

Our ref: IRF22/3479

Mr Bryan Hynes  
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Via email: [jconcato@cityofparramatta.nsw.gov.au](mailto:jconcato@cityofparramatta.nsw.gov.au), [rcologna@cityofparramatta.nsw.gov.au](mailto:rcologna@cityofparramatta.nsw.gov.au)

17 October 2022

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Dear Mr Hynes,

Thank you for your correspondence from City of Parramatta Council (Council) dated 26 July 2022 regarding the Parramatta Central Business District (CBD) Planning Proposal (Amendment 56).

I note the resolution of Council from its meeting on 25 July 2022 and the request to enable additional floor space for commercial and office development within Parramatta CBD through the preparation of two State Environmental Planning Policies (SEPPs) by the Department.

Following the recent letter from The Hon. Anthony Roberts MP, Minister for Planning and Homes to Lord Mayor, Councillor Donna Davis, the Department of Planning and Environment (Department) has completed the first SEPP focused on the central CBD and progressed investigation of the second SEPP seeking to introduce additional floor space that allows for commercial uses for certain land zoned B4 Mixed Use and B3 Commercial Core (outside of the central commercial core area).

To support the preparation of this second SEPP, the Department is undertaking further analysis to address the issues identified in the finalisation report for the Parramatta CBD Local Environmental Plan (LEP). This analysis will also aim to determine the appropriateness and location of additional floor space and to what degree this may be increased. The Department has commissioned a consultant to undertake the analysis and re-interrogate the strategic framework, specialist studies which have informed Council's CBD planning proposal and LEP Amendment 56.

I understand Council requires preliminary advice from the Department regarding the progress of this SEPP to assist with Council's consideration of a site-specific planning proposal for the St Johns Church site in Parramatta CBD. Although the SEPP work is still ongoing, the Department provides the following update regarding the key principles and preliminary findings as they apply to SEPP sites generally for assistance. I note the SEPP2 work underway has prioritised an area identified as "the Western Edge Precinct" of the CBD (SEPP 2 sites in vicinity of Church Street and north of Macquarie Street).

The Department notes when assessing the suitability of sites to accommodate additional floor space ratio (FSR), the SEPP 2 study (study) seeks to balance the risk of impact to place values and the opportunities to encourage achievement of the strategic outcomes including to increase employment generation and attract investment. In determining the place values, the study underway has identified a number of key principles centred on three key themes of amenity, character and resilience. These principles have been informed in part by Council's development control plan for the CBD.

**Amenity:**

- Provide adequate open space and conditions for residents to use public spaces and vegetation to grow
- Development to provide meaningful, usable spaces for people while increasing ground floor activation and street vitality
- Minimise above ground parking, vehicular access and servicing impacts on the public domain
- Provide a transition buffer towards sensitive uses at the CBD edges, including residential and open spaces
- Minimise impact on access to light, air and outlook for occupants of existing and future buildings and from the public domain

**Character:**

- Contribute to the character, legibility, attractiveness and identity of place and of the overall CBD
- Retain/enhance views and vistas into and within the CBD including views to and from the Parramatta Square, Parramatta Park, the Old Government House and Parramatta River
- Retain/enhance the spatial definition of the street, urban grain and streetscape character
- Enhance visual and physical connections to cultural/character-defining features and places
- Retain existing heritage items and provide appropriate transitions and interfaces to character-defining features (including natural features) and places

**Resilience:**

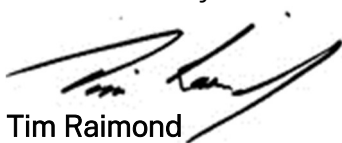
- Respond to cumulative environmental, social and economic impacts including retaining re-development potential of adjoining sites
- Retain employment uses, reuse existing buildings and provide flexible spaces for future employment
- Retain/enhance drainage corridors, deep-soil, vegetation and canopy cover, reduce urban heat
- Building massing to consider impacts and benefits of development within a place and CBD-wide scale

Once the balance between risk to place values and achievement of strategic outcomes is determined, the capacity and appropriateness of sites to accommodate additional FSR within existing heights will inform the recommendations of the SEPP2 study. The study will also explore mechanism which could be introduced to manage place risk where additional floor space is provided to achieve the strategic objectives.

In reference to the preliminary findings, the Department considers additional FSR for any SEPP2 site within the Western Edge Precinct would have a significant impact on the place values and notes other SEPP2 sites may be better aligned to achieve the strategic objective of potential additional employment floor space. As such, no additional FSR for any SEPP2 site within the Western Edge Precinct is recommended.

Should you have any questions, you are welcome to contact Alison McLaren, Executive Director, Metro Central and North, at the Department on 9274 6406.

Yours sincerely

A handwritten signature in black ink, appearing to read "Tim Raimond".

Tim Raimond  
Deputy Secretary  
Planning and Land Use Strategy