relevant relationships and the impact on the future form.

Figure 5 : Site plan and land ownership patterns (PTI Architecture)



As seen in the above indicative building footprint the site will never be developed as an entire street block. Additionally, each building will have to conform to the ADG and to Parramatta Council's DCP requirements, setting out the need for form comprising a podium and separated slender towers above.

It is clear that the built form analysis prepared by Bennette & Trimble is a misrepresentation of the future built outcome for the river and therefore further building height and Floor Space Ratio can be sought for the subject site.

It is submitted that the fundamental flaws in the analysis contained within the Bennett Trimble “extruded built form analysis” is misleading and should be set aside.

COUNCIL ENDORSEMENT

In addition to the above, as part of the report to the Council prepared by City of Parramatta Council for the Ordinary Council Meeting on 25 July 2022 under the subject of “*Response to the finalisation of the Parramatta CBD Planning Proposal and changes made by the Department of Planning and Environment (Deferred item)*” the council provided a recommendation to seek additional floor spaces for the Phillip Street Block as follows.

"That Council write to the Minister for Planning and the Department seeking:

(2) That the Department prepare a separate SEPP as shown in Figure 2 for certain land zoned B4 Mixed Use and B3 Commercial Core (not covered by the SEPP referred to in (c)(1) above), to introduce additional floor space that allows for commercial uses consistent with Council's resolution of 15 June 2021, that is informed by a study prepared in consultation with Council and addresses the concerns raised by the

Department in its 'Plan Finalisation Report' dated April 2022 when the CBD PP was finalised, and that this SEPP become effective by December 2022, with periodic updates for the community provided during its preparation."

(4) Confirmation from the Department that existing and any new Site Specific Planning Proposals ('SSPPs') may continue to be assessed by Council, after the preparation of the relevant SEPP."

This Site Specific Planning Proposal is made consistent with the prevailing view of the Council that the Phillip Street block can accommodate a greater height and FSR than that made in the CBD PP and that this can be sought via a Site Specific Planning Proposal.

HOUSING CRISIS

Since the Parramatta CBD was made and came into force, NSW is experiencing a well-documented housing crisis, where people are finding it extremely difficult to find places to live. The housing crisis is thought to be caused by both availability of housing and affordability of housing. Sydney is experiencing sustained population growth and the supply of housing is falling short behind this exponential growth. In addition to this due to a lack of housing supply and increased demand, the rental accommodation and housing prices are increasing in strategic locations, pushing many individuals out of the housing market.

The housing crisis is apparent with the current government's strong commitment to delivery of housing and housing affordability. This is evident in the recent planning reforms in increasing housing supply within areas close to public transport, strategic centres and infrastructure. The notable recent planning reforms include:

- In-fill affordable housing (Amendments to the Housing SEPP)
 - o Providing 20%-30% bonus incentives to Height and FSR for development providing at least 10-15% of GFA as affordable Housing.
- Transport Oriented Development SEPP
 - o RFB to be permitted in all residential zones within 400m of identified stations
 - o RFB and shop top housing in E1 and E2 within 400m of identified stations
 - o Creating capacity for an additional 138,00 new homes over the next 15 years.
- Low and Mid Rise Reforms
 - o Dual occupancy is permitted in all R2 zones across all of NSW
 - o Terraces, townhouses and 2 storey apartment blocks permitted near train stations and key town centres in R2
 - o Mid-rise apartment blocks permitted in areas near train stations and key town centres in R3 zones
- Church Street North precinct (State-led rezoning)
 - o Providing an extra 1,800 homes within proximity to Light Rail Stations

- Relocation plans for Rosehill Race Course
 - o To build more than 25,000 homes.
- Macquarie Park Precinct rezoning
 - o For increased density and additional residential zones instead of commercial floor space.

The subject site at 90-94 Phillip Street is within walking distance to a number of public transport nodes including Ferry, heavy rail, bus services, the new light rail and the new Metro. The site is within Parramatta CBD and the proposal will allow for increased housing within the strategic centre. Therefore, the planning proposal is consistent with the current governments commitment to the delivery of additional housing within proximity to public infrastructure and strategic centres.

SITE AND LOCALITY DESCRIPTION

LEGAL DESCRIPTION

The site is located at 90-96 Phillip Street, Parramatta. The site is legally described as Lot 2 of DP706033 and Lot 10 of DP773452. The site has an area of approximately 2,192m² and boundary dimensions as follows:

Boundary	Distance (m)
North	69
South	52.24
East	23.23
West	44.69

Both sites at 90 and 94 Phillip Street contain four storey commercial buildings with basement car parking. Both of the commercial buildings are currently being tenanted out. The vehicular access to the site is provided from Phillip Street.

The site adjoined at the western boundary contains a 6 storey commercial building with vehicular access provided from Phillip Street.

The following photographs overleaf and within the following pages provide a visual understanding of the site and its relationship to the street.

Figure 6: view from the corner of Phillip and Charles Street. (Google maps)



Figure 7: Photograph 2: view of the site from Parramatta River. (Google maps)

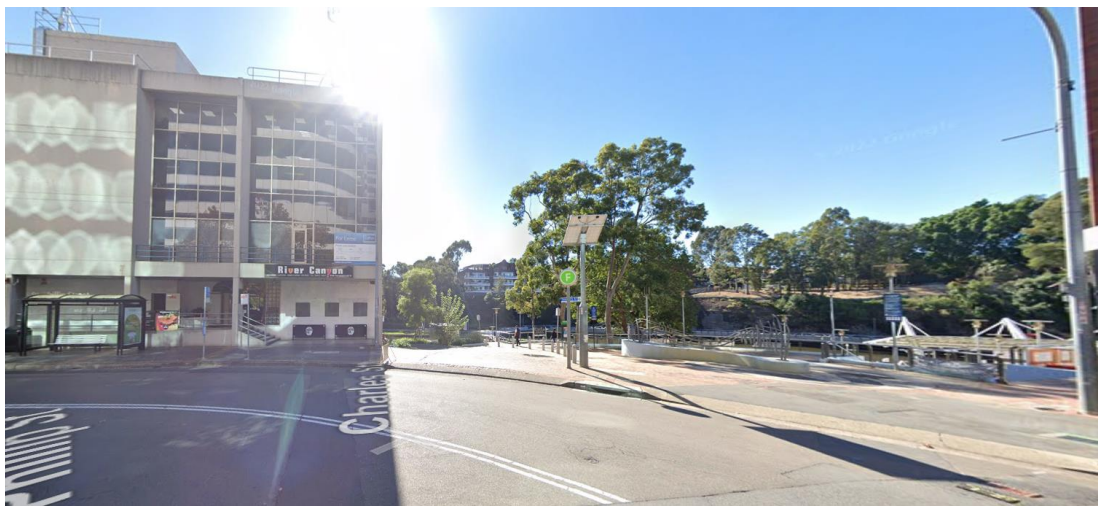




Figure 8: View of adjoining Building at 88 Phillip Street from Phillip Street looking north. (Google maps)



Figure 9: View of the site from Charles Street looking north. (Google maps)



EASEMENTS OR RESTRICTIONS

The eastern part of the subject site on Charles Street Square frontage experiences a right of way driveway easement by 94-96 Phillip Street.

TOPOGRAPHY AND VEGETATION

There are approximately 7 trees on the site. The most significant corridor of trees is located along the River frontage.

The subject site is best described as land with a mild slope from the north to the west, with the site's lowest point being within the northeastern corner.

EXISTING VEHICULAR ACCESS

The existing vehicle access is provided to the site from Phillip Street and the eastern portion of the site on Charles Street Square.

As part of this planning proposal, the current right-of way driveway easement on the eastern side of the subject site will be relinquished, reducing the number of vehicular accesses.

ABORIGINAL HERITAGE

The development site is not identified as containing Aboriginal Heritage under the Parramatta LEP heritage map.

EUROPEAN HERITAGE

The subject is not identified as containing European Heritage under the Parramatta LEP heritage map.

To the site's northeast is the Charles Street Weir at Parramatta River adjacent to Charles Street.

This site is listed under Schedule 5 of Parramatta LEP 2023 as a local heritage item. The NSW State Heritage Inventory described the item as follows;

“Charles Street Weir forms the first downstream tidal barrier in Parramatta. It was built across the river as Charles Street and Queens Avenue, immediately west of the Parramatta Wharf. This wharf is the last turning point for ferries approaching from Sydney. A narrow foreshore reserve extends westwards from the weir along both sides of the river. This open space with its pathways, lawns, gardens and scattered tree is used for recreational purpose. The Charles Street Weir is a concrete structure measuring 22.1 meters in length by 1.5meters in width. Its height over the weir to the west is 2 meters. Today, the

water contained in the dam lies 0.85 metres below the surface of the weir. On the east side, the water lies 1.45 meters below the weir surface, a level difference of 0.6 meters. Given that the eastern side of the weir is used as a turning circle for ferried, the weir wall is likely to extend several metres below the water level to the riverbed. The weir itself is a straight structure located between curved symmetrical concrete embankment walls. Generally the concrete is relatively smooth and shows the imprints of timber formwork used at the time of construction. Trolley tracks, now mostly covered with concrete, extending across the top of the Charles Street Weir are regarded as integral part of the heritage listed item and should be protected”

The site is sufficiently separated from the item and as such, there are no anticipated heritage impacts resulting from the proposal at 90-94 Phillip Street.

ARCHAEOLOGY

There are no known Items of Aboriginal Heritage located on the site. Due to the site's development history, the land has been excavated for various previous developments. It thus is highly altered from its natural condition.

Opportunities to salvage archaeological items unearthed during demolition works are to be considered. If any items are found during the demolition and excavation, in the first instance, opportunities to salvage and reuse the items are to be incorporated. When this is not practical or possible, an interpretation strategy will be prepared.

ECOLOGY

The subject site is predominantly clear of vegetation.

DRAINAGE AND FLOODING

Due to the proximity of the site to the Parramatta River on the northern boundary, the site is identified as being flood prone. The site to its northern boundary is within the 1 in 100-year Average Recurrence Interval but within the Probable Maximum Flood (PMF) area. Flooding comments have been provided by Water Technology Requirements arising from the PMF affectation are discussed in the next section of the Brief.

ACID SULFATE SOILS

The site is identified in Parramatta LEP 2023 as containing Class 4 Acid Sulfate Soils. A preliminary site and soil assessment will be conducted during the preparation of a future development application.

VOLUNTARY PLANNING AGREEMENT

As part of a future Voluntary Planning Agreement, the proposal seeks to relinquish the right of way easement currently optimised by 94-96 Phillip Street on the eastern side of the subject site. This will assist in increasing the public domain and will be consistent with the Charles Street Square Planning Strategy. Further discussion and a letter of intent will be prepared through the assessment process of the planning proposal.

SITE CONTEXT AND SITE ANALYSIS

The subject site is a highly visible location in the Parramatta CBD's northern part. The site is on the river foreshore and has key transport connections, including Parramatta Wharf, heavy rail, bus services and soon operating light rail services and the future metro.

A four storey commercial development currently occupies the site. This precinct has an emerging character of new mixed-use development, complemented by small-scale ground-floor retail and commercial uses.

The site, being centrally located, has excellent connectivity to all forms of transport. Heavy rail services are about 1km from the site, connecting to the T1, T2 and T5 train lines. The new Metro is also proposed to connect to Parramatta Station, which will be closer to the site. The site has good access to various bus routes and the Parramatta Light Rail.

The site is proximate to numerous cultural and recreational facilities and opportunities, such as Parramatta River, Parramatta Wharf, Robin Thomas Reserve and Charles Street Square. The following figures assist with site context and site analysis.

The site's location is south of the Parramatta River and towards the Parramatta CBD's north-eastern end.

The site is in an ideal and scenic position along the bank of the river and will enjoy fantastic new connections along the Civic Link to Parramatta Square, which is to be the new heart of Parramatta.

The site is predominantly surrounded by medium to high-density residential development.

The site is located east of the Museum of Applied Arts, currently under construction. Wilde Avenue, which is directly to the east, provides several local and regional bus connections to the site. There is also the Parramatta Ferry Wharf, which the site directly adjoins to the east (Figure 10). The subject site is also within walking distance of the new Parramatta Light Rail.

Figure 10: Site Context (PTI Architecture)

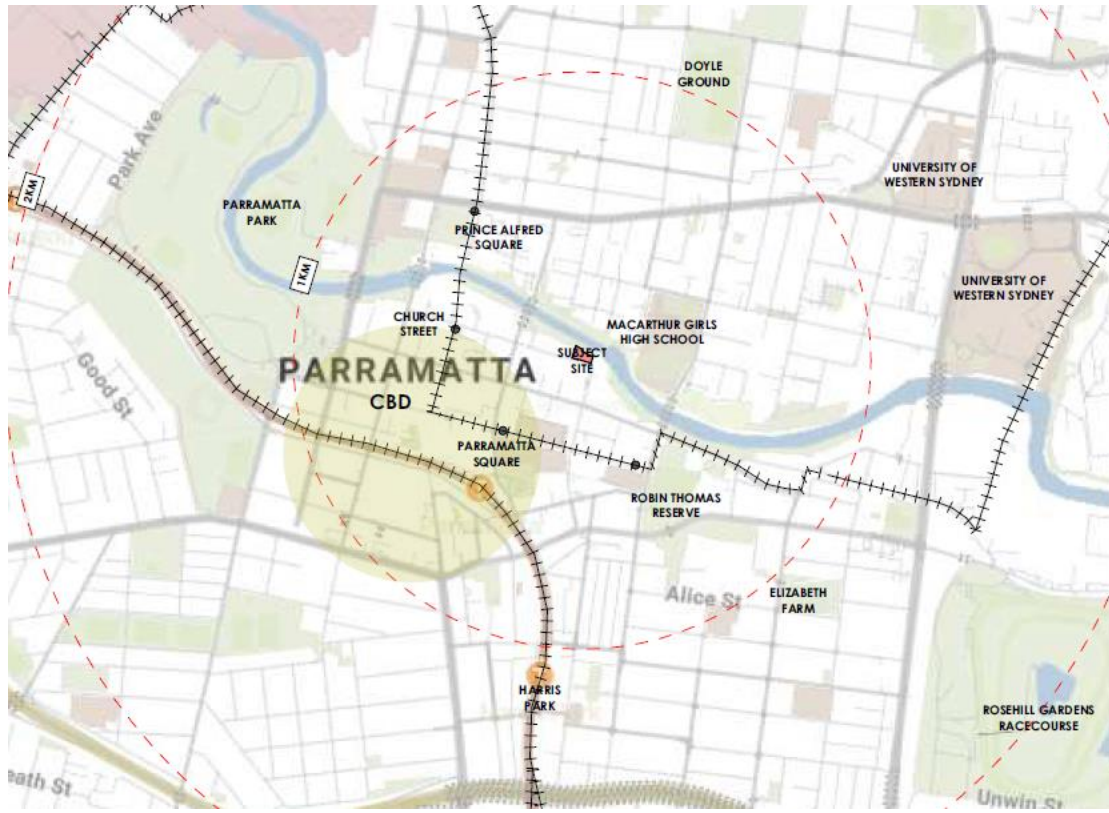
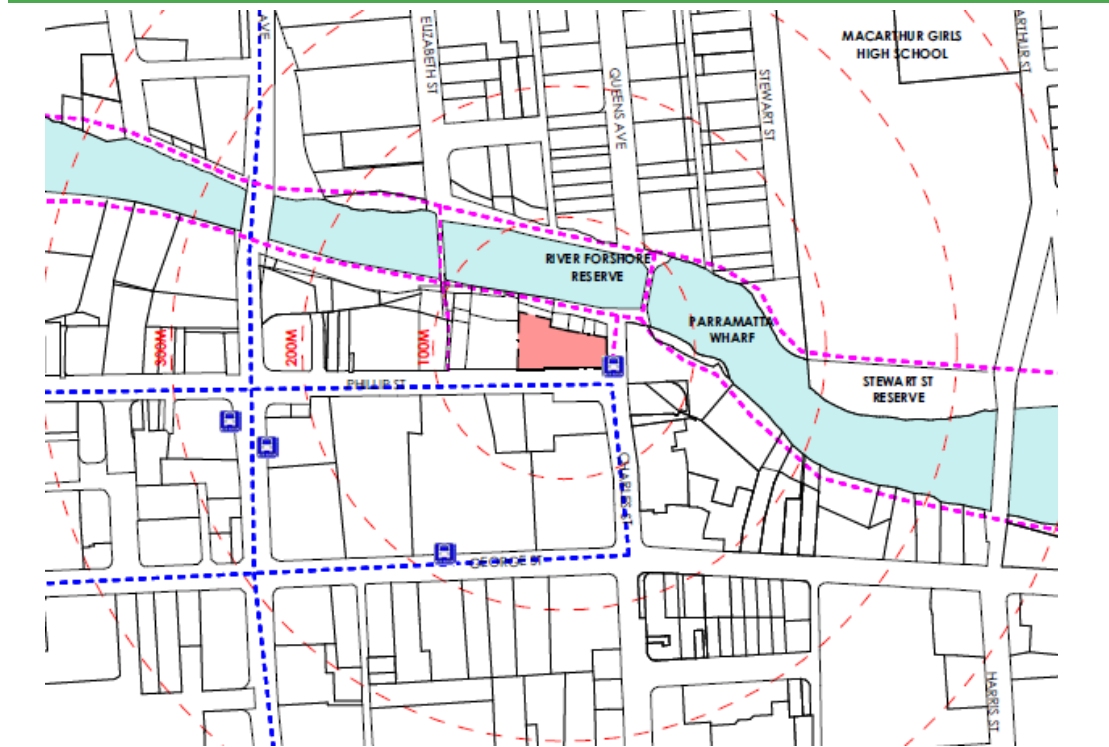


Figure 11: Broader Context (PTI Architecture)



CONTEXT IMAGES

As per the photographs below and subsequent pages, the following provides images of the site's existing development.

Figure 12: Shows the existing commercial building across Phillip Street. (Google maps)



Figure 13: Shows the surrounding character of Phillip Street.(Google maps)

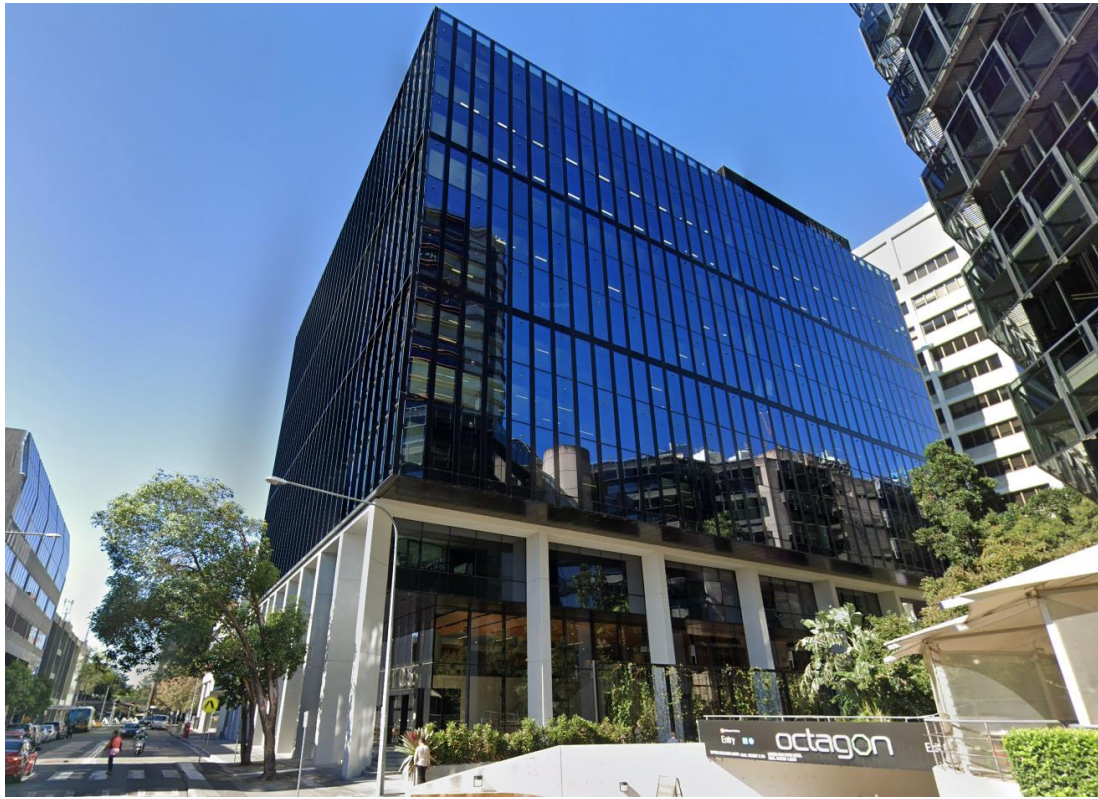


Figure 14: Lodged Development Application at 66 Phillips Street, Parramatta (Smith & Tzannes)



SCOPING REPORT

The Local Environmental Plan Making Guideline (August 2023), prepared by the Department of Planning and Environment, recommends that a proponent submit a scoping proposal to the council and request a pre-lodgement meeting.

As this is a planning proposal which was submitted in 2018 and has never been withdrawn and continued engagement has been conducted with the proponent and City of Parramatta Council, there is no trigger or requirement for a scoping report for this update being made to the submitted current planning proposal.



LOCAL PLANNING FRAMEWORK

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023

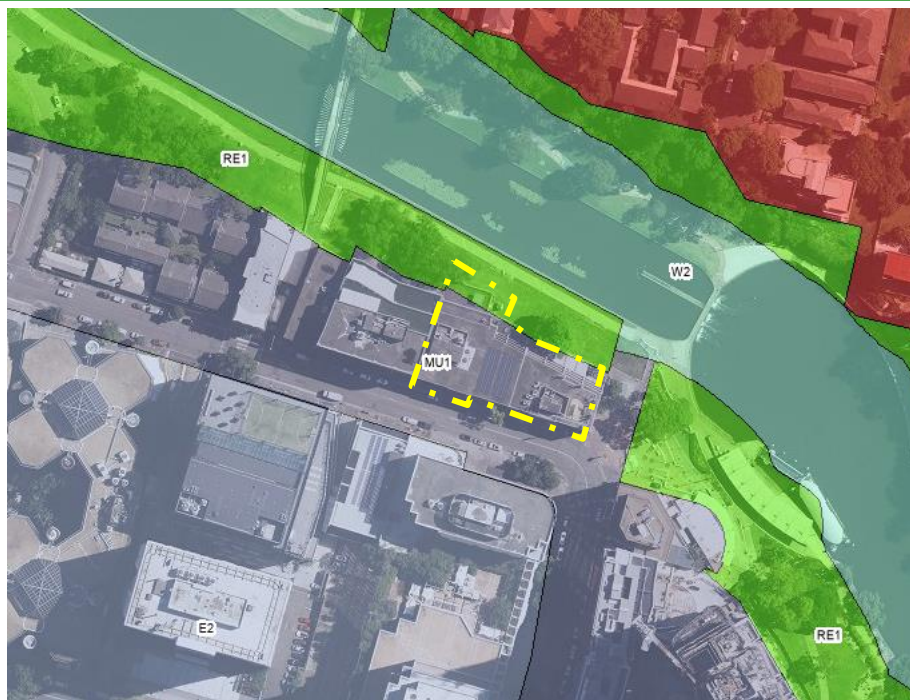
Parramatta LEP 2023 is the principal Environmental Planning Instrument that applies across the City of Parramatta council local government area. Amongst other matters, it controls the land use arrangements over the land (zoning), along with other relevant considerations to this planning proposal including building height and floor space ratio. For completeness, this planning proposal also considered local heritage, which is also addressed in Parramatta LEP 2023

The key planning provisions that currently apply to the subject site are identified below.

ZONING

The subject site is currently zoned MU1 and RE1 under *Parramatta Local Environmental Plan 2023 (Parramatta LEP 2023)*. Figure 15 is an extract from the land zoning map for Parramatta LEP 2023

Figure 15: Extract from Parramatta LEP 2023 Land Zoning Map (Spatial Viewer)

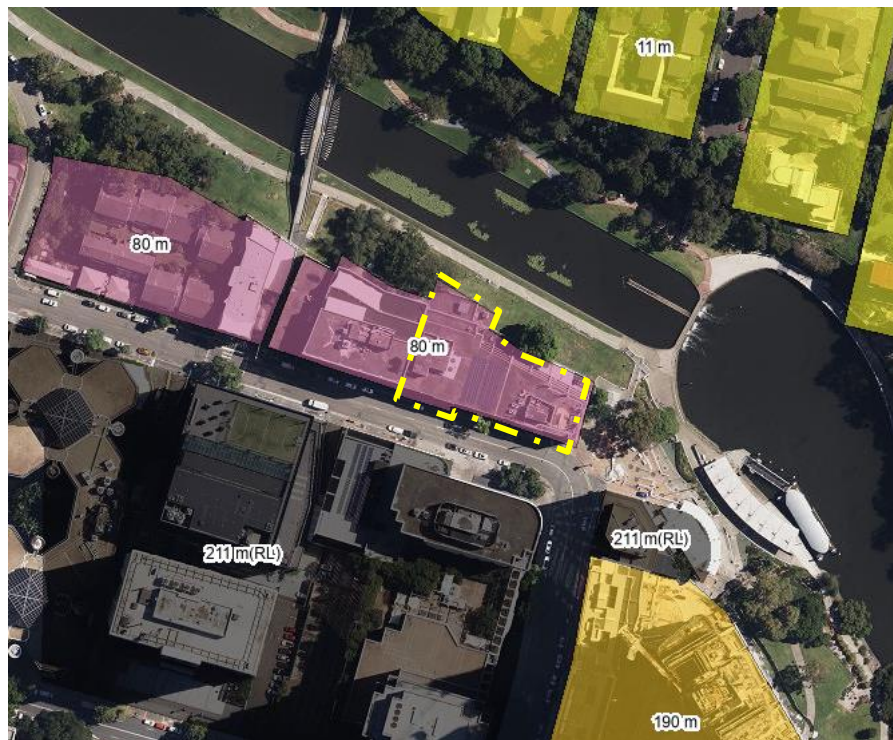




EXISTING BUILDING HEIGHT

The Height of Buildings Map for the Parramatta LEP 2023 indicates that the maximum building height permitted on the subject site is 80m. Figure 16 below displays the existing maximum building height over the subject site and surrounds under Parramatta LEP 2023.

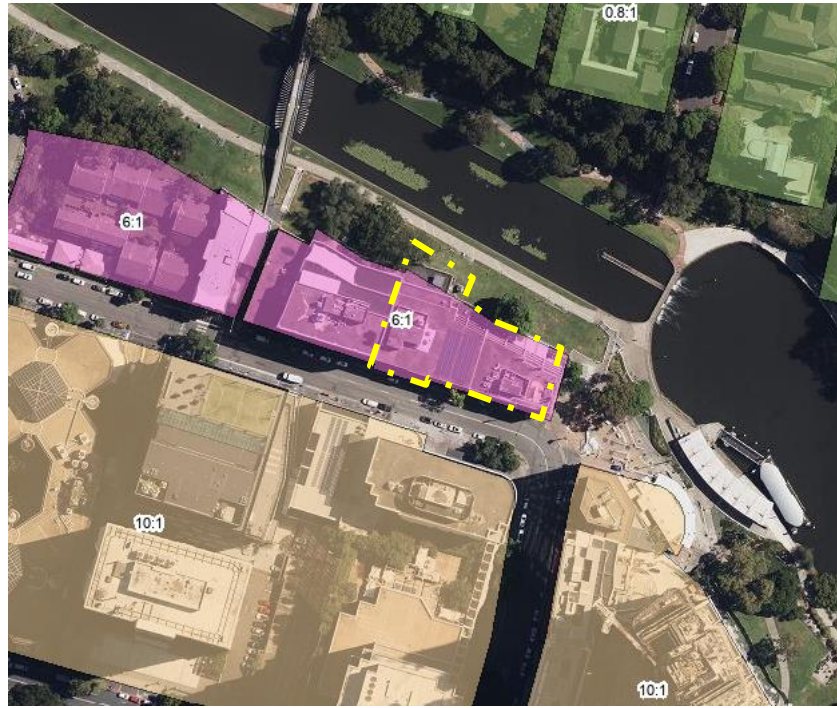
Figure 16: Extract from Parramatta LEP 2023 Height of Buildings Map (Spatial Viewer)



EXISTING FLOOR SPACE RATIO

The Parramatta LEP 2023 Floor Space Ratio Map shows that a portion of the subject site has a maximum FSR of 6:1. This is aligned with the portion of the site currently zoned MU1.

Figure 17: Extract from Parramatta LEP 2023 Floor Space Ratio Map (Spatial Viewer)





HERITAGE

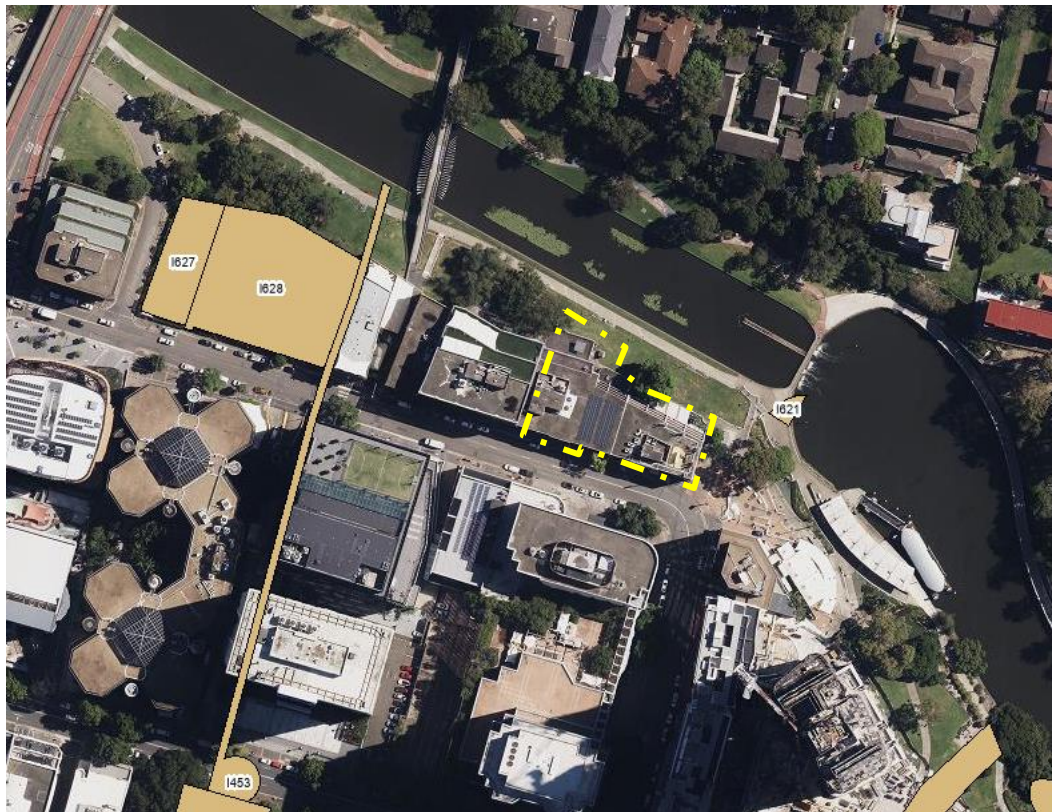
The site is not identified as a heritage item and is not located within a heritage conservation area. Given the location of the site and its context, the proposal will not have any impact on items of heritage value. Accordingly, no further discussion of heritage is necessary.

The subject site does not contain a heritage item listed under Parramatta LEP 2023. However, the site is near the following heritage items:

- Item number 621. Charles Street Weir at Parramatta River adjacent to Charles Street. This item is of local significance.
- Item number 453, Convict Drain at 1, 1A and 3 Barrack Lane, 174 Church Street, 71, 83, 85 and 126–130 George Street, 72, 74, 119 and 119A Macquarie Street, 72B, 72C, 76 and 80A Phillip Street and 18 and 25 Smith Street. This item is of local significance.
- Item number 627, Barnaby's Restaurant and potential archaeological site at 64 and 66 Phillip Street. This item is of local significance.
- Item number 628, Office and potential archaeological site at 68A and 70 Phillip Street. This item is of local significance.

The subject site is located near heritage sites and has no known heritage features.

Figure 18: Heritage Map Extract from Parramatta LEP 2023 (Spatial Viewer)



THE CONCEPT

PTI Architecture has prepared an urban design strategy, including built-form testing over the subject site. The urban design strategy is fully discussed within Part 3, Section C (9) of this Planning Proposal, with a summary of the place context provided below.

The urban design strategy confirms that the planning proposal contextually provides an appropriate marker building that successfully manages the transition from the City Centre into Parramatta River frontage whilst balancing the transition to and from the Parramatta River and its surrounds.

The Planning Proposal builds on options proposed by Council to facilitate a design competition over the subject site

Figure 19: Proposed building footprint (PTI Architecture)



Site Context

The merit of the proposed additional building height and density in this planning proposal must be seen in the context of the surrounding development and the site being a Landmark site. The reference design provided with this submission comprises a 4 level podium with a 62-storey tower, reflecting its landmark location, context within the Parramatta River and Parramatta City Centre, proximity to open spaces, and active and public transport opportunities.

The context of the site and appropriateness of the proposed height and FSR are shown in Figures 21 and 22.

Established Scale and Site Context

The proposal also seeks to align with the urban design principle initially considered as part of the drafting of the CBD Panning proposal, having a landmark site on the corner of Phillip Street and Charles Street Square informed by the River City Strategy prepared by McGregor Coxall Architects as seen in the below figure.

Figure 20: River City Strategy Landmark Sites (Mcgregor Coxall Architects)

BUILT FORM AND STRUCTURES PLAN

The Built Form and Structures Plan suggests a number of principles to improve river address and guide future built form within the strategy area. It is noted that not all of the properties are currently in Council ownership, however the following are recommended for consideration as redevelopment of this area occurs. The four principles underpinning changes to built form are:

- **Cultural Landmark Buildings** - Changes to riverside theatre and a new aboriginal cultural centre are proposed to form cultural landmarks along the river,

- **Arrival Landmark Buildings** - Landmark buildings are indicated in strategic locations to enhance sense of arrival;
- **High Quality Building Frontages** - New and upgraded building frontages to address and activate the river corridor;
- **Heritage Adaptive Re-use** - wherever possible heritage buildings should be celebrated and adaptively reused;

Note: Building form reflects future development potential and is indicative only. Further guidance should be sought from the City Centre Planning Framework.



The proposed building scale is consistent with this strategy and the sought FSR and Building Heights will enable the delivery of a landmark site within a prominent location across the Parramatta Riverbank.

Refer to Part 3 of this Planning Proposal for a complete analysis of the Urban Design Strategy for the subject site.

Figure 21: Existing, proposed, and perceived building form (PTI Architecture)

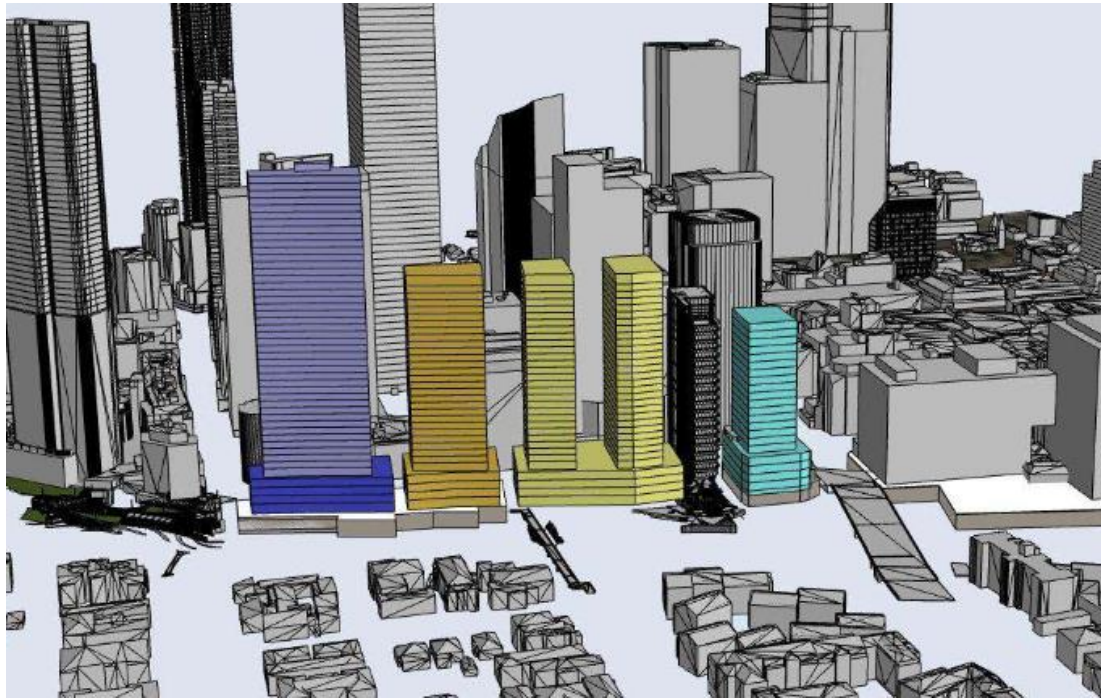
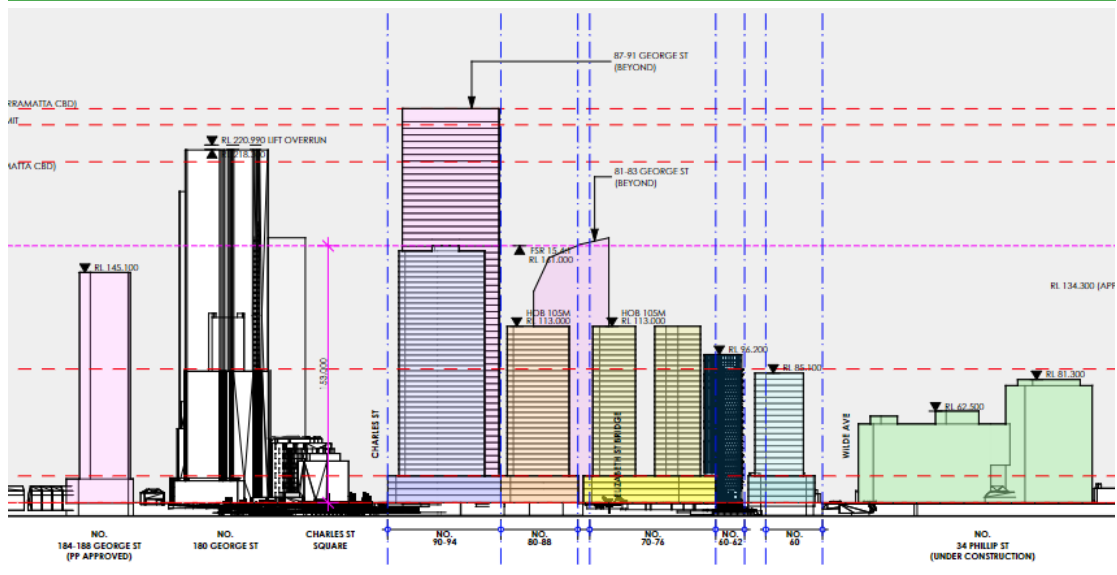


Figure 22: Existing, proposed, and perceived building form, river front elevation (PTI Architecture)



Traffic and Parking

The subject land achieves optimal access to pedestrian pathways, cycleways, and rail and ferry transport. The Parramatta Light Rail, the Western Line, the future Metro, and new bus and cycleways will deliver city-shaping infrastructure that will powerfully change how people live within Parramatta and commute to Parramatta. This will result in a significantly lower reliance on private vehicle trips.

In addition, the draft Bike Plan also supports the City of Parramatta's vision to be a sustainable, liveable, and productive City. The plan seeks to bring forward the planned and coordinated delivery of cycleway infrastructure to promote multi-modal transport options throughout the locality. Further details relating to the traffic and parking assessment will subsequently be provided, following a Gateway Determination and when agency requirements are known (if any).

PLANNING PROPOSAL

The required content of a planning proposal is set out in Section 3.33 of The Environmental Planning and Assessment Act 1979. To assist with the preparation of a planning proposal, the DPE have published the Local Environmental Plan Making Guideline (August 2023) which sets out the form and content that is required within the six parts identified below:

- **Part 1 – Objectives and intended outcomes -**
a statement of the objectives of the proposed instrument
- **Part 2 –Explanation of provisions –**
an explanation of the provisions that are to be included in the proposed instrument
- **Part 3 – Justification of strategic and site specific merit –**
justification of strategic and potential site-specific merit, outcomes, and the process for implementation
- **Part 4 - Maps –**
existing and proposed maps, where relevant, to identify the effect of the planning proposal and the area to which it applies
- **Part 5 – Community consultation –**
details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken on the planning proposal post Gateway and during exhibition
- **Part 6 – Project timeline –**
Project timeline to detail the anticipated timeframe for the LEP making process in accordance with the benchmarks in this guideline.

This Planning Proposal has been prepared in a manner consistent with the LEP Plan Making Guidelines, including the specific matters required to be addressed and also the anticipated timeframe.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The objective of the Planning Proposal is to amend Parramatta LEP 2023 to:

To provide suitable building height and floor space ratio, which facilitate the urban renewal of the subject site and provide high-density development commensurate with State Government planning strategies. The Planning Proposal seeks to provide a diversity of new housing within an ideal strategic location.

The intended outcome of the planning proposal is to:

- Contribute to the site's role within Parramatta CBD as a strategic centre that provides housing, jobs and services.
- Contribute to increasing housing within proximity to public transport and key amenities including the river foreshore and public reserves.
- Contribute to the rejuvenation of the Southern Foreshore Precinct by encouraging supporting development activity within a mixed-use scenario that is afforded the scenic surrounds of the Parramatta River.
- Contribute to housing diversity and choice within the City of Parramatta
- Deliver quality housing within the City of Parramatta that is sustainable, and with high amenity values.

PART 2 – EXPLANATION OF PROVISIONS

Part 2 of the Planning Proposal provides an explanation of the provisions that are to be included within the Planning Proposal. It includes a written explanation that is supported by mapping where relevant.

The stated objectives and intended outcomes at the subject site, the following maps and clause of Parramatta LEP 2023 will be amended:

- Amending the Floor Space Ratio Map for Parramatta LEP 2023 to permit a maximum FSR of 12.8.
- Amending the Height of Buildings Map to apply a maximum building height of 133m.
- Amending Clause 7.28A for the land situated at 90-94 Phillip Street, Parramatta.

PTI architects have undertaken detailed urban design analysis and architectural concept testing for the subject site. This submission supports proposed changes to the planning controls for the subject site located at 90-94 Phillip Street.

Recommended uplift and new planning controls for this site would facilitate opportunities for high quality urban design outcomes and orderly and economic development to support the 30-minute city and local housing demand.

The redevelopment of the site can be directed by the preparation of a master plan and site-specific DCP in due course as the proposed LEP changes are progressed through Gateway and towards finalisation.

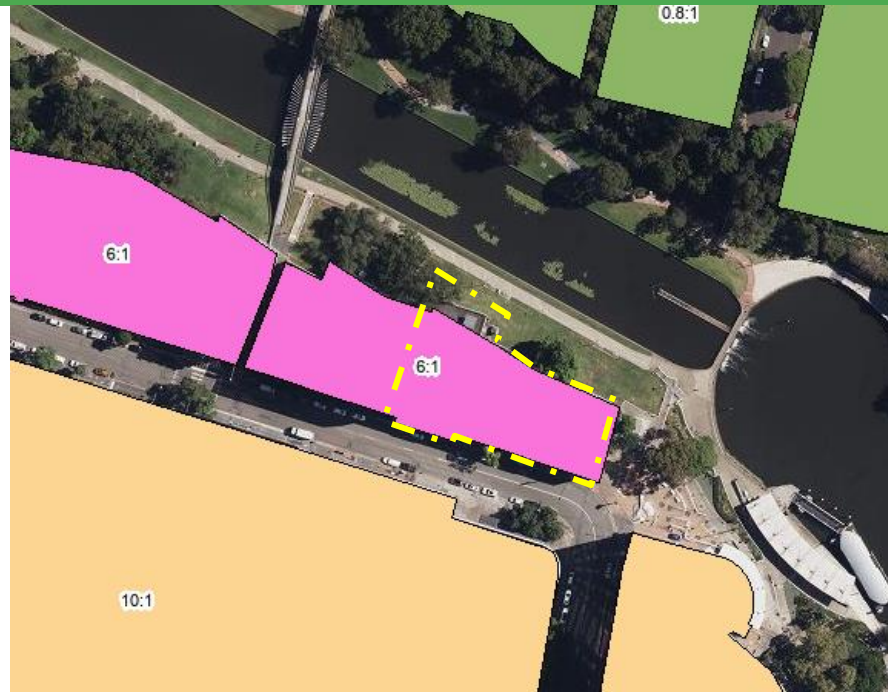
This report sets out some basic urban design strategies and principles to direct future residential development.

Maps

Figure 23: Floor Space Ratio Map – existing and proposed (Spatial Viewer)

Existing

6:1



Proposed

12.8

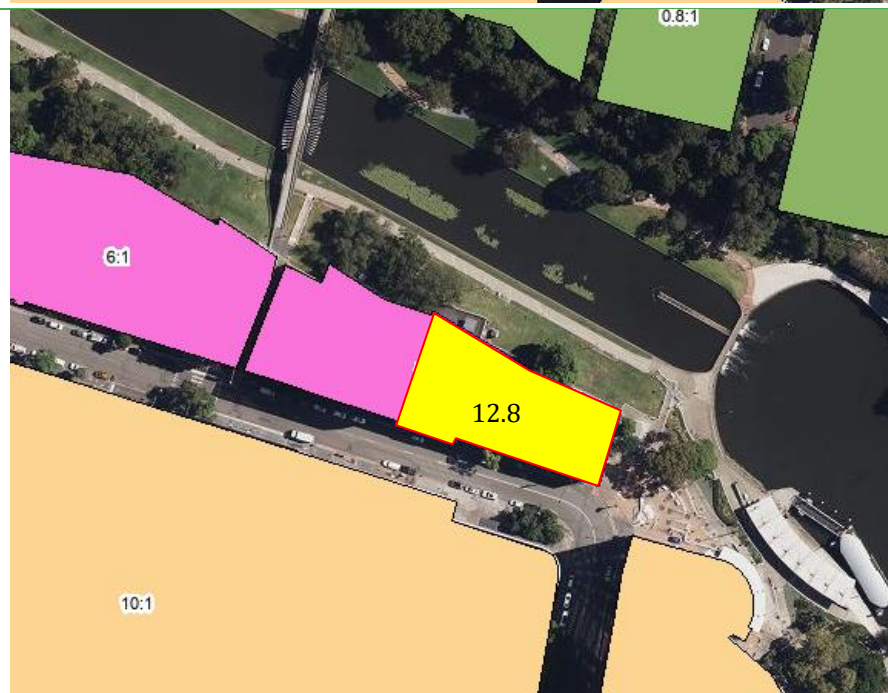
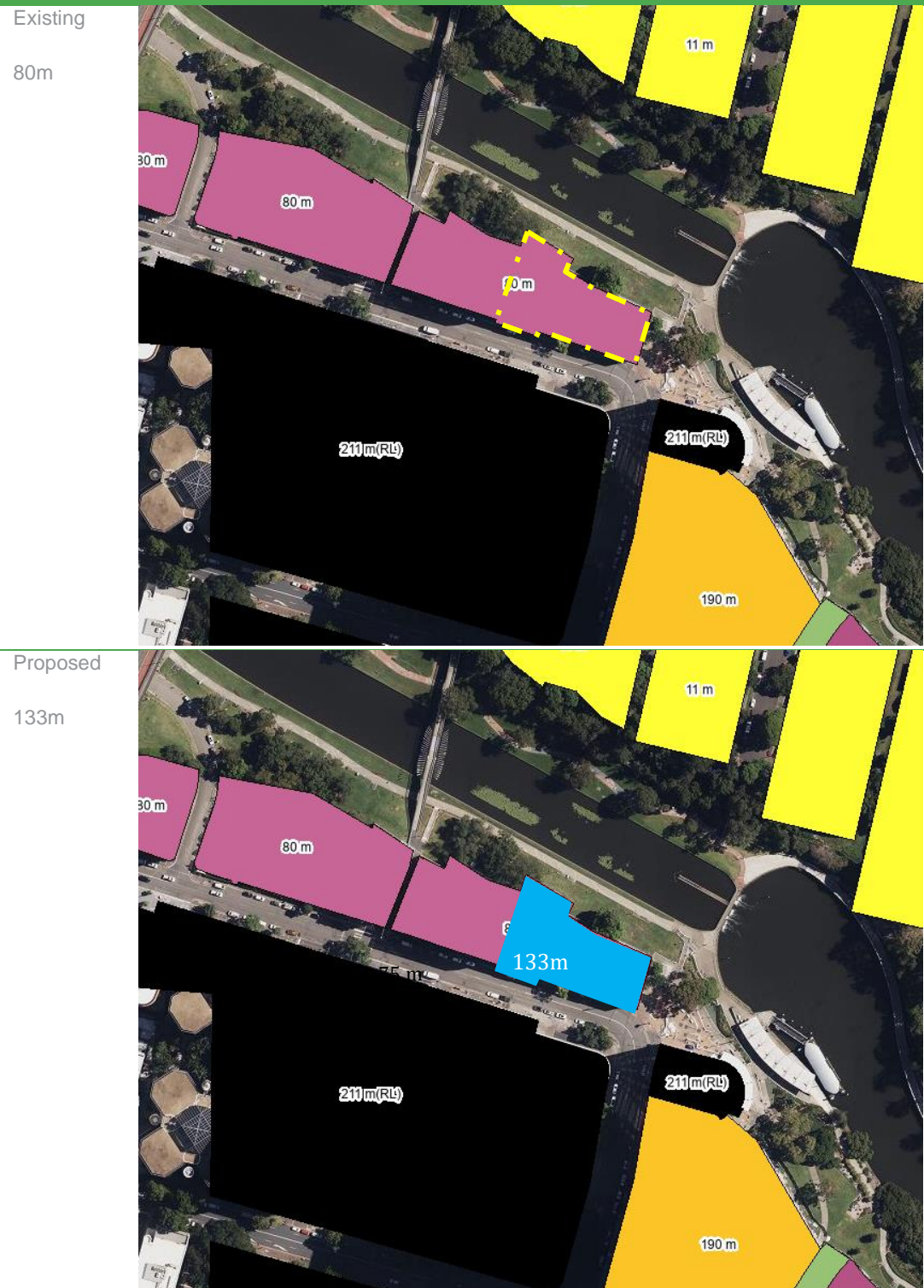


Figure 24: Height of Buildings Map – existing and proposed (Spatial Viewer)



Clause 7.28

We anticipate the following amendments will be made to Clause 7.28A of the Parramatta LEP 2023 to facilitate the required outcome. The amendment to Clause 7.28A will ensure that it no longer provides a site-specific FSR and height bonus on the subject site. Please refer to Table 1 below, with the proposed amendments in red strikethrough text.

Table 1: Example of the amended Clause 7.28A

7.28A Additional floor space ratio for “Area 2” and “Area 4”

- (1) *This clause applies to development that—*
- (a) is on land identified as “Area 2” or “Area 4” on the Additional Local Provisions Map, and*
 - (b) involves the erection of a building, and*
 - (c) has a site area of at least 1,300m².*
- (2) *A building resulting from development to which this clause applies on land in “Area 2” may exceed the applicable FSR for the building by 3.5:1 if the building is no more than 25m wide when viewed from Parramatta River.*
- (3) *A building resulting from development to which this clause applies on land in “Area 4” may exceed the applicable FSR for the building by 2.5:1 if the building, when viewed from Parramatta River, is no more than—*
- (a) 25m wide, or*
 - (b) if the development site includes land at 78–82 Phillip Street—30m wide, or*
 - ~~*(c) if the development site includes land at 90–94 Phillip Street—35m wide.*~~
- (4) *If a building resulting from development to which this clause applies uses the additional floor space ratio permitted under subclause (2) or (3), the height of the building may exceed the maximum permissible HOB by 13m, in addition to the additional height permitted under clause 7.15.*
- (5) *Development consent must not be granted to development to which this clause applies unless—*

(a) the building uses the additional floor space ratio and height permitted under clause 7.15, and

(b) the building uses the additional floor space ratio permitted under clause 7.25, and

(c) a development control plan, which provides for the following, has been prepared for the land—

(i) pedestrian and through site links,

(ii) setbacks from Parramatta River and adjoining sites,

(iii) building pedestal controls,

(iv) car parking design requirements,

(v) building envelope and built form controls,

(vi) servicing arrangements,

(d) the consent authority is satisfied the building will transition in bulk and scale to neighbouring heritage items and heritage conservation areas.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

The strategic merit test is demonstrated through a series of established questions set out in turn below.

SECTION A – NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

YES.

The City of Parramatta Council has previously prepared a draft LEP which included similar controls to that proposed within this Planning Proposal. This Planning proposal is supported by a site specific urban design study prepared by PTI Architecture.

The Urban Design Study is discussed further in this Planning Proposal and is also attached for reference. Importantly, the concept design within the UDS by PTI Architecture is based on extensive consultation with the council over the years. The concept has been refined by PTI Architecture to ensure that neighbouring and surrounding developments retain amenity values in terms of solar access and ventilation.

Refer to Part 3 of this document for further information on the UDS and concept plan.

Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement came into effect on 31 March 2020 and this document sets out the 20-year vision for land use planning for the City of Parramatta.

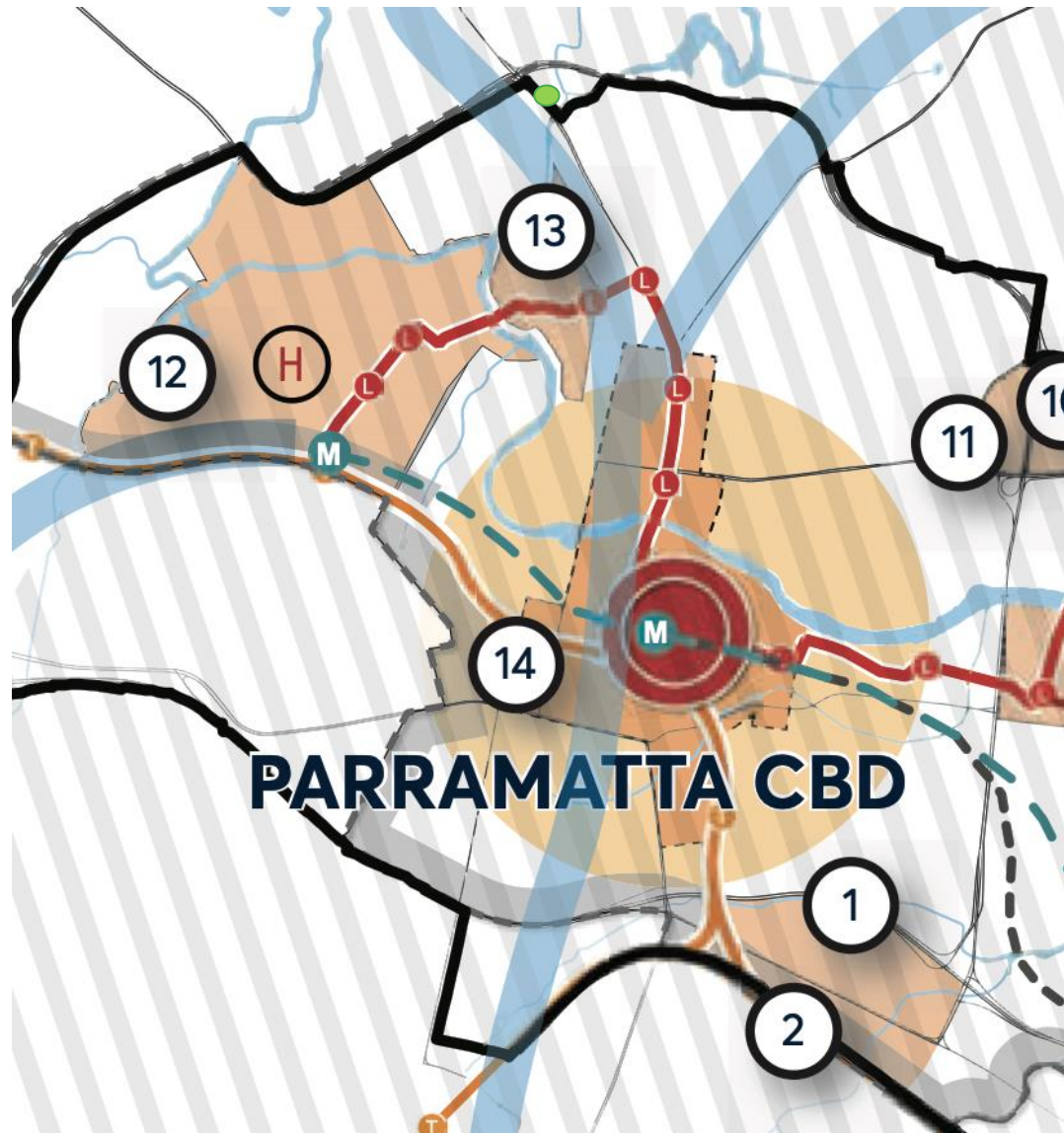
The LSPS contains 16 planning priorities under 4 key themes which are:

- Local planning priorities.
- Livability planning priorities.
- Productivity planning priorities.
- Sustainability planning priorities

As illustrated in the extract from the LSPS below, the subject site is nominated as being within a "Growth Precinct".



Figure 25: Growth precinct map (City of Parramatta 2020)



Relevant principles are discussed under Section B, Question 3.

Parramatta City River Strategy

The parramatta CBD River strategy endorsed by council in 2015 provides a comprehensive plan for transforming the river frontage within Parramatta CBD. The strategy provides a framework to make the City into a vibrant and attractive public space. Charles Street Square and the river frontage on the subject site is identified as being part of the Parramatta CBD River Strategy as seen in the figure provided overleaf

Figure 26: Parramatta City River foreshore transformation map (City of Parramatta)



The proposal is aligned with the urban design principle outlined in the strategy, having a landmark site on the corner of Phillip Street and Charles Street Square. The proposed building scale is consistent with this strategy and the sought FSR and Building Heights will enable the delivery of a landmark site within a prominent location across the Parramatta river bank.

In line with the strategy the proposed development will provide an active frontage to the planned pedestrian walkway along the river frontage through the allocation of commercial floor spaces on ground floor levels, looking towards the river as well as Phillip Street and Charles Street Square.

Charles Street Square Strategy

Charles Street Square Strategy was endorsed by the council in 2017 with public domain upgrade works completed in November 2023. Future detailed design of the proposed development will complement the existing public domain and will enhance Charles Street Square.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

YES

It is considered that the Planning Proposal is the best means of achieving the stated objective of urban revitalisation of this land.

The Planning Proposal is undoubtedly the most efficient mechanism available for stimulating urban renewal and accelerating the delivery of high-density housing in a manner consistent with the strategic directions established in the documents, including A Metropolis of Three Cities – Greater Sydney Region Plan, the Central City District Plan, the Greater Parramatta and Olympic Peninsular Plan, the CBD Planning Proposal and the Parramatta CBD Strategy.

Other options considered include:

a) Formal submission to a principal LEP

Parramatta LEP 2023 is a recently made principal LEP, with its review at least five years away. This pathway is, accordingly, not open.

b) Submission on a Council Planning Proposal for Phillip Street Block

The Council is not preparing a planning proposal for the Phillip Street Block noting that the DPE deferred the controls already proposed by the Council. This pathway is accordingly not open

c) Cl.4.6 Variation

The additional height and FSR proposed are not due to the proposal being unable to comply due to site constraints.

This site-specific planning proposal allows the proponent to provide detailed urban design and site-specific investigations to support the requested changes in height and FSR. It will allow for the site to be contemplated in detail, particularly regarding its urban form, response to constraints like flooding, and integration with broader State and local strategic plans and priorities. Accordingly, the planning proposal is the most suitable means of achieving the objectives and intended outcomes for the site.

The Planning Proposal is the most efficient mechanism for stimulating urban renewal and accelerating the delivery of high-density housing.

SECTION B – RELATIONSHIP TO THE STRATEGIC PLANNING FRAMEWORK

3. 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)?

YES

The relevant strategic plans for consideration include the Six Cities Discussion Paper, Metropolis of Three Cities – Greater Sydney Region Plan 2018 and the Central City District Plan 2018.

Six Cities Discussion Paper

Greater Sydney has been divided up into six city regions that together form one city.

In theory, the long term aim is for people and freight to be moved to any part of the region within 90 minutes, therein providing significant lifestyles and economic benefits. Like the Greater Sydney Region Plan, each of the six cities imagines residents accessing jobs within 30 minutes by public transport and more vibrant local centres and neighbourhoods within a 15-minute walk of home. This aims to improve the vibrancy of local areas where all daily needs can be met near home.

Housing theme

A key theme within the discussion paper is the desire for housing to be more affordable and accessible, ideally leveraging transport and social infrastructure. The Discussion Paper notes a lack of housing diversity, which has led to a mismatch between supply and demand for different housing types. A key method to resolve this, highlighted in the discussion paper, is to include a full range of homes from single dwellings, granny flats, dual occupancies and townhouses, low rise through to high rise and larger mixed use developments.

To improve housing diversity, the following actions are relevant to a future planning proposal over the subject site:

- *Increasing the proportion of multi-unit and higher density housing in accessible locations that are supported by infrastructure*
- *ensuring existing and new freestanding homes and medium density housing are connected to quality amenity, essential services and transport infrastructure*

The proposal is consistent with this action and will facilitate more homes that are within a highly accessible location, along with good amenities and supporting services essential for everyday living. It is further noted that future City Plans may require areas within 800m of a transport hub to have a minimum 25% proportion of the LGA housing target delivered through a mix of higher density housing types. This Planning Proposal will assist the City of Parramatta in achieving this objective.

Inclusive places linked to infrastructure

This draft action essentially seeks to ensure that people can 'live local', with one of the methods being to link higher density housing around transport nodes where there are better active transport opportunities, along with the possibility for people to access services and amenities without leaving the area.

The proposal offers the City of Parramatta the opportunity to be consistent with this theme and realise the benefits offered for future residents.

The DPE Gateway determination report makes the following commentary under the heading "Strategic Merit Test," and it is particularly noted that the comment is about all land under consideration

The site is within the Central City District and the former Greater Sydney Commission (GSC) released the Central City District Plan on 18 March 2018.

The District Plan commits to additional housing supply with access to jobs and services (Planning Priority C5) through a 21,650 five-year housing supply target for the Parramatta LGA, but this housing growth is intended to be supported by liveability, productivity and sustainability outcomes. The structure plan for the Central City District demonstrates that Greater Parramatta is the metropolitan centre of the Central City District.

The planning proposal seeks to deliver the vision of the Central River City through additional jobs and dwellings. The draft LEP seeks to balance this growth with the liveability and other priorities within the Plan.

The Department is satisfied that the draft LEP gives effect to the District Plan in accordance with section 3.8 of the EPA Act.

Metropolis of Three Cities

The Planning Proposal is aligned with these key themes, directions, metrics and objectives:

1. **Infrastructure and collaboration.** The subject land is located within Parramatta CBD. The site has easy access to existing health services infrastructure and schools. The Parramatta CBD benefits from existing heavy rail and bus transport services. Parramatta Light Rail (expected to start operation Mid 2024), and the Metro Rail is currently under construction.
2. **Liveability.** The architectural concepts provided with this Planning Proposal and the relevant urban design analysis show that liveability for future residents is a primary consideration. Proximity to Parramatta River, employment, transport, and retail are significant features of the site. Additional considerations contributing to liveability, such as views, are implicit in the proposal.
3. **Productivity.** The proposal capitalises on the existing Parramatta CBD and will provide a part in contributing to sustainable future growth.

4. **Sustainability.** The Planning Proposal facilitates building capacity based on existing and committed infrastructure. This seeks to shape a strong and connected community.

The table below provides a summary of relevant priorities.

DIRECTION	STRATEGIC ALIGNMENT
Infrastructure and collaboration	
1. A city supported by infrastructure	<p>The subject site is located within the Parramatta City Centre. The city Centre has a myriad of social and public transport infrastructure including heavy rail and bus services, with a metro and light rail also under construction. Likewise, the site benefits from access to ferry services. Along with great active transport links for pedestrians and cyclists alike, the subject site is highly accessible and supports the 15 minute city and 30 minute city ideals.</p> <p>Consolidating a population around an existing Metropolitan Centre supports the existing infrastructure within these areas, including its efficient use, leading to more sustainable and better functioning cities and places.</p>
2. A collaborative city	
Liveability	
3. A city for people	<p>An indicator of the success of this direction is whether there has been an increase in the number of people who can walk to local centres. The Planning Proposal achieves consistency with this direction by increasing the population within close proximity to the Parramatta metropolitan centre, including the community, social, and employment benefits it offers.</p>
4. Housing the city	<p>The planning proposal will assist the City of Parramatta in achieving its housing targets, in addition to providing living opportunities close to employment, public transport, active transport opportunities and other services that are essential for socially vibrant and cohesive communities.</p>
5. A city of great places	<p>The planning proposal will enhance accessibility to local open space and other areas by active transport modes. This makes efficient use of infrastructure and improves the equitability of the city. The proposal will also ensure public domain upgrades especially to the Parramatta River foreshore frontage, improving the use of public assets.</p>
Productivity	
6. A well connected city	<p>A well connected city seeks to ensure that homes are within 30 minutes by public transport to a metropolitan centre or strategic centre. The subject site is highly accessible to a diverse range of centres, including the Parramatta City Centre. With the introduction</p>

DIRECTION	STRATEGIC ALIGNMENT
	of the metro, the subject site will be within 30 minutes of the Sydney CBD.
	The planning proposal therefore is consistent with this direction.
7. Jobs and skills for the city	
Sustainability	
8. A city in its landscape	Future development of the site can make a positive contribution to urban greening, including the enhancement of local canopy cover. This will provide local cooling benefits, in addition to supporting local biodiversity values. Together, this results in a much more liveable community, with exceptional amenity values.
9. An efficient city	The site is within walking distance of bus, ferry and train services. Likewise, it is within walking distance of the soon to commence light rail and the metro which is currently under construction. This accessibility to transport, jobs and services means that efficiency is increased. Furthermore, as investment in public transport infrastructure continues, public transport use is expected to grow which reduces reliance on private vehicles. Likewise, the proximity to the Parramatta City Centre ensures that people do not need to drive, which contributes to a reduction in greenhouse gases.
10. A resilient City	

Central City District Plan

The Central City District Plan sets out the priorities and actions for this District, structured around the same key themes as presented in the Greater Sydney Region Plan. As relevant to the subject site, the District Plan continually emphasises the importance of growth within strategic centres regarding jobs and housing. The Planning Proposal seeks to deliver additional housing and jobs within a 30-minute city scenario.

The Planning Proposal seeks to deliver housing and employment to the market quickly and in a highly liveable and accessible and central location.

The table below addresses relevant priorities of the District Plan.

PLANNING PRIORITY	STRATEGIC ALIGNMENT
Infrastructure and collaboration	

PLANNING PRIORITY	STRATEGIC ALIGNMENT
<p>1. Planning for a city supported by infrastructure</p> <p>2. Working through collaboration</p>	<p>This priority area seeks to ensure that the city maximises its efficient use of existing and planned infrastructure. In doing so, it aims to ensure that residents have the facilities and services to lead productive and healthy lives. Importantly, this includes being within 30 minutes of the nearest strategic centre by public transport.</p> <p>The Planning Proposal facilitates this priority by consolidating growth within the Parramatta Metropolitan Centre. This ensures that all residents, regardless of age or ability can access services within the City Centre, open spaces and public transport comfortably.</p>
Liveability	
<p>3. Providing services and social infrastructure to meet people's changing needs</p>	<p>The planning proposal facilitates this priority by providing housing within an area that is well suited for expanded social infrastructure. Furthermore, the site is located within the Parramatta City Centre, ensuring that people regardless of age or ability can access the necessary services efficiently, thereby contributing to improved liveability.</p>
<p>4. Fostering healthy, creative, culturally rich and socially connected communities</p>	<p>The proposal seeks to increase the density of housing within the Parramatta City Centre. This expands the range of housing choices, opening up greater opportunities for a greater diversity of people to live within the City of Parramatta. Likewise, being located within walking distance to a diversity of public transport services ensures that future residents are connected to other destinations, ensuring that social connectivity outside of the local area is achieved.</p>
<p>5. Providing housing supply, choice and affordability with access to jobs, services and public transport</p>	<p>The proposal increases housing supply in the Parramatta City Centre providing local jobs, services and entertainment offerings. In addition, the proposal also enhances public transport use through providing more people within a highly accessible location. It is noted that the subject site has bus, ferries and train services to key destinations including the Sydney CBD, Castle Hill, Rouse Hill, Blacktown, Epping and more. Accessibility will be further enhanced with the operation of the light rail, in addition to the metro which is currently under construction.</p>
<p>6. Creating and renewing great places and local centres, and respecting the District's heritage</p>	<p>The proposal contributes to the renewal of the South of Parramatta River foreshore area, within a location more related to the CBD. As shown within the attached urban design study, the proposal has applied a place making approach and respects heritage values.</p>
Productivity	
<p>7. Growing a stronger and more competitive</p>	<p>This priority is more focused on economic outcomes. The proposal however assist in facilitating its implementation by providing active employment uses at the street level, in addition to increasing the possibility of people to live and work within the same area. The</p>

PLANNING PRIORITY	STRATEGIC ALIGNMENT
Greater Parramatta	proposal will include additional employment spaces of 1:1 of the site area and will contribute towards growing a stronger economic centre.
8. Delivering a more connected and competitive GPOP Economic Corridor	
9. Delivering integrated land use and transport planning and a 30-minute city	The Planning Proposal facilitates this priority by consolidating growth on land within the Parramatta City Centre.
10. Growing investment, business opportunities and jobs in strategic centres	The planning proposal increases the population within close proximity to the Parramatta Metropolitan Centre. This contributes to activity within the centre and therefore supports its ongoing and long term viability. A ground level active frontage is provided which facilitates more local business opportunities within the City Centre.
11. Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	
12. Support growth of targeted industry sectors	
Sustainability	
13. Protecting and improving the health and enjoyment of the District's waterways	Future development of the site will include necessary measures to ensure that the water is appropriately treated, including meeting all pollution reduction targets. This will ensure that waterways that are far beyond the site are not impacted by the site's future development.
14. Creating a Parkland City urban structure and identity, with South Creek as defining spatial element	
15. Protecting and enhancing bushland, biodiversity and	

PLANNING PRIORITY	STRATEGIC ALIGNMENT
scenic and cultural landscapes	
16. Increasing urban tree canopy cover and delivering Green Grid connections	A future development application will provide additional canopy cover and urban greening. This will enhance cooling of the local environment, in addition to providing valuable habitat which enhances overall biodiversity in the area.
17. Delivering high quality open space	
18. Better managing rural areas	
19. Reducing Carbon emissions and managing energy, water and waste efficiently	
20. Adapting to the impacts of urban and natural hazards and climate change	

In summary, this Planning Proposal seeks to deliver on the vision set forward in the Central City District Plan by:

1. Increasing diversity of housing choice.
2. Delivering housing to meet strategic housing supply targets.
3. Increasing housing within 30 minutes of both Parramatta CBD and Sydney CBD.
4. Contribution to energy efficiency through aims to deliver a development that meets environmental performance criteria.
5. Reduced emissions through both building environmental performance and reducing reliance on private vehicle travel. Focusing increased housing on the subject site which is highly accessible to local ferries, bus and train services means that future residents are more likely to walk, cycle and use integrated public transport systems.
6. Enhancing the role of Parramatta as the economic anchor with the vision to deliver both jobs and housing.

The objectives of the Planning Proposal are incontestably aligned with the documented priorities for the Central City District.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement came into effect on 31 March 2020 and this document sets out the 20-year vision for land use planning for the City of Parramatta. The LSPS contains 16 planning priorities under 4 key themes which are:

- Local planning priorities.
- Liveability planning priorities.
- Productivity planning priorities.
- Sustainability planning priorities

The planning principles relevant to the proposal are addressed below.

LOCAL STRATEIC PLANNING STATEMENT	
VISION	STRATEGIC ALIGNMENT
<i>In 20 years Parramatta will be a bustling, cosmopolitan and vibrant metropolis, the Central City for Greater Sydney. It will be a Smart City that is well connected to the region, surrounded by high quality and diverse residential neighbourhoods with lots of parks and green spaces. It will be innovative and creative and be well supported by strong, productive and competitive employment precincts. It will be a place that people will want to be a part of.</i>	The subject site is within Parramatta CBD with access to numerous public transport modes including, ferry, heavy rail, bus services and the near completed light rail as well as the new Metro line currently under construction. The development will provide additional retail floor space within the ground floor to contribute to the vibrancy of Parramatta CBD. Additionally, the proposal will enable additional people to reside within walking distance to several parks. The proposed development will assist in creating a well-supported, competitive employment precinct, especially given its location and will be a place where people would want to be part of.
LOCAL PLANNING PRIORITIES	
PLANNING PRIORITY	STRATEGIC ALIGNMENT
Local	

1. Expand Parramatta's economic role as the Central City of Greater Sydney	The subject site is within the Parramatta City Centre. It will provide additional housing and employment floor space at street level. This will contribute to the strengthening of the Parramatta City Centre by providing jobs and also housing within a highly accessible area.
2. Grow Parramatta as a Smart City	A future development application can incorporate smart technology to improve liveability and sustainability.
3. Advocate for improved public transport connectivity to Parramatta CBD from the surrounding district	The site is close to significant public transport infrastructure including bus, ferry and train services. Likewise, the light rail which will commence in 2024 is within walking distance, as is the Metro which is currently under construction. This high level of public transport accessibility provides future residents and workers with exceptional transport opportunities and connections.
4. Focus housing and employment growth in the GPOP and Strategic Centres; as well as stage housing release consistent with the Parramatta Local Housing Strategy	The subject site is a Phase 1 area of the GPOP.
5. Support and enhance the low- scale character and identity of suburban Parramatta outside of the GPOP area and Epping Strategic Centre	The subject site is a Phase 1 area of the GPOP.
6. Provide for community infrastructure and recreation opportunities	The proposal provides the opportunity for new pedestrian connections and accessible open space areas for residents and the general community alike.
Livability	
7. Provide for a diversity of housing types and sizes to meet community needs into the future	The proposal will result in about 500 dwellings, with a mix of studio, 1, 2 and 3 bedroom apartments. This will contribute to the diversity of housing available in the LGA.
8. Incentivise affordable rental housing delivery and provide for permanent affordable housing	The proposal includes a diverse mix of units that can contribute to the range of housing available, therefore increasing affordable options.
9. Enhance Parramatta's heritage and cultural	The subject site is visually separated from heritage items. All items have been sufficiently separated by Streets, built forms and the river

assets to maintain our authentic identity and deliver infrastructure to meet community needs	foreshore; as such, there are no anticipated heritage impacts resulting from the proposal at 90-94 Phillips Street, Parramatta.
10. Improve active walking and cycling infrastructure and access to public and shared transport	The subject site is close to bus, ferry and train services that are accessible by walking. Likewise, the site is within walking distance to the Parramatta Light Rail and future metro. The proposal shows that a through site link is possible which expands the local active transport network. In addition, the site is very close to the existing active transport network in Parramatta, including cycleways.
Productivity	
11. Build the capacity of the Parramatta CBD, Strategic Centres, and Employment Lands to be strong, competitive and productive	The subject site is within the Parramatta City Centre. It will provide additional housing and employment floor space at street level. This will contribute to the strengthening of the Parramatta City Centre by providing jobs and also housing within a highly accessible area.
12. Retain and enhance Local Urban Service Hubs for small industries, local services and last-mile freight and logistics	Not relevant
Sustainability	
13. Protect and improve the health and swimmability of the Parramatta River, its waterways and catchment	The concept plan includes generous areas of deep soil and landscaping. This along with future water treatment measures will enhance the water quality of the Parramatta River and its catchment more broadly.
14. Protect and enhance our trees and green infrastructure to improve liveability and ecological health	The concept plan includes generous areas of deep soil and landscaping.
15. Reduce emissions and manage energy, water, and waste efficiently to create better buildings and precincts and solve city planning challenges	This can be actioned in a future development application.
16. Increase resilience of people and infrastructure against	This can be addressed in a future development application. More sustainably designed buildings will provide protection against climatic extremes.

natural and urban
hazards

Parramatta Local Housing Strategy

The Local Housing Strategy provides guidance regarding future housing growth in the Parramatta LGA. It supports the LSPS and other priorities in the Greater Sydney Region Plan and the Central City District Plan.

As per the findings of the Parramatta Local Housing Strategy, by 2036, the population of the City of Parramatta LGA is anticipated by over 175,000 people to a total of over 416,000 people and is expected to need an additional 77,000 dwellings to accommodate this population growth.

The LHS notes that the investigation outcomes indicate that the population is likely to increase even more substantially. Furthermore, seniors and elderly are expected to grow by 34,317 or 64%. As a result, the LHS identified that the future housing supply will need to accommodate older and less able residents such as seniors and elderly residents.

The subject site is closer to the Parramatta CBD and is well separated from heritage values further to the north, where there are relatively intact heritage conservation areas. The relationship with the CBD, in addition to the surrounding context more broadly is suitable for uplift as shown in the attached urban design concept plans. It is noted that these controls are substantially the same as those put forward by the City of Parramatta in their planning proposal that included the subject site.

OBJECTIVES	JUSTIFICATION
Liveability	
1. Community infrastructure is adequately funded and delivered in alignment with homes	This planning proposal assists the City of Parramatta in achieving its modal shift from private vehicles to public and active transport modes.
2. Housing delivery is aligned and sequenced with existing transport and capacity improvements	This planning proposal assists the City of Parramatta in achieving the majority of new housing within walking catchments of public and active transport modes.
3. Funding is secured through State and robust local contributions frameworks	A future development application will make appropriate development contributions.

OBJECTIVES	JUSTIFICATION
<p>4. Growth precincts innovate excellence in placed-based outcomes with diverse and affordable housing to suit residents' needs</p>	<p>The proposal will provide for a diversity of housing that meets the needs of people, regardless of age or ability. It will provide an appropriate mix of dwellings, including adaptable housing. Furthermore, the yield and mix of dwellings can assist affordability by providing a range of homes at various price points.</p>
<p>5. Parramatta's low density residential neighbourhoods to retain local character, provide housing diversity and preserve future housing opportunity</p>	<p>The urban design study submitted within this Planning Proposal confirms that there is no impact on surrounding areas.</p>
Productivity	
<p>1. Housing delivery complements, not compromises, the economic significance of both the Central City and the City of Parramatta</p>	<p>The planning proposal provides ground level employment as originally envisioned by Council.</p>
<p>2. Additional housing is focused on growth precincts, aligned with transport infrastructure delivery to facilitate residents' access to facilities, services, social connections and jobs</p>	<p>This planning proposal assists the City of Parramatta in achieving the majority of new housing within walking catchments of public and active transport modes.</p>
<p>3. Housing delivery is efficiently sequenced to best use State and local resources and investments</p>	<p>The planning proposal supports this objective.</p>

OBJECTIVES	JUSTIFICATION
4. Commercial opportunities are enhanced in conjunction with growth precinct delivery	The planning proposal supports ground level employment to activate the public domain.
5. Housing supports the key essential services in the City of Parramatta through striving for housing affordability	The planning proposal facilitates additional housing supply which supports the services offered in the Parramatta City Centre, in addition to providing a diversity of housing for different price points in the market. Additional supply may also contribute to meeting market demand for housing, thereby potentially contributing to improved affordability.
Sustainability	
1. Advocating for the wholesale improvement of residential built form performance improvement through State frameworks and utilities provision	Future development can comply with relevant sustainability initiatives in the Sustainable Buildings SEPP 2022.
2. Pioneering local mechanisms to improve built form environmental performance and reduce urban heat impacts	Future development can comply with relevant sustainability initiatives in the Sustainable Buildings SEPP 2022.
3. Protect the local character of low density residential neighbourhoods and optimise their environmental performance to benefit the whole of City of Parramatta	The urban design study submitted within this Planning Proposal confirms that there is no impact on surrounding areas.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

YES

The investment in new infrastructure is exceptional in Parramatta CBD with the construction of Parramatta Light Rail, the construction commencing on Sydney Metro, and the attention to pedestrian and cycling facilities, routes, and experiences in the CBD.

Parramatta CBD is also undergoing a radical change in the intensity of employment and housing within the CBD, as facilitated and encouraged by State and Local planning initiatives.

The Planning Proposal is consistent with the changing planning circumstances and elevation of Parramatta CBD within the Sydney metropolitan area, and the resulting change in planning controls within the city centre. In addition to the above, the proposal is also consistent with the strategies identified below.

Document	Discussion
Future Transport Strategy 2056	<p>The Future Transport Strategy sets the direction of the NSW Government to improve the transport system across the State. It intends to make decisions by putting people and places at the centre to ensure that customers, the community and the economy experience maximum benefits.</p> <p>The planning proposal over the subject site is consistent with key strategic directions within the strategy, including:</p> <ul style="list-style-type: none"> - C1.1 Enhance 30-minute metropolitan cities - C2.1 Support car-free, active, sustainable transport options - C3.1 Provide transport choices for people no matter where they live - P1.2 Support growth around public transport - P2.1 Support thriving and healthy 15-minute neighbourhoods
Staying Ahead: State Infrastructure Strategy 2022 – 2042	<p>The State Infrastructure Strategy provides a 20-year plan for the NSW Government for strategic investment decisions. The strategy aims to provide recommendations that aid the growth and productivity of the State to improve living standards for the community.</p> <p>Chapter 4 Service Growing Communities, is relevant to this Planning Proposal. Key Strategic directions include:</p> <ul style="list-style-type: none"> - <i>Deliver housing in great neighbourhoods for all parts of the community</i>

Document	Discussion
	<p>– <i>Improve access to efficient, quality services through better use of assets and a better mix of physical infrastructure and technology-enabled solutions</i></p> <p>The proposal satisfies the above strategic directions by providing housing within a highly accessible location, within Parramatta CBD, and within a location previously identified by Council as suitable for higher-density housing.</p>
Housing Strategy 2041	<p>This strategy establishes the 20 year housing vision for NSW and aims to provide the framework for greater housing supply, improved affordability of housing, along with housing diversity and resilience. There are four pillars of housing supply in the strategy, with the diagram reproduced below:</p> <div data-bbox="641 822 1343 1500">  <p>The diagram illustrates the four pillars of housing supply as a 2x2 grid. Each pillar is represented by a colored box with a corresponding icon in the top right corner. The pillars are: Supply (blue box, bar chart icon), Diversity (purple box, branching arrows icon), Affordability (green box, hands holding a coin icon), and Resilience (orange box, interlocking circles icon). Each pillar has a brief description of its focus.</p> </div> <p>The Planning Proposal is consistent with these pillars.</p>
Net Zero Plan	<p>The Net Zero Plan outlines the NSW Government's plan to grow the economy, creating jobs and reducing emissions over the next decade.</p> <p>A future Development Application will be subject to the provisions within the Sustainable Buildings SEPP 2022, which comes into effect on 1 October 2023. This SEPP will ensure that development over the subject site is sustainable and resilient, making a valuable contribution to NSW being a net zero emitter.</p>

6. Is the planning proposal consistent with applicable SEPPs?

The following table briefly assesses consistency against each State Environmental Planning Policy (SEPP) relevant to the planning proposal.

Consideration of relevant SEPPs	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent. The site is not identified as a Koala habitat and contains no significant vegetation.
State Environmental Planning Policy (Sustainable Buildings) 2022	The planning proposal is consistent with the aims or provisions of this SEPP. Future development will be subject to the provisions of this SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Not applicable
State Environmental Planning Policy (Housing) 2021	The proposal is consistent with the intent of the Housing SEPP. Future development under the SEPP remains permissible, though rezoning of the site may expand opportunities for a greater diversity and type of housing. An urban design study submitted with this planning proposal includes an indicative development concept. This concept shows that the site can be developed consistent with the ADG requirements.
State Environmental Planning Policy (Industry and Employment) 2021	Not applicable
State Environmental Planning Policy (Planning Systems) 2021	Not applicable
State Environmental Planning Policy (Precincts—Central River City) 2021	Not applicable
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	Not applicable

State Environmental Planning Policy (Precincts—Regional) 2021	Not applicable
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	Not applicable
State Environmental Planning Policy (Primary Production) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	<p>Consistent with the existing uses of the site include residential development which are unlikely to result in contamination of the land. The planning proposal is consistent with the aims and provisions of this SEPP.</p> <ul style="list-style-type: none"> – In any case, future redevelopment of the site will need to address the requirements of the SEPP. The proposal is consistent with the provision of this SEPP. – This is being addressed through the current development application process over the subject site, noting that this proposal only relates to <i>increasing</i> the height and FSR, and including an additional permitted use on site.
State Environmental Planning Policy (Resources and Energy) 2021	Not applicable
SEPP (Transport and Infrastructure) 2021	<p>Consistent</p> <p>Future development may constitute traffic-generating development and trigger an assessment under this SEPP.</p>

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?


The following table provides a brief assessment of consistency against each s.9.1 directions that are relevant to the Planning Proposal.

Ministerial Directions	Consistency	Comments
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	This proposal is consistent with the objectives and strategies of A Metropolis of Three Cities as outlined in the Planning Proposal report. Refer to Part 3 – Justification of

Ministerial Directions	Consistency	Comments
		<p>this report, Section B – Relationship to Strategic Planning Framework of the Planning Proposal for an explanation of the consistency of the Planning Proposal.</p> <p>The planning proposal achieves the overall intent of the Plan and seeks to implement the achievement of its vision, land use strategy, policies, outcomes or actions.</p> <p>This planning proposal seeks to facilitate the development of these key parcels of land within the Parramatta CBD which will encourage economic investment in this strategic centre and employment.</p>
1.2 Development of Aboriginal Land Council Land	N/A	Aboriginal and archaeological investigations will be completed as part of the future detailed design and development application documentation.
1.3 Approval and Referral Requirements	N/A	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.
1.4 Site Specific Provisions	Yes	The planning proposal relates to building height and floor space ratio provisions. This planning proposal does not impose any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.
1.4A Exclusion of Development Standards from Variation		This planning proposal does not exclude any development standards under Clause 4.6.
Focus Area 1: Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	N/A	Not relevant to the subject planning proposal.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A	Not relevant to the subject planning proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan		Not relevant to the subject planning proposal.

Ministerial Directions	Consistency	Comments
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan		Not relevant to the subject planning proposal.
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor .		Not relevant to the subject planning proposal.
1.10 Implementation of the Western Sydney Aerotropolis Plan		Not relevant to the subject planning proposal.
1.11 Implementation of Bayside West Precincts 2036 Plan		Not relevant to the subject planning proposal.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct		Not relevant to the subject planning proposal.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan		Not relevant to the subject planning proposal.
1.14 Implementation of Greater Macarthur 2040		Not relevant to the subject planning proposal.
1.15 Implementation of the Pyrmont Peninsula Place Strategy		Not relevant to the subject planning proposal.
1.16 North West Rail Link Corridor Strategy		Not relevant to the subject planning proposal.
1.17 Implementation of the Bays West Place Strategy		Not relevant to the subject planning proposal.
1.18 Implementation of the Macquarie Park Innovation Precinct		Not relevant to the subject planning proposal.
1.19 Implementation of the Westmead Place Strategy		Not relevant to the subject planning proposal.

Ministerial Directions	Consistency	Comments
1.20 Implementation of the Camellia-Rosehill Place Strategy		Not relevant to the subject planning proposal.
1.21 Implementation of South West Growth Area Structure Plan		Not relevant to the subject planning proposal.
1.22 Implementation of the Cherrybrook Station Place Strategy		Not relevant to the subject planning proposal.
Focus Area 2: Design and Place	N/A	Directions not made
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	N/A	Not relevant to the subject planning proposal.
3.2 Heritage Conservation	Consistent	There are no items, areas, objects and places of environmental heritage significance and indigenous heritage significance, on the subject site. Accordingly, there is no impact on any areas requiring heritage conservation.
3.3 Sydney Drinking Water Catchments		
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not relevant to the subject planning proposal.
3.5 Recreational Vehicle Areas	N/A	Not relevant to the subject planning proposal.
3.6 Strategic Conservation Planning	N/A	Not relevant to the subject planning proposal.
3.7 Public Bushland	Consistent	There are no areas of public bushland on the subject site
3.8 Willandra Lakes Region	N/A	Not relevant to the subject planning proposal.
3.9 Sydney Harbour Foreshores and Waterways	Consistent	A future development application can provide the necessary measures to manage water quality.

Ministerial Directions	Consistency	Comments
3.10 Water Catchment Protection	Consistent	The subject site is within an existing urban area and a future development application can provide the necessary measures to manage water quality.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Justifiably Consistent	<p>The site is not within the adopted 1 in 100 year flood event, however, it is within the Probable Maximum Flood (PMF) area.</p> <p>The City of Parramatta currently has a draft flood study. This draft study identifies that the site is partially impacted by the 1 in 100 year flood event.</p>  <p>Similar to other properties in the Parramatta City Centre with a similar flood designation, the subject site can be developed to comply with relevant flood planning requirements. This can be confirmed at the development application stage where detailed flood engineering and design measures are implemented to mitigate flood risk.</p> <p>Any potential impacts because of development on the site, such as stormwater runoff, will be considered and addressed appropriately at relevant DA stages.</p> <p>This will also include any design detail required to ensure compliance with Council's water management controls within the Parramatta DCP.</p>
4.2 Coastal Management	N/A	Not relevant to the subject planning proposal.
4.3 Planning for Bushfire Protection	Consistent	The site is not impacted by a Bushfire Map, nor is it bushfire prone.
4.4 Remediation of Contaminated Land	Consistent	The existing uses of the site include residential and commercial development which are unlikely to result in contamination of the land.

Ministerial Directions	Consistency	Comments
		<p>The planning proposal is consistent with the aims and provisions of this SEPP.</p> <p>In any case, future redevelopment of the site will need to address the requirements of the SEPP. The proposal is consistent with the provision of this SEPP.</p>
4.5 Acid Sulfate Soils	Consistent	The site is identified as Class 5 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2011. This will be addressed further at the development application stages.
4.6 Mine Subsidence and Unstable Land	N/A	Not relevant to the subject planning proposal.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Consistent	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> - will provide new dwellings near existing and proposed public transport links - will enable residents to walk or cycle to work if employed in the Parramatta City Centre or utilise train and ferry services. - will maintain and provide additional commercial premises in proximity to existing transport links - makes more efficient use of space and infrastructure by increasing densities on an underutilised site.
5.2 Reserving Land for Public Purposes	N/A	The planning proposal does not seek to change the current zoning provisions and therefore does not impact on land reserved for public purposes
5.3 Development Near Regulated Airports and Defence Airfields	N/A	The land is not within the vicinity of an aerodrome.
5.4 Shooting Ranges	N/A	The land is not within the vicinity of a shooting range.
Focus Area 6: Housing		
6.1 Residential Zones	Consistent	<p>Not relevant as the proposal is within a MU1 zone and not a residential zone. Regardless, the Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> - facilitates additional housing in the Parramatta CBD - provides residential development in an existing urban area that will be fully serviced by existing infrastructure - does not reduce the permissible residential density of land.

Ministerial Directions	Consistency	Comments
6.2 Caravan Parks and Manufactured Home Estates		The planning proposal does not seek to amend the current prohibition of caravan parks on this site
Focus Area 7: Industry and Employment		
7.1 Employment zones	N/A	The planning proposal does not seek to amend the existing zoning of the site.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not relevant to the subject planning proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not relevant to the subject planning proposal.
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	N/A	Not relevant to the subject planning proposal.
Focus Area 9: Primary Production		
9.1 Rural Zones	N/A	Not relevant to the subject planning proposal.
9.2 Rural Lands	N/A	Not relevant to the subject planning proposal.
9.3 Oyster Aquaculture		Not relevant to the subject planning proposal.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast		Not relevant to the subject planning proposal.

SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

8. 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?

The subject site does not contain habitat of any description. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the planning proposal. No further assessment is considered necessary at this stage of the planning proposal.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The Planning Proposal seeks to revise the maximum permitted building height and floor space ratio controls contained within Parramatta LEP 2023 to facilitate the redevelopment of the subject site for high-density mixed-use development. The anticipated environmental effects associated with the higher-density development that the amendment will permit are discussed below.

Urban Design

The Planning proposal builds on the initially considered planning controls under the Parramatta CBD PP and with earlier consultation with council. The proposed building footprint and scale is provided below for context.

Figure 27: Proposed building footprint (PTI Architecture)

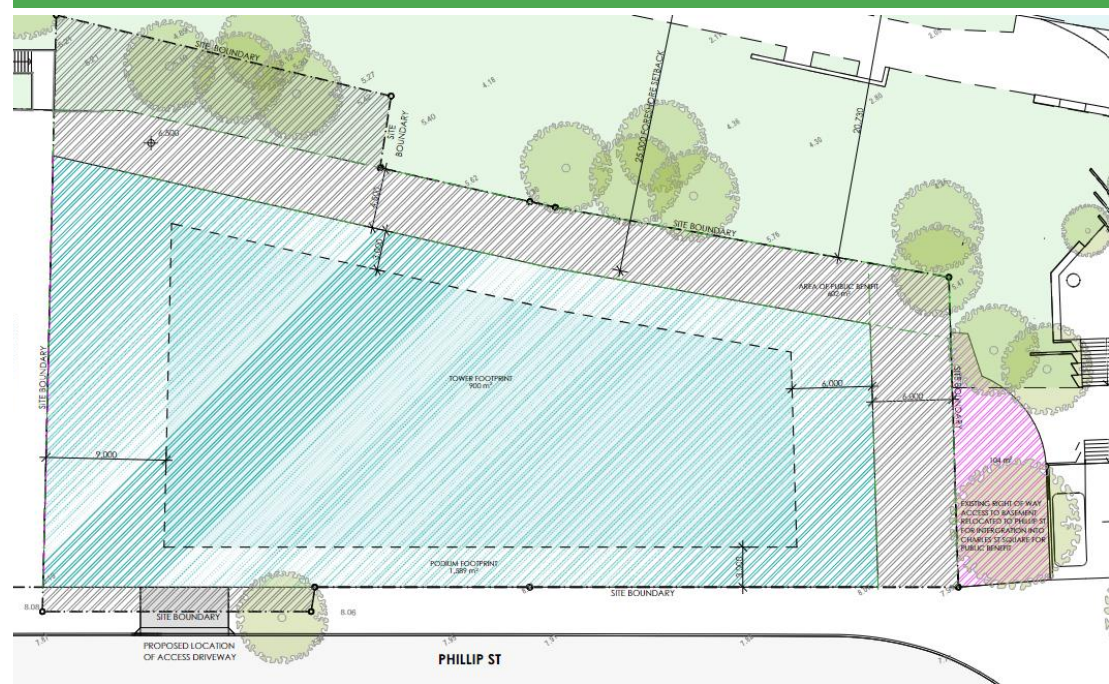
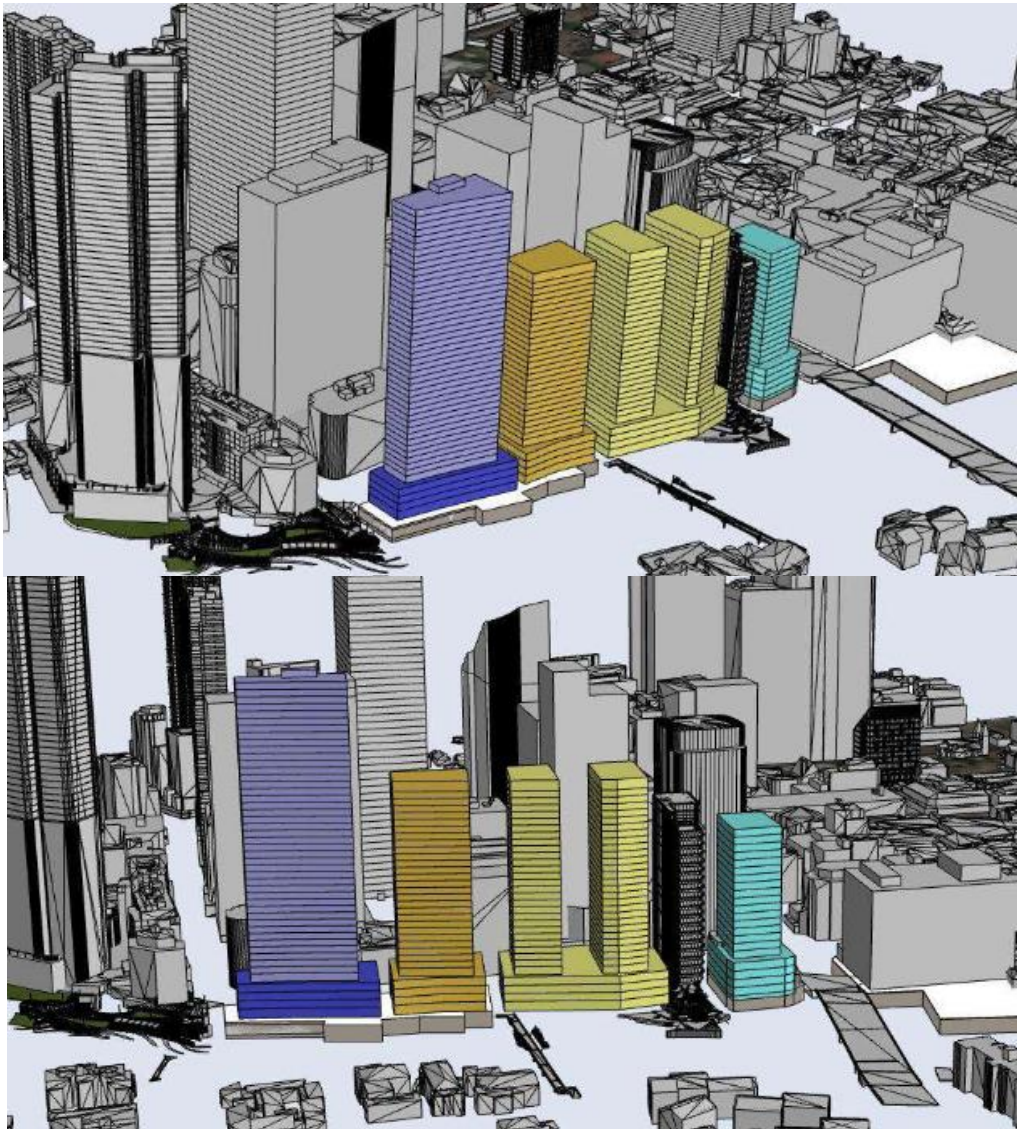




Figure 28: Proposed built envelope (PTI Architecture)



An urban design study supports the Planning Proposal. Please see attached report for further details.

Flooding

Due to the proximity of the site to the Parramatta River on the northern boundary, the site is identified as being flood prone. The site to its northern boundary is within the 1 in 100-year Average Recurrence Interval but within the Probable Maximum Flood (PMF) area.

An initial flood advice has been prepared by Water Technology which concludes that the proposed mix-use development on the site would be compatible with the flood risks.

The reports noted that the flood planning level for the site is below the Phillip Street level and no further flooding will be caused on neighbouring property. Please see the attached advice for further details.

10. Has the planning proposal adequately addressed any social and economic effects?

The social and economic effects of the Planning Proposal are most appropriately described in the context of the challenges associated with a growing population as described in the State Government document *The Metropolis of Three Cities*. Among other things, the Plan explains that to meet a larger population's needs and maintain economic growth, urban renewal in combination with infrastructure delivery must occur in strategic urban centres. The subject site is also located within close proximity to the Parramatta River foreshore area and eat street within the Parramatta City Centre, providing a population within walking distance of this important precinct. This accordingly supports the economic activity and long term viability of the river foreshore area and eat street and consolidating the entertainment precinct.

As previously described, the objective of the Planning Proposal aligns closely with the strategic direction identified in the *Metropolis of Three Cities*. The delivery of high-density housing in a location that is well serviced by infrastructure and where there are minimal existing environmental site constraints is considered to represent a positive social outcome.

The Planning Proposal will facilitate future development, resulting in higher population densities in Parramatta. In this regard, the Planning Proposal will support the emergence of Parramatta as Sydney's Central City, contributing to continued economic growth.

A key component of the preferred future development option for the subject site incorporates an area of public open space. The public open space will have excellent connectivity to public transport and will serve to promote healthy lifestyles and social interaction.

SECTION D – INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH)

11. Is there adequate public infrastructure for the planning proposal?

The site is suitable for high density residential development due to its superior access to transport and employment opportunities in the Parramatta CBD. The site is located within the Parramatta CBD and on the Parramatta River foreshore.

Given the proximity of the subject site to public transport services including ferries, trains and bus services, and the new light rail and Metro services it is anticipated that a significant proportion of new residents would opt to use public transport rather than private vehicles.

The subject site is within the Parramatta CBD which has a variety of health, education and emergency services. In a broader context, the subject site is proximate to Westmead Hospital and the Western Sydney University which are regional institutions.

In June 2023 the Parramatta City Centre Local Infrastructure Contributions Plan 2022 was adopted by Council. This plan applies to the subject site, with future development making the necessary contributions under this plan.

SECTION E – STATE AND COMMONWEALTH INTERESTS

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The Planning Proposal has not yet received Gateway determination and consultation with the public authorities has not yet commenced.

PART 4 – MAPS

It is understood that the City of Parramatta Council will prepare mapping to accord with the standard instrument mapping layouts before the Planning Proposal being reported to the Council for consideration. The planning proposal seeks amendments to the Sun Access Plane Map and Floor Space Ratio Map.

Figure 29: Floor Space Ratio Map – existing and proposed (Spatial Viewer)

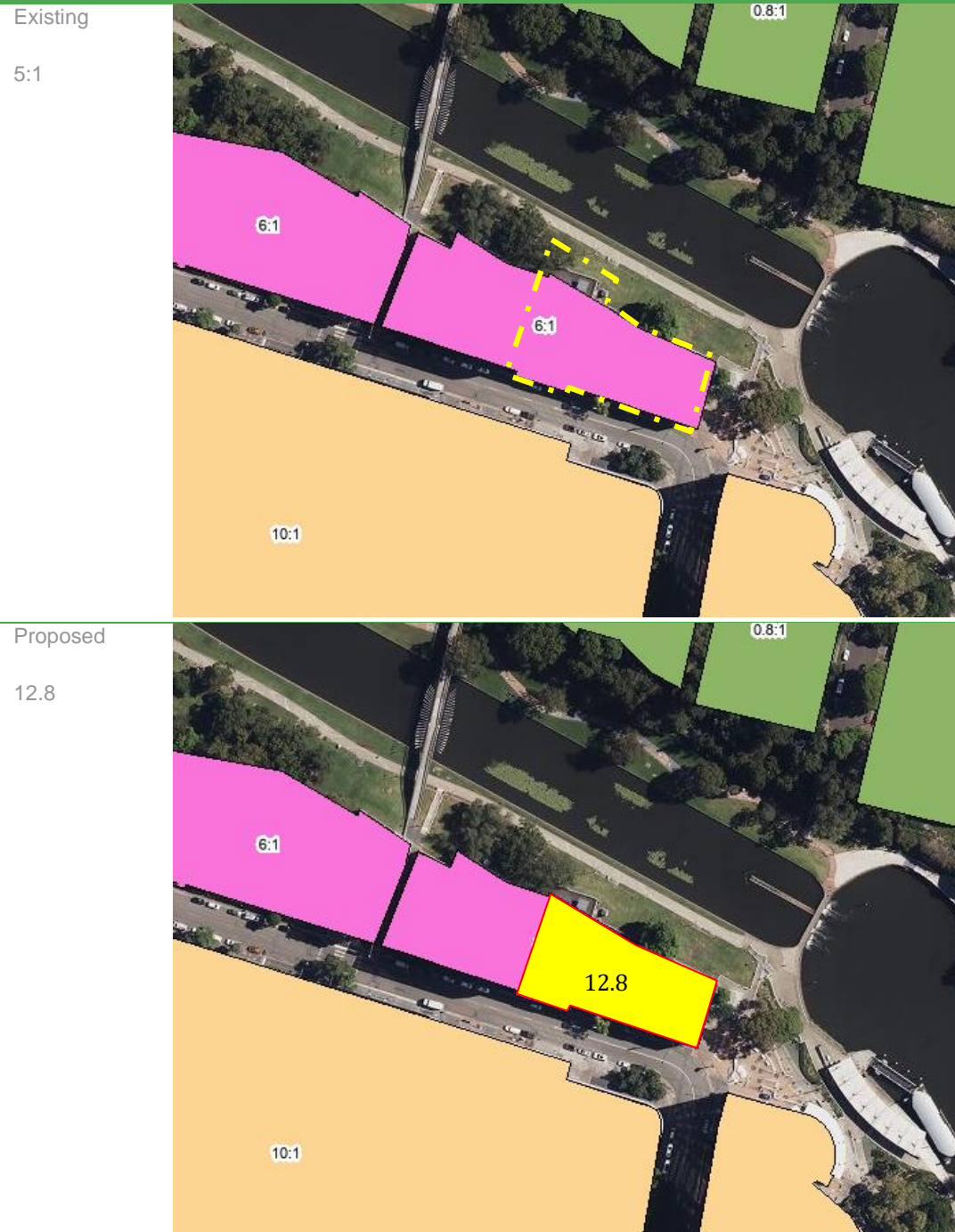


Figure 30: Height of Buildings Map – existing and proposed (Spatial Viewer)

Existing

5:1



Proposed

133m



PART 5 – COMMUNITY CONSULTATION

Community consultation will be undertaken in accordance with the requirements prescribed by the Gateway determination.

PART 6 – PROJECT TIMELINE

A project timeline is yet to be determined however will be formulated following discussions with the City of Parramatta Council and confirmation of any additional information required to allow consideration of the Planning Proposal.

An indicative timeline for the planning proposal includes:

Milestone	Timeframe
Consideration by Council	April 2024
Council decision	April 2024
Gateway determination	June 2024
Pre-exhibition	June 2024
Commencement and completion of public exhibition period	July 2024
Consideration of submissions	August 2024
Post-exhibition review	August 2024
Submission to the Department for finalisation (where applicable)	September 2024
Gazettal of LEP amendment	October 2024

CONCLUSION

This Planning Proposal explains the intended effect of and provides a justification for a proposed amendment to the Parramatta Local Environmental Plan 2023 (Parramatta LEP 2023). The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's document Local Environmental Plan Making Guideline (August 2023).

The Planning Proposal describes how the intended outcome of the proposed LEP amendments aligns closely with the strategic directions established in State Government documents including the Six cities Discussion paper, A Metropolis of Three Cities – Greater Sydney Region Plan, the Central City District Plan, the Greater Parramatta and Olympic Peninsular Plan, the CBD Planning Proposal, and the Parramatta CBD Strategy.

It is considered that the LEP amendments sought by the planning proposal will allow for the accelerated delivery of both mixed use and high-density residential development in an area that is well serviced by public transport and infrastructure and has been identified as a key urban renewal precinct. The planning proposal is considered to have strong merit based on a sound analysis of relevant planning considerations and is submitted to Parramatta City Council for consideration.