

PLANNING PROPOSAL

22 Noller Parade, Parramatta

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Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Hamptons Property Services Pty Ltd	November 2018
2.	Hamptons Property Services Pty Ltd	June 2019

Council versions:

No.	Author	Version
1.	City of Parramatta Council	August 2019 - Report to Local Planning Panel and Council on the assessment of planning proposal

INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011* (PLEP 2011) to allow for a residential flat building on the subject site. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

In November 2018 Council received a Planning Proposal from Hamptons Property Services Pty Ltd on behalf of Jimstam Holdings Pty Ltd relating to the land at 22 Noller Parade, Parramatta. The subject site is legally defined as Lot 1 DP 35895 and has a site area of approximately 908 sqm.

The site is bound by Noller Parade to the south, Alfred Street to the east and Parramatta River to the north. The site is shown in **Figure 1**, below.



Figure 1 – Site at 22 Noller Parade, Parramatta subject to the planning proposal

A single storey dwelling and detached garage exist on the site. The land surrounding the subject site comprise a mixture of low density residential to the south east, medium density residential to the west and south, and high density residential to the east.

The medium density residential properties to the west and south have existing 3 and 4-storey residential flat buildings (RFBs) and are located in the R3 medium density residential zone. RFBs are not permissible in this zone, however, these buildings have existed prior to the implementation of the *Standard Instrument – Principal Local Environmental Plan* and the *PLEP 2011* and are therefore subject to existing use rights under Division 4.11 of the *Environmental*

Planning and Assessment Act 1979 (EP&A Act). The property to the east contains a 13-storey mixed use development in the B4 Mixed Use zone.

The subject site's location on a corner as well as the adjoining and surrounding development has resulted in it becoming isolated.

Under the *PLEP 2011* the site:

- is zoned R2 Low Density Residential;
- has a maximum building height of RL 14 metres;
- does not have a maximum floor space ratio (FSR).

An extract of each the above maps is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to seek the rezoning of the land at 22 Noller Parade, Parramatta from R2 Low Density Residential to R4 High Density Residential, increase the maximum height of building control from RL14m to 17m, and include a maximum FSR control of 1.5:1. The proposed amendments to the PLEP 2011 is to facilitate a 5-storey RFB comprising 16 dwellings.

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend the *Parramatta LEP 2011* in relation to the zoning, height and floor space ratio controls.

In order to achieve the desired objectives the following amendments to the *PLEP 2011* would need to be made:

1. Amend the zone in the **Land Zoning Map** (Sheet LZN_010] from R2 Low Density Residential to R4 High Density Residential. Refer to Figure 13 in Part 4 of this Planning Proposal.
2. Amend the maximum building height in the **Height of Buildings Map** (Sheet HOB_010]) from RL 14 metres to 17 metres which equates to 5 storeys. Refer Figure 14 in Part 4 of this Planning Proposal.
3. Amend the maximum FSR in the **Floor Space Ratio Map** (Sheet FSR_010) from nil to 1.5:1. Refer Figure 15 in Part 4 of this Planning Proposal.

2.1. Other relevant matters

2.1.1. Voluntary Planning Agreement

A draft Letter of Offer accompanies the Planning Proposal which indicates a monetary contribution to the value of 50% of the land value uplift, however, to the exclusion of Section 7.11 and 7.12 developer contributions. This is inconsistent with Council's adopted Planning Agreements Policy 2018. As per Clause 2.8 of Council's adopted Planning Agreements Policy 2018, section 7.11 and 7.12 developer contributions are not to be excluded.

Notwithstanding, negotiations will continue following the Planning Proposal being reported to Council and if it is endorsed to be forwarded to the Department of Planning, Industry & Environment (DPIE) for Gateway Determination.

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

3.1 Section A - Need for the planning proposal

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

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

The Planning Proposal is not the result of any strategic study or report.

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

A Planning Proposal seeking to amend the PLEP 2011 is the most effective way of providing certainty to Council, the local community and the landowner of achieving the intended outcomes.

An alternative option is to amend the PLEP 2011 to allow a 'residential flat building' as an additional permitted use at the subject site. However, this is considered inappropriate as RFBs are prohibited in the R2 Low Density Residential zone and would be inconsistent with the objectives of the R2 zone.

3.2. Section B – Relationship to strategic planning framework

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

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

A Metropolis of Three Cities

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

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objective/s supported by a Strategy or Strategies. Those objectives and or strategies relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in Table 3a, below.

Table 3a – Consistency of planning proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O4: Infrastructure use is optimised	<p>The subject site is located in close proximity to the Parramatta Light Rail (PLR) Stage 1 'Tramway Avenue' stop. The PLR will significantly improve accessibility to and from the site to the Parramatta CBD and other centres.</p> <p>The site is also adjacent to the future Alfred Street pedestrian-cycle bridge (PCB) which will provide a significant north-south connection over the Parramatta River at Rosehill and will unlock pedestrian and cycling movement in the area.</p>

Liveability

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

Table 3b – Consistency of planning proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
A city for people	O6: Services and infrastructure meet communities' changing needs	<p>The site is located adjacent to the future Alfred Street PCB.</p> <p>Whilst the site does not provide public infrastructure as such, a letter of intent to enter into a VPA accompanies the Planning Proposal. The VPA would include a monetary contribution to potentially be used for public domain works and the delivery of the PCB.</p>
	O7: Communities are healthy, resilient and socially connected	<p>Further, the main access to the site is intended to be relocated from Alfred Street to Noller Parade in order to provide the opportunity to convert the Alfred Street cul-de-sac into a pedestrianised area at the southern landing of the PCB.</p>
	O9: Greater Sydney celebrates the arts and supports creative industries and innovation	
Housing the city	O10: Greater housing supply	<p>The Central City, and City of Parramatta in particular, is expected to meet the housing targets identified under the Sydney Region Plan.</p> <p>The Planning Proposal is expected to deliver 16 dwellings.</p> <p>Whilst City of Parramatta is expected to meet, and even exceed these targets, the additional 16 dwellings are considered minor and can be accommodated to provide housing in</p>

		this area.
	O11: Housing is more diverse and affordable	<p>The Planning Proposal seeks to provide a mix of 1-bedroom, 2-bedroom and 3-bedroom apartments. Whilst this contributes to a mixture of apartments at the site, it does not contribute to housing diversity.</p> <p>The Planning Proposal does not indicate provision of affordable housing, however, as part of Council's Planning Agreements Policy, 10% of the 50% land value uplift is to be contributed towards Council's Affordable Housing Policy either in the form of a monetary contribution or dedication of a unit.</p>
A city of great places	O12: Great places that bring people together	<p>The site is adjacent to the southern landing of the Alfred Street PCB. With the relocation of the site's main access from Alfred Street to Noller Parade, there is an opportunity for the conversion of the southern landing of the PCB to a pedestrian area. This can contribute to a public space that is activated by pedestrian movement as well as the enhancement of the Parramatta foreshore area.</p>
	O13: Environmental heritage is identified, conserved and enhanced	<p>The site does not contain a heritage item, however it is close to a number of heritage items, including the State significant Elizabeth Farm. It is also located in the "Area of National Significance" as identified under the Parramatta Development Control Plan 2011 (PDCP) which also has a number of identified significant view corridors.</p> <p>The Proposal is of a similar height and scale to the existing development to the west of the site and does not impede on any view corridors. Any future development must consider the relevant sections under the PDCP and other heritage requirements as outlined in the GSRP.</p>

Productivity

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

Table 3c – Consistency of planning proposal with relevant GSRP Actions – Productivity

Productivity Direction	Relevant Objective	Comment
A well connected city	O14: The plan integrates land use and transport creates walkable and 30 minute cities	The subject site is located in close proximity to the future Alfred Street PCB and the PLR 'Tramway Avenue' stop. These two major pieces of infrastructure would enable greater movement to and from the site to the Parramatta CBD, other centres or other transport modes, whether by active or public transport. The site is located well within 30-minutes to the Parramatta CBD and a major transport interchange to connect to other centres. The proposed density is appropriately located and can be accommodated at the site.
	O15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	The site is located in the GOP area and is within 1km from the Parramatta CBD. With the incoming PLR Stage 1 route, accessibility to the Parramatta CBD, and subsequently, connectivity to the other economic corridors is enhanced. This allows for greater access to jobs within the GOP area and beyond.
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	As discussed, a letter of offer accompanies the Planning Proposal whereby a monetary contribution may potentially go towards public domain works, including the delivery of the Alfred Street PCB and embellishment of the Parramatta River foreshore area as part of a future VPA. This infrastructure will enhance connectivity to the Parramatta CBD and improve use of the Parramatta River foreshore.
	O22: Investment and business activity in centres	Whilst there is no anticipated increase in jobs as part of the Proposal, the proposed R4 zoning would allow for a number of non-residential uses which could be accommodated on the site. Notwithstanding, the site's location is in proximity to the Parramatta CBD and is well within 30-minutes of a major centre and a major transportation interchange to other centres.

	O23: Industrial and urban services land is planned, retained and managed	Whilst the site is adjacent to the identified "Precinct 08 – Parramatta (River Rd West & Alfred St)" precinct identified under the Parramatta Employment Lands Strategy, it is located outside of this employment zone. The proposed rezoning is not anticipated to affect the employment zone.
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Sustainability

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

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	O25: The coast and waterways are protected and healthier	The site is located along the Parramatta River foreshore and is adjacent to the future Alfred Street PCB. As discussed, a letter of offer accompanies the Planning Proposal whereby a monetary contribution may potentially go towards public domain works, including the delivery of the Alfred Street PCB and embellishment of the Parramatta River foreshore area as part of a future VPA. With the future bridge and PLR, active transport and public transport patronage is encouraged, thus contributing to the reduction of greenhouse emissions and encouragement to use these transport modes. Any future public domain works at the southern landing of the PCB and foreshore area will be carried out by Council and will consider these objectives. Furthermore, landscaping of the site is intended to be provided at the DA stage which will include tree planting and provision of vegetation.
	O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	
	O28: Scenic and cultural landscapes are protected	
	O29: Environmental, social and economic values in rural areas are protected and enhanced	
	O30: Urban tree canopy cover is increased	
	O31: Public open space is accessible, protected and enhanced	
	O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths	
An efficient city	O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	The Planning Proposal does not indicate any sustainability initiatives. However, sustainability measures will be further addressed at the DA stage.
	O34: Energy and water flows are captured, used and re-used	
A resilient city	O36: People and places adapt to climate change and future shocks and stresses	The site is located in a flood prone area and is subject to the Probable Maximum Flood (PMF). The proposed design is compliant with Council's requirement for development in flood prone areas

	O37: Exposure to natural and urban hazards is reduced	which is the 1:100 year flood level plus 0.5m. A flood emergency evacuation plan must accompany any future DA and will likely include a combination of evacuation and shelter-in-place strategies. This will be further addressed at the DA stage.
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Implementation

An assessment of the planning proposal's consistency with the GSRP's relevant Implementation objectives is provided in Table 3d, below.

Table 3e – Consistency of planning proposal with relevant GSRP Actions – Implementation

Implementation Direction	Relevant Objective	Comment
Implementation	O39: A collaborative approach to city planning	The Planning Proposal considers other strategic planning documents including the Central City District Plan and local strategies. This will be further discussed below.

Central City District Plan

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

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

Infrastructure and Collaboration

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

Table 4a – Consistency of planning proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
A city supported by infrastructure O1: Infrastructure supports the three cities O2: Infrastructure aligns with forecast growth – growth infrastructure compact O3: Infrastructure adapts to meet future need O4: Infrastructure use is optimised	PP C1: Planning for a city supported by infrastructure <ul style="list-style-type: none"> A1: Prioritise infrastructure investments to support the vision of <i>A metropolis</i> A2: Sequence growth across the three cities to promote north-south and east-west connections A3: Align forecast growth with infrastructure A4: Sequence infrastructure provision using a place based approach 	As discussed above in Table 3a, whilst the Planning Proposal does not provide community infrastructure, as such, on the site, a letter of offer to enter into a VPA with Council for monetary contribution accompanies the proposal. This contribution could potentially be used for the delivery of the Alfred Street PCB and for public domain works around the Parramatta River foreshore. The contribution to deliver the PCB would provide an essential north-south connection over the Parramatta River.

	<ul style="list-style-type: none"> • A5: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans • A6: Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities 	The site is also in close proximity to the future PLR stop and encourages public transport patronage to the Parramatta CBD and beyond.
O5: Benefits of growth realized by collaboration of governments, community and business	PP C2: Working through collaboration <ul style="list-style-type: none"> • A7: Identify prioritise and delivery collaboration areas 	<p>The Planning Proposal seeks to work in collaboration with local government, particularly with the delivery of the future Alfred Street PCB. As it stands, the PCB Plan maintain access to 22 Noller Parade from Alfred Street through retention of the Alfred Street cul-de-sac as a road.</p> <p>The Planning Proposal seeks to relocate the main access to the site from Alfred Street to Noller Parade to provide the opportunity for the southern landing of the PCB to be converted to a fully pedestrianised area.</p>

Liveability

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

Table 4b – Consistency of planning proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
A city for people O6: Services and infrastructure meet communities' changing needs	PP C3: Provide services and social infrastructure to meet people's changing needs <ul style="list-style-type: none"> • A8: Deliver social infrastructure that reflects the need of the community now and in the future • A9: Optimise the use of available public land for social infrastructure 	<p>The Planning Proposal does not provide social infrastructure on the site. However, as part of Council's adopted Planning Agreements Policy, 10% of the 50% value uplift is to be used towards affordable housing, whether in the form of an affordable housing unit or monetary contribution.</p>
O7: Communities are healthy, resilient and socially connected O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods O9: Greater Sydney celebrates the arts and supports creative industries and innovation	PP C4: Working through collaboration <ul style="list-style-type: none"> • A10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d). • A11: Incorporate cultural and linguistic diversity in strategic planning and engagement. • A12: Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. 	<p>Furthermore, as discussed above, by relocating the main access to the site from Alfred Street to Noller Parade, the southern landing of the Alfred Street PCB has the opportunity to be converted to a pedestrianised area which subsequently would open up the foreshore for activation and use.</p>

	<ul style="list-style-type: none"> • A13: Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Council's. • A14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden including (a-c). • A15: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places 	
Housing the city O10: Greater housing supply O11: Housing is more diverse and affordable	PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport <ul style="list-style-type: none"> • A16: Prepare local or district housing strategies that address housing targets [abridged version] • A17: Prepare Affordable Rental housing Target Schemes 	Refer to "Housing the City" in Table 3b above.
A city of great places O12: Great places that bring people together O13: Environmental heritage is identified, conserved and enhanced	PP C6: Creating and renewing great places and local centres, and respecting the District's heritage <ul style="list-style-type: none"> • A18: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e) • A19: Identify, conserve and enhance environmental heritage by (a-c) • A20: Use place-based planning to support the role of centres as a focus for connected neighbourhoods • A21: In Collaboration Areas, Planned Precincts and planning for centres (a-d) • A22: Use flexible and innovative approaches to revitalise high streets in decline. 	<p>As discussed above under "A city of Great Places" in Table 3b, the site does not contain a heritage item but is in close proximity to a number of heritage items, including the State Significant Elizabeth Farm. It is also located in the "Area of National Significance" as identified under the Parramatta Development Control Plan (PDCP) which also has a number of identified significant view corridors</p> <p>The Proposal is of a similar height and scale to the existing development to the west of the site and does not impede on any view corridors. Any future development must consider the relevant sections under the PDCP and other heritage requirements as outlined in the GSRP.</p>

Productivity

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

Table 4c – Consistency of planning proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
A well-connected city O19: Greater Parramatta is stronger and better connected	PP C7: Growing a stronger and more competitive Greater Parramatta <ul style="list-style-type: none"> • A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] • A26: Prioritise infrastructure investment [abridged] • A27: Manage car parking and identify smart traffic management strategies 	<p>The Planning Proposal is located within the GPOP area and is within 1km of the Parramatta CBD and is adjacent to the future Alfred Street PCB and PLR stop. Its location is within the Government's target for a 30-minute city and provides ample opportunities to travel to the Parramatta CBD and beyond.</p> <p>The site's proximity to the Parramatta CBD allows for greater connectivity to other centres and access to jobs by providing ample opportunity for transport interchange.</p>
Jobs and skills for the city O15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	PP C8: Delivering a more connected and competitive GPOP Economic Corridor <ul style="list-style-type: none"> • A29: Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GPOP Economic Corridor • A30: Prioritise transport investments that enhance access to the GPOP between centres within GPOP 	<p>Further, the Proposal includes provision for 20 car parking spaces which is compliant with the Parramatta DCP requirements.</p> <p>For more information, refer to "Jobs and Skills in the City" under Table 3c.</p>
O14: The plan integrates land use and transport creates walkable and 30 minute cities	PP C9: Delivering integrated land use and transport planning and a 30-minute city <ul style="list-style-type: none"> • A32: Integrate land use and transport plans to deliver a 30-minute city 	
O23: Industrial and urban services land is planned, retained and managed	PP C10: Growing investment, business opportunities and jobs in strategic centres <ul style="list-style-type: none"> • A37: Provide access to jobs, goods and services in centres [abridged] 	
O23: Industrial and urban services land is planned, retained and managed	PP C11: Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land <ul style="list-style-type: none"> • A49: Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government area 	<p>Refer to "Jobs and Skills in the City" under Table 3c.</p>

Sustainability

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

Table 4d – Consistency of planning proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
A city in its landscape O25: The coast and waterways are protected and healthier	PP C13: Protecting and improving the health and enjoyment of the District's Waterways <ul style="list-style-type: none"> A60: Protect environmentally sensitive areas of waterways A61: Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport A62: Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes A63: Work towards reinstating more natural conditions in highly modified urban waterways 	The site is adjacent to the Parramatta River foreshore. As discussed above, with the future Alfred Street PCB and relocation of the main access from Alfred Street to Noller Parade, there is an opportunity to convert the southern landing of the PCB to be a pedestrianised area.
O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced O28: Scenic and cultural landscapes are protected	PP C15: Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes <ul style="list-style-type: none"> A67: Enhance and protect views of scenic and cultural landscapes from the public realm 	As discussed above, the site is located in an area with identified significant view corridors. The Planning Proposal does not impede on any of these view corridors and retains the frame view from Alfred Street towards the Parramatta River.
O31: Public open space is accessible, protected and enhanced	PP C17: Delivering high quality open space <ul style="list-style-type: none"> A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged] 	Refer to PP C13 above.
An efficient city O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change O34: Energy and water flows are captured, used and re-used O35: More waste is re-used and recycled to support the development of a circular economy	PP C19: Reducing carbon emissions and managing energy, water and waste efficiently <ul style="list-style-type: none"> A75: Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050 A76: Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency A78: Support innovative solutions to reduce the volume of waste and reduce waste transport requirements 	The subject site is located in close proximity to the future PLR stop which will encourage public transport patronage. Likewise, the future Alfred Street PCB also encourages walkability and active transport. These two major infrastructures would facilitate an overall reduction in emissions by providing the opportunity for their use rather than reliance on private vehicles. Furthermore, the car parking provisions proposed are in keeping with the minimum car parking requirements under the PDCP and does not exceed the these rates.

	<ul style="list-style-type: none"> • A79: Encourage the preparation of low carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimising car parking provisions where an increase in total floor in 100,000sqm 	The Planning Proposal does not indicate any sustainability initiatives. Sustainability measures will be further addressed at the DA stage.
<p>O36: People and places adapt to climate change and future shocks and stresses</p> <p>O37: Exposure to natural and urban hazards is reduced</p> <p>O38: Heatwaves and extreme heat are managed</p>	<p>PP C20: Adapting to the impacts of urban and natural hazards and climate change</p> <ul style="list-style-type: none"> • A81: Support initiatives that respond to the impacts of climate change • A82: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards • A83: Mitigate the urban heat island effect and reduce the vulnerability to extreme heat • A85: Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD 	Refer to “A Resilient City” under Table 3d above.

3.2.1. Will the planning proposal give effect to a council’s endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan

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

The planning proposal is considered to meet the strategies and key objectives identified in the plan including:

- **Accessible:** The site is located within 1km of the Parramatta CBD and is in close proximity to the future PLR “Tramway Avenue” stop. This will provide ample opportunities for public transport patronage well within 30-minutes of a major centre and major transport interchange to connect to other centres. Furthermore, the future Alfred Street PCB is located adjacent to the site and will provide a new north-south connection over the Parramatta River with provision of new pedestrian and cycle paths that will promote active transport use.
- **Green:** The Planning Proposal will provide a greater opportunity for the future Alfred Street PCB southern landing to be converted into a pedestrianised area which would include public domain works and enhancement of the Parramatta River foreshore.
- **Welcoming:** The site is located in the Harris Park Precinct, an important heritage precinct. The Proposal is in keeping with the surrounding built form and does not impede on any significant view corridors and retains the frame views from Alfred Street to the Parramatta River.

- **Thriving:** Contributes to the vibrancy of Parramatta, particularly along the Parramatta River foreshore area and connectivity to the Parramatta CBD.
- **Innovative:** The proposed relocation of the main access from Alfred Street to Noller Parade provides an opportunity for the southern landing of the Alfred Street PCB to be converted to a pedestrianised area and for collaboration between the landowner, Council and other relevant parties towards that outcome.

Parramatta Local Strategic Planning Statement

At the time of preparing this Planning Proposal, the draft Parramatta LSPS has not been considered and endorsed by Council. The draft LSPS is intended to be reported to Council in September 2019.

Should a Gateway determination be issued for this Planning Proposal with a condition to consider Council's draft LSPS, this Planning Proposal will be updated which formerly considers Council's draft LSPS in accordance with section 3.33(2)(c) of the *Environmental Planning and Assessment Act 1979*.

3.2.2. Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 5 below).

Table 5 – Consistency of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP No 1 Development Standards	N/A	This SEPP does not apply to land subject to the Parramatta Local Environmental Plan 2011.
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	This SEPP does not apply to land subject to the Parramatta Local Environmental Plan 2011.
SEPP 6 – Number of Storeys in a Building	N/A	This SEPP does not apply to land subject to the Parramatta Local Environmental Plan 2011.
SEPP 33 – Hazardous and Offensive Development	N/A	Not relevant to the Planning Proposal.
SEPP No 55 Remediation of Land	✓	The Planning Proposal is consistent with the aims and provisions of this SEPP. Notwithstanding, future redevelopment of the site will need to address the requirements of the SEPP. A preliminary investigation may be provided as a condition of any Gateway Determination.

SEPP 60 – Exempt and Complying Development	N/A	Not relevant to the Planning Proposal.
SEPP 64 – Advertising and Signage	N/A	Not relevant to the Planning Proposal.
SEPP No 65 Design Quality of Residential Flat Development	✓	Detailed compliance with SEPP 65 will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to the Planning Proposal.
SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to the Planning Proposal.
SEPP (BASIX) 2004	N/A	Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the site.
SEPP (Infrastructure) 2007	✓	May apply to future development of the site.
Sydney Regional Environmental Plan No 18– Public Transport Corridors	N/A	Not relevant to the Planning Proposal.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	The proposed development is not located directly on the Sydney Harbour Catchment foreshore. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage.
SEPP (Urban Renewal) 2010	✓	Not relevant to the Planning Proposal.

3.2.3. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Housing, Infrastructure and Urban Development
- Local plan making

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

Table 6 – Consistency of planning proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	The subject site is not in an employment zone. The Ministerial Direction is not relevant for the Planning Proposal.	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	<p>The subject site is located in the Harris Park precinct which contains some of the most important parts of Parramatta's heritage. Whilst the site does not contain a heritage item, it is within close proximity to several heritage items and is located within the special areas of the Harris Park Precinct, being the 'Area of National Significance' and the Harris Park River Area' under the PDCP. The site is also in an area with significant historic view corridors identified in the PDCP.</p> <p>The proposal seeks to increase the height of building control from RL 14 to 17m. This increased height is considered minor particularly in relation to the existing 4-storey residential flat building to the west of the site and to the B4 zone to the east of the site.</p> <p>That said, the site does not contain a heritage item, it does not impede on any identified view corridors, it retains the frame view from Alfred Street and is of a similar scale to the properties to the west and south.</p> <p>Further investigations in relation to the State significant archaeology will be assessed as part of any future Gateway Determination condition or as a requirement at the DA stage.</p>	Yes
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> • facilitates additional housing in close proximity to the Parramatta CBD that is currently not provided on the site • provides residential development in an existing urban area that will be fully serviced by existing infrastructure and future infrastructure, including the Parramatta Light Rail and Alfred Street PCB 	Yes
Direction 3.4 - Integrating Land Use and Transport	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> • will provide new dwellings in close proximity to future public transport links • will enable residents to walk or cycle to work if employed in the Parramatta City Centre or 	Yes

	<ul style="list-style-type: none"> • makes more efficient use of space and infrastructure by increasing densities on an underutilised site. 	
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	The site is identified as Class 4 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2011. Acid sulfate soils are generally not found in the first 2 metres of Class 4 areas. However, this will be addressed further at the development application stage.	Yes
Direction 4.3 - Flood Prone Land	<p>The site is located in a flood prone area and is affected by the Probable Maximum Flood.</p> <p>As per Council's flood requirements, a minimum flood planning level, which is the 1:100 year flood level plus 0.5m, is required. This translates to a flood planning level of RL 5.6 as required for the site. The proposal indicates a ground floor of RL 5.62, hence it is compliant in this regard.</p> <p>Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage. This will also include any design detail required to ensure compliance with Council's water management controls within the Parramatta DCP 2011.</p>	Yes
5. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 6.3 - Site Specific Provisions	The Planning Proposal does not introduce any site specific provisions.	Yes
6. Metropolitan Planning		
Direction 7.1 - Implementation of A Plan for Growing Sydney	The Planning Proposal is consistent with the principles, directions and priorities prescribed in the Plan for Growing Sydney.	Yes
Direction 7.5 – Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The subject site is located within the Greater Parramatta Priority Growth Area. The proposal is consistent with the Interim Plan and achieves the overall intent of the Interim Plan while ensuring the overall objectives, planning principles and priorities for the GPOP are able to be met.	Yes

3.3. Section C – Environmental, social and economic impact

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

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

The site is located in an existing residential zone and it is unlikely to contain critical habitat or threatened species, populations or ecological communities, or their habitats.

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

The main potential environmental impacts to be examined in detail with any future development proposal for the site are:

Heritage

The subject site is located in the Harris Park Precinct and is in the special areas of 'Area of National Significance' and the 'Harris Park River Area', as identified in the Parramatta DCP. It is also in an area that has significant historic view corridors.

As discussed above, the proposed increase of height control from RL 14 to 17m is considered a minor increase and provides an appropriate transition, particularly in relation to the existing 4-storey development to the west of the site and the 13-storey development to the east of the site.

The site does not contain a heritage item, does not impede on any identified view corridors, retains the frame view corridor from Alfred Street to the Parramatta River and is of a similar scale to the properties to the west and south.

The site is located in an area of State significant archaeology, however, any future DA would need to be referred to the NSW Environment, Energy and Science prior to any works commencing for assessment of potential relics on the site and their conservation.

Urban Design and Built Form

The Planning Proposal seeks an increase of height from RL14 (approx. 9m) to 17m. The proposed height will allow a 5-storey residential flat building on the site.

The Proposal indicates a design that is consistent with the setback requirements under the Parramatta DCP, comprising 6m from the front, 4.5m from the west, 7m from the rear and 3m from the east. The 5th storey is setback approximately 15m from Noller Parade which will address impacts at the street level and provide for communal open space (refer to **Figure 2 and 3**).

The increased 5th storey setback is consistent with Part 2F and 3F of the Apartment Design Guide (ADG) where the 5th storey of a development requires a greater setback than the first 4 storeys in order to provide adequate building separation, which in this instance, is from the adjoining property to the west of the site.

The proposed height increase to 17m is considered to be a minimum increase in height from the existing 4-storey residential flat building to the west of the site and also ensures an appropriate transition to the B4 zone to the east.



Figure 2 – Elevation of 22 Noller Parade, Parramatta from the east



Figure 3 – Setbacks from the 5th storey

Flooding

The subject site is located within a flood prone area but is identified as being subject to low hazard flooding (see **Figure 4**). The site is also subject to the Probable Maximum Flood (PMF) (refer to **Figure 5**).



Figure 4 – Flooding hazard



Figure 5 – Flooding levels

Council's requirement is that any development must be at a flood planning level, which is the 1:100-year flood level plus 0.5m. This equates to a minimum required level of RL5.6. The proposal is compliant with Council's requirement as the ground level is proposed to be RL5.62.

The reference design indicates a two-storey basement car park to accommodate 20 car parking space. Any future development would require exclusion of flood waters from the basement to the PMF. This matter can be addressed at the DA stage.

Similarly, a comprehensive flood emergency response plan would be required to support any future DA on this site and would likely involve a combination of evacuation and shelter-in-place strategies.

Transport and Accessibility

The subject site is located in an accessible area and is within 1km of the Parramatta CBD which is accessible by walking or cycling. This accessibility will be further enhanced with the future Parramatta Light Rail and Alfred Street pedestrian cycle bridge. This will be discussed in further more below in the section 3.4.1 relating to public infrastructure.

Council's Senior Traffic and Transport Engineer has reviewed the traffic generation of the proposal and has considered that it will not be significant. Furthermore, 20 car parking spaces are proposed which is in keeping with the minimum requirements under the Parramatta DCP. In this regard, traffic generation is considered minor and acceptable.

3.3.3. How has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal seeks to provide 16 dwellings in an area which is within 1km from the Parramatta CBD and is well within the State Government's target for a 30-minute city to a major centre. This is an appropriate location for housing which is close to the Parramatta CBD and a major transport interchange for connectivity to other centres which allows for greater accessibility to jobs.

A social benefit of the proposal is that as part of Council's adopted Planning Agreements Policy, 10% of the 50% land value uplift will be used towards Council's adopted affordable housing policy, either in the form of a unit or a monetary contribution.

3.4. Section D – State and Commonwealth Interests

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

Alfred Street Pedestrian-Cycle Bridge

The subject site is located adjacent to the southern landing of the future Alfred Street pedestrian-cycle bridge (PCB) (refer to **Figure 6**). This will be a significant piece of infrastructure that will provide a north-south connection over the Parramatta River at Rosehill and new pedestrian and cycle paths. This will increase accessibility to the site and provide greater opportunity and encouragement for active transport patronage.



Figure 6 – Site at 22 Noller Parade, Parramatta subject to the planning proposal

As part of the new PCB project, the northern end of Alfred Street (i.e. the southern landing of the PCB) is proposed to be closed as a road and converted into a shared vehicle and pedestrian zone. The subject site is outside the scope of the PCB project which will maintain access to the subject site from Alfred Street.

The Planning Proposal, however, seeks to relocate its main access to the site from Alfred Street to Noller Parade to provide an opportunity to convert the southern landing area to a fully pedestrianised area. This will not only provide a larger public domain area but will also enhance activation at street level and use of the Parramatta River foreshore area.

Parramatta Light Rail

The subject site is also in close proximity to the future Parramatta Light Rail (PLR) 'Tramway Avenue' stop (refer to **Figure 7**). The PLR will significantly improve accessibility to and from the site to the Parramatta CBD and other centres by providing ample public transport to and from the site as well as encouraging its use.



Figure 7 – PLR Stage 1 map

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

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

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals. **Existing controls**

This section illustrates the current *PLEP 2011* controls which apply to the site.

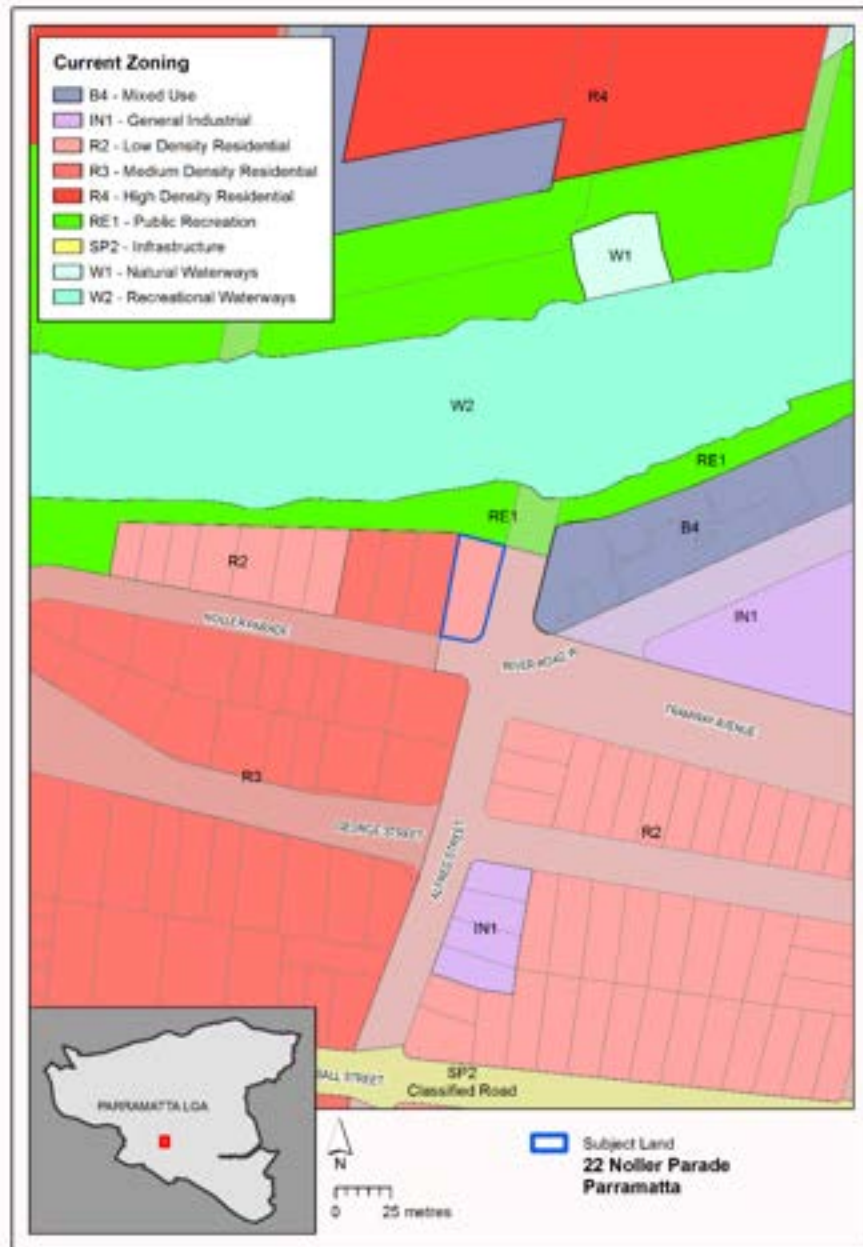


Figure 8 – Existing zoning extracted from *Parramatta LEP 2011* Land Zoning Map

Figure 8 illustrates the existing R2 Low Density Residential zone. The surrounding area is a mixture of R2 Low Density Residential to the south east, R3 Medium Density Residential to the west, B4 Mixed Use and IN1 General Industrial to the east and RE1 Public Recreation to the north.



Figure 9 – Existing building heights extracted from *Parramatta LEP 2011* Height of Buildings Map

Figure 9 illustrates the existing maximum Height of Building control of RL14 (approx. 9m).

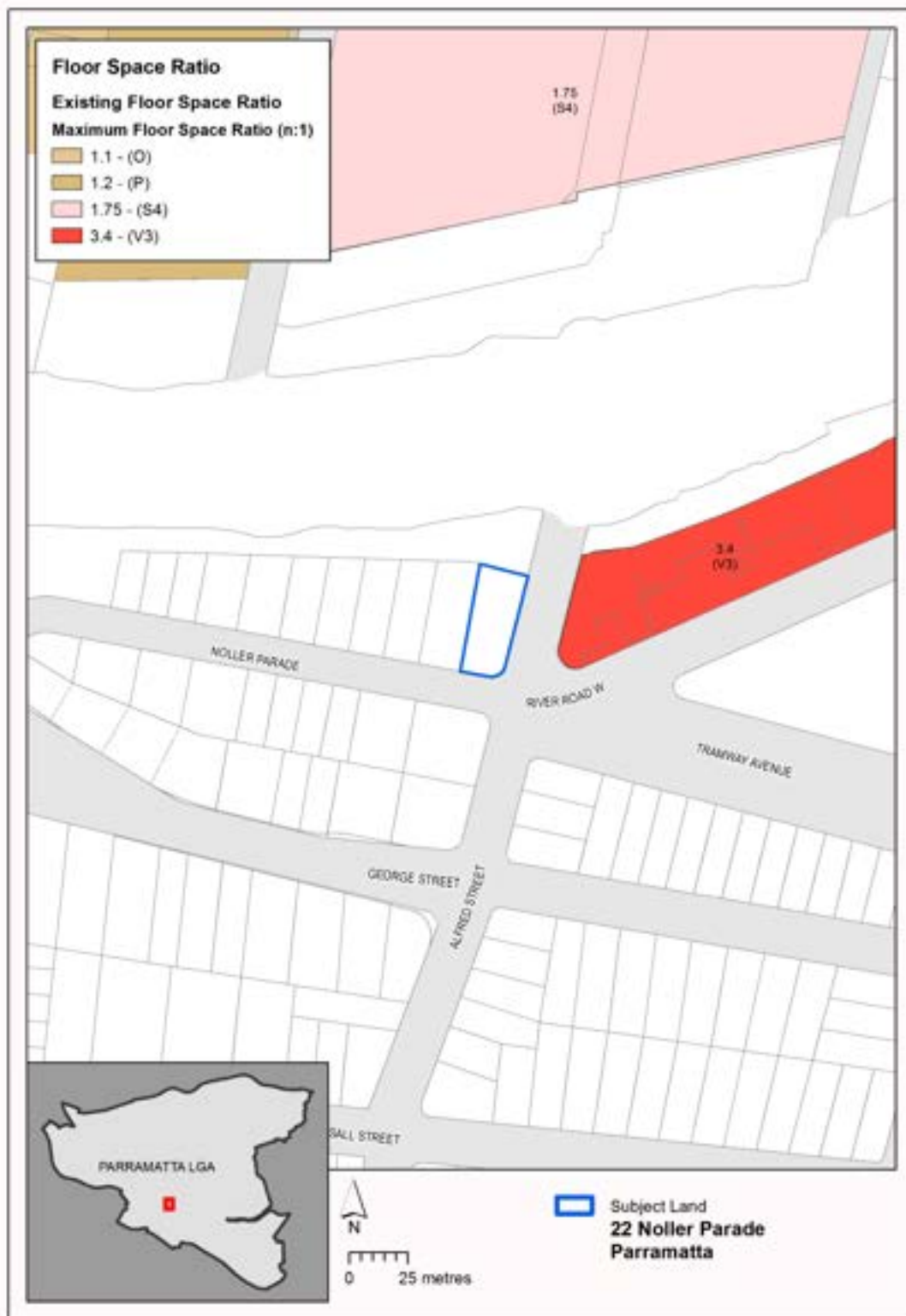


Figure 10 – Existing floor space ratio extracted from the *Parramatta LEP 2011* Floor Space Ratio Map

Figure 10 illustrates the existing maximum Floor Space Ratio control on the site. Currently there is no FSR control.



Figure 11 – Existing heritage items extracted from the *Parramatta LEP 2011* Heritage Map

Figure 11 above illustrates the site and its proximity to a number of heritage items. As discussed above in Section 3.3.2, the site does not contain a heritage item but is close to a number of items, including the State heritage item Elizabeth Farm.



Figure 12 – Existing flooding extant extracted from the *Parramatta LEP 2011* Flooding Map

Figure 12 above illustrates the flooding extant in the vicinity of the site. As discussed above in Section 3.3.2, the land is subject to the PMF and is in a low hazard area (refer to **Figure 4**).

4.2 Proposed controls

The figures in this section illustrate the proposed rezoning, increase in maximum height of building control, and inclusion of a maximum FSR control.



Figure 13 – Proposed amendment to the *Parramatta LEP 2011* Zoning Map

Figure 13 above illustrates proposed R4 High Density Residential zoning over the site. The R4 zone would allow for a residential flat building on the site in a manner consistent with the surrounding context.

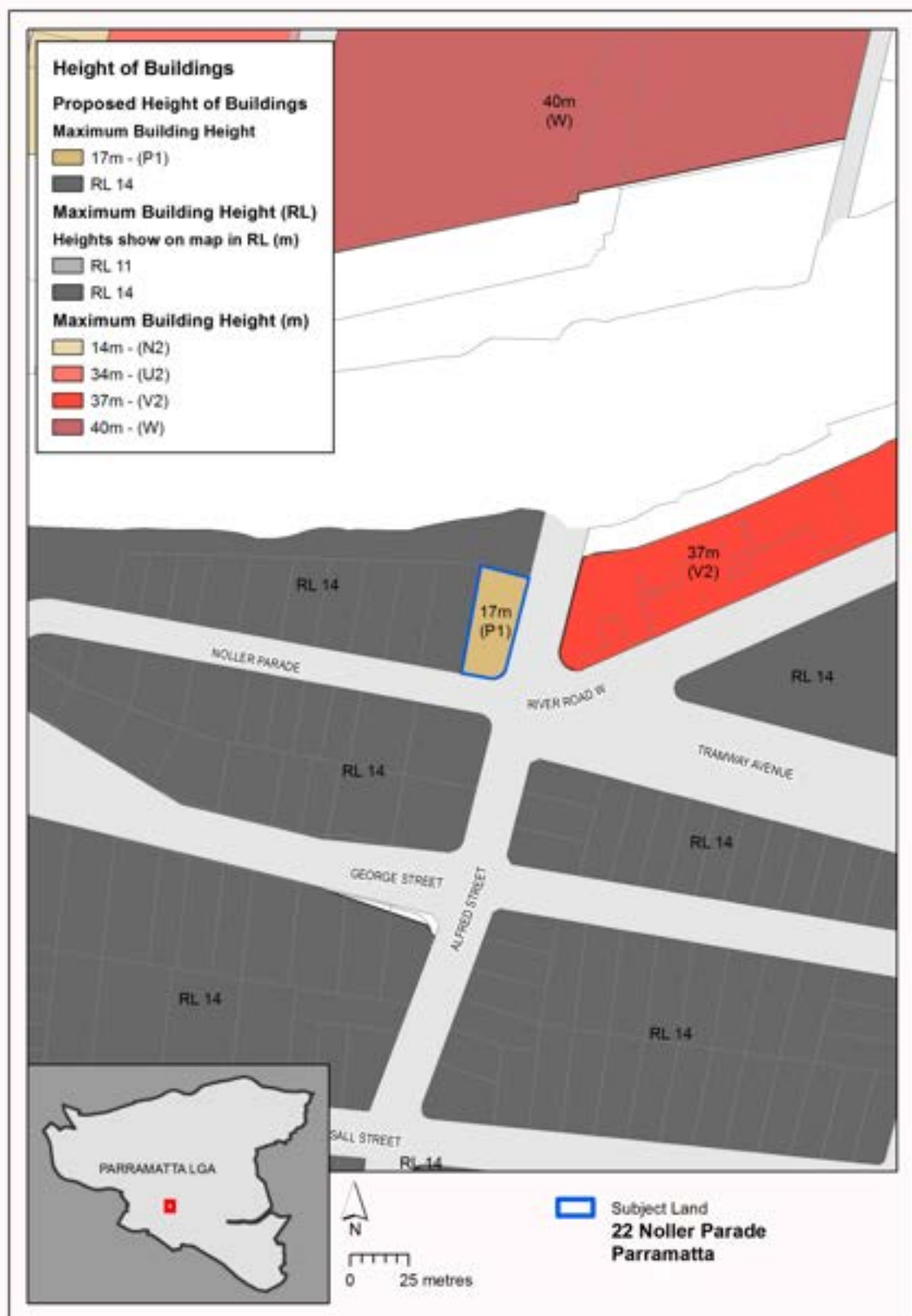


Figure 14 – Proposed amendment to the *Parramatta LEP 2011* Height of Building Map

Figure 14 above illustrates the proposed maximum 17m building height control over the site which would enable a 5-storey development.

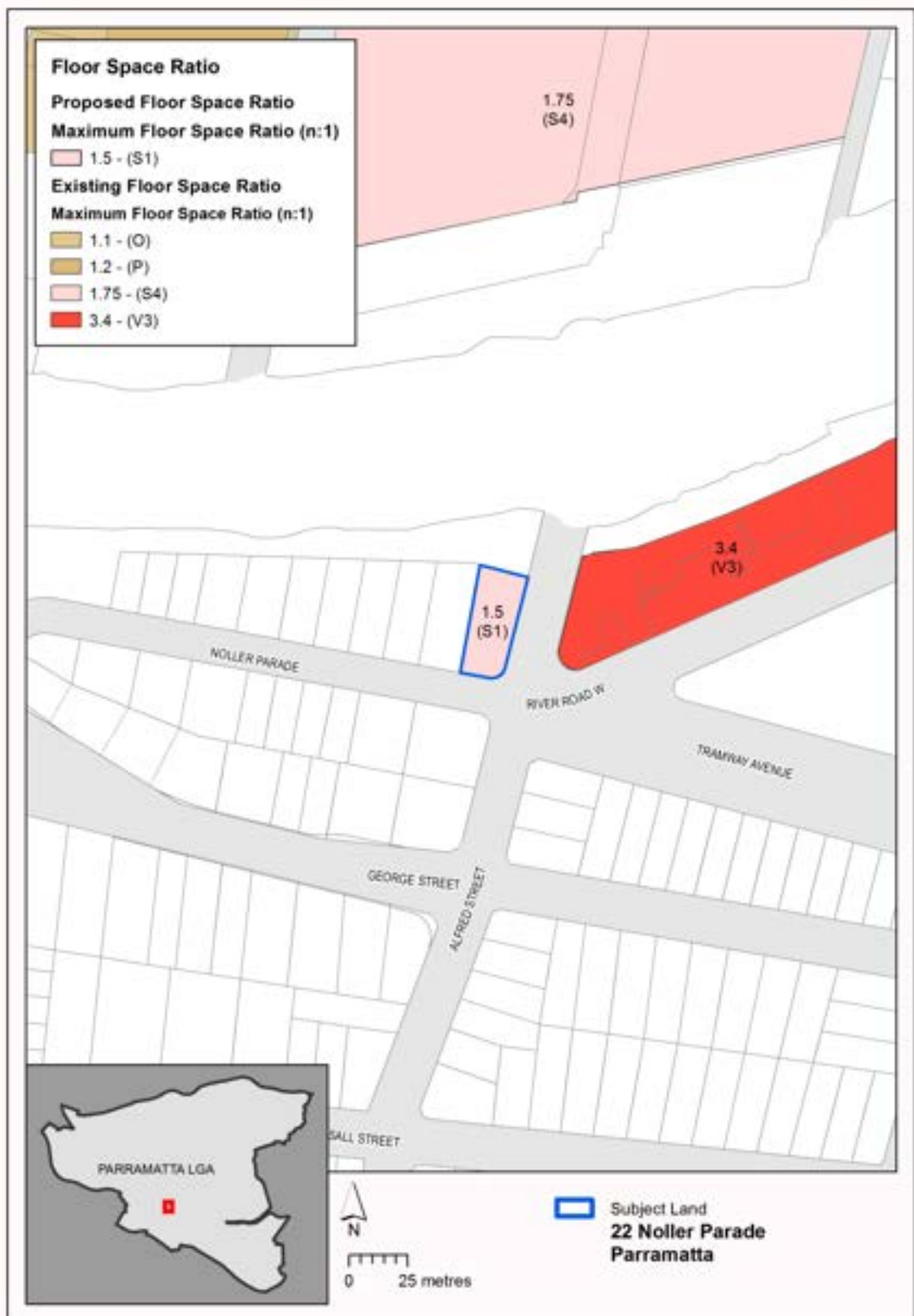


Figure 15 – Proposed amendment to the *Parramatta LEP 2011* Floor Space Ratio Map

Figure 15 above illustrates the proposed 1.5:1 maximum FSR control over the site. The 1.5:1 FSR control would allow for approximately 16 dwellings on the site.

PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's web-site; and
- written notification to adjoining landowners.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

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

PART 6 – PROJECT TIMELINE

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

Table 7 below outlines the anticipated timeframe for the completion of the planning proposal.

Table 7 – Anticipated timeframe to planning proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	September 2019
Report to Council on the assessment of the PP	October 2019
Referral to Minister for review of Gateway determination	November 2019
Date of issue of the Gateway determination	February 2019
Date of issue or revised Gateway determination (if relevant)	-
Commencement and completion dates for public exhibition period	March/April 2020
Commencement and completion dates for government agency notification	March/April 2020
Consideration of submissions	May 2020
Consideration of planning proposal post exhibition and associated report to Council	June/July 2020
Submission to the Department to finalise the LEP	August 2020
Notification of instrument	September 2020

Appendix 1 – Reference Design

DRAWING LIST

00	COVER SHEET
01	3D VIEW CONTEXT
02	LOCATION PLAN
03	SITE ANALYSIS
04	BASEMENT PLAN 2
05	BASEMENT PLAN 1
06	GROUND FLOOR PLAN
07	LEVELS 1-3 TYPICAL APARTMENTS
08	LEVEL 4 - PENTHOUSE
09	SECTION A
10	SECTION B
11	EAST ELEVATION
12	SOUTH & NORTH ELEVATION
13	SHADOW IMPACT ANALYSIS 01 - 21ST JUNE
14	SHADOW IMPACT ANALYSIS 02 - 21ST JUNE
15	SHADOW IMPACT ANALYSIS 03 - 21ST DECEMBER
16	SHADOW IMPACT ANALYSIS 04 - 21ST DECEMBER
17	GFA DIAGRAMS
18	GFA & FSR SCHEDULE
19	ADG SOLAR ACCESS GROUND FLOOR - 21ST JUNE
20	ADG SOLAR ACCESS LEVELS 1-3 TYPICAL APARTMENTS - ...
21	ADG SOLAR ACCESS LEVEL 4 APARTMENTS - 21ST JUNE
22	CROSS VENTILATION DIAGRAMS
23	COMPLIANCE SCHEDULE
24	SURVEY



PLANNING PROPOSAL - RESIDENTIAL DEVELOPMENT
22 NOLLER PARADE, PARRAMATTA

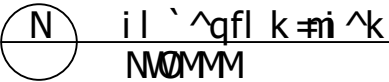
SCHEME C
REVISION: P4

PROPOSED ALFRED STREET
PEDESTRIAN AND CYCLING BRIDGE

EXISTING 13 STOREY
BUILDING
2 RIVER ROAD WEST

PROPOSED
DEVELOPMENT
22 NOLLER PARADE





REV DESCRIPTION

BY DATE

CLIENT:

VANTAGECORP PTY LTD

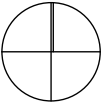
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PROPOSED RESIDENTIAL DEVELOPMENT
22 NOLLER PARADE PARRAMATTA

DRAWING TITLE:

LOCATION PLAN

NORTH POINT:



DRAWN BY:

LL, AD, VW

CHECKED BY:

PI

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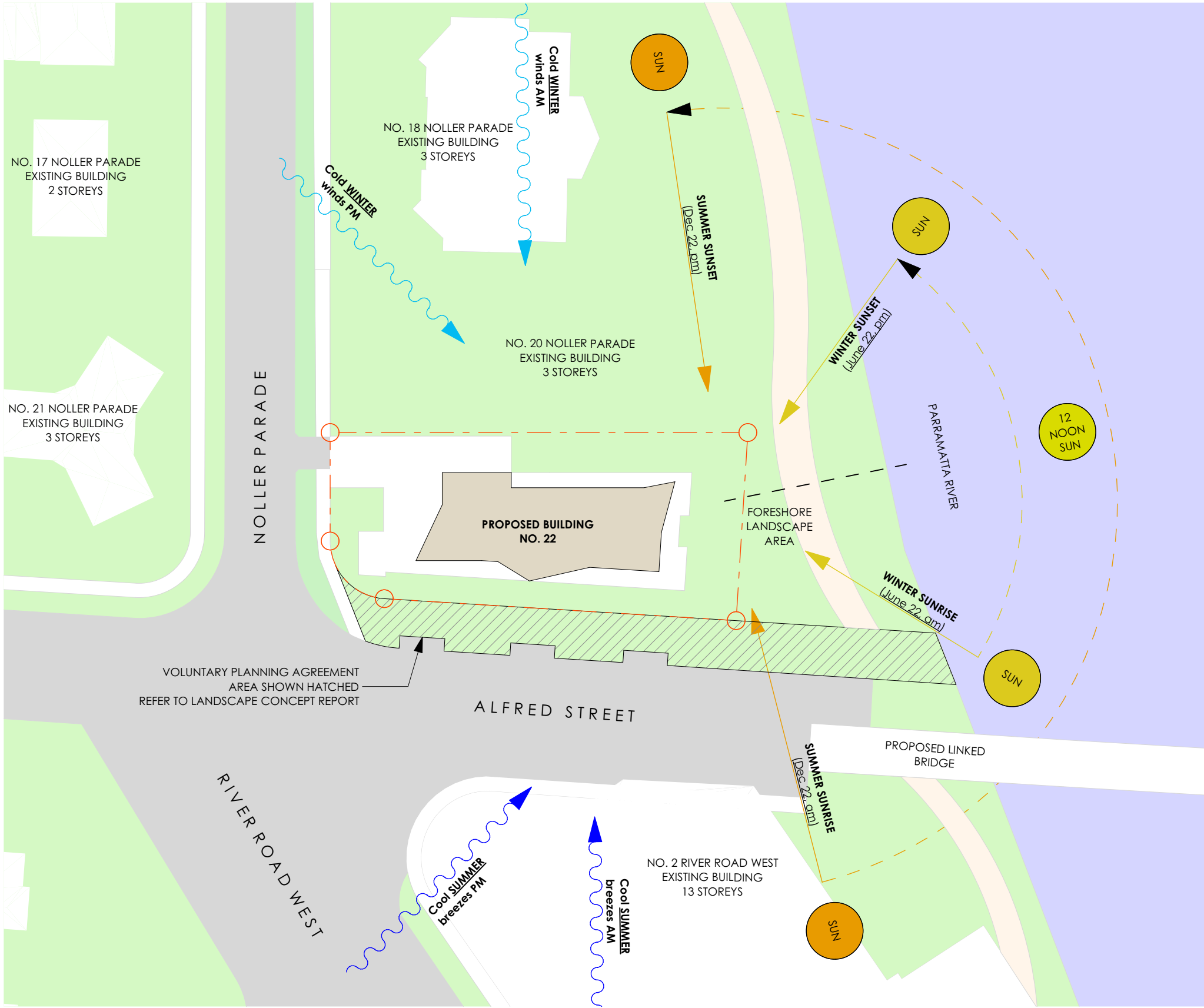
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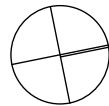
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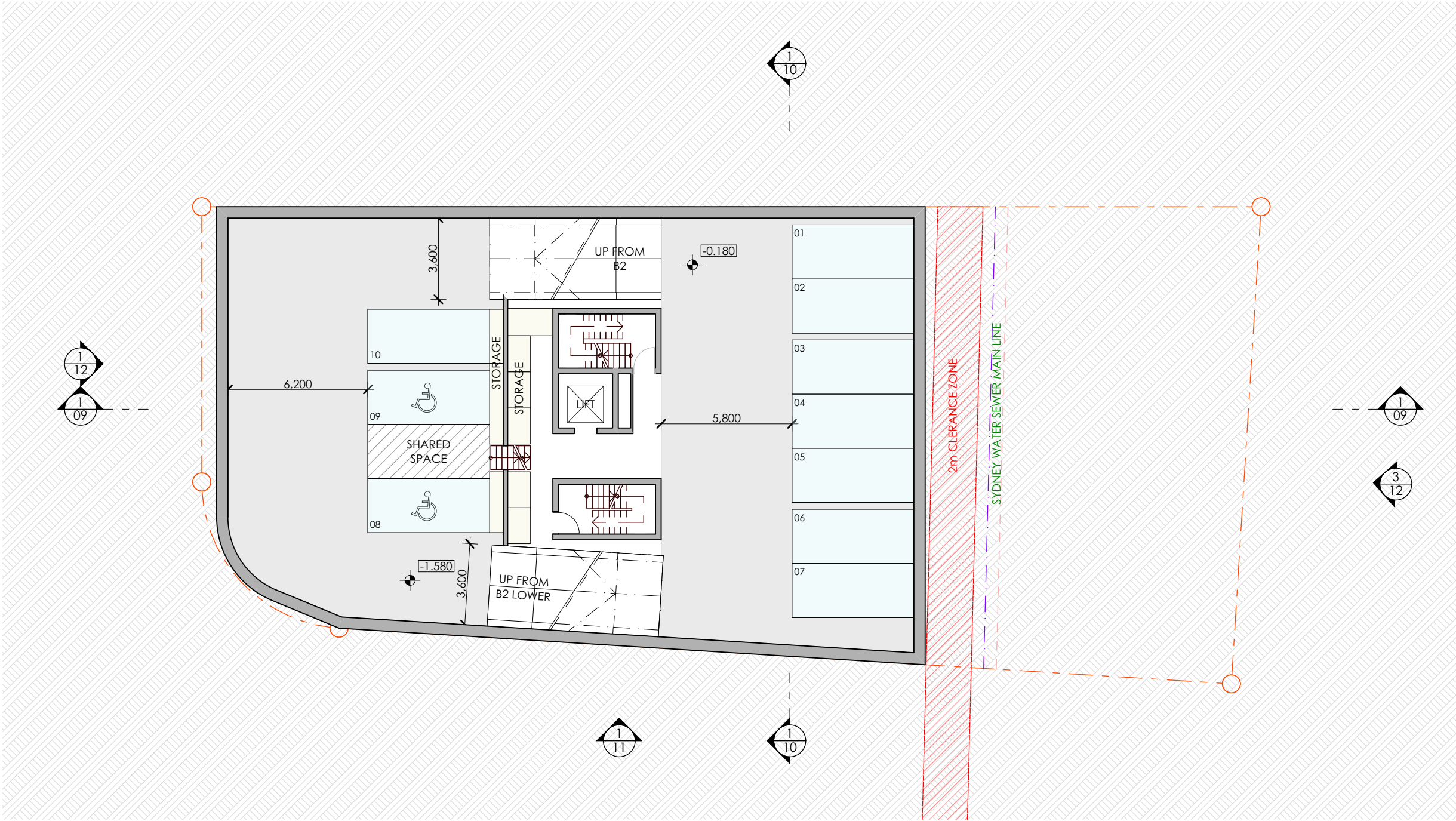
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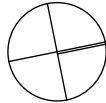


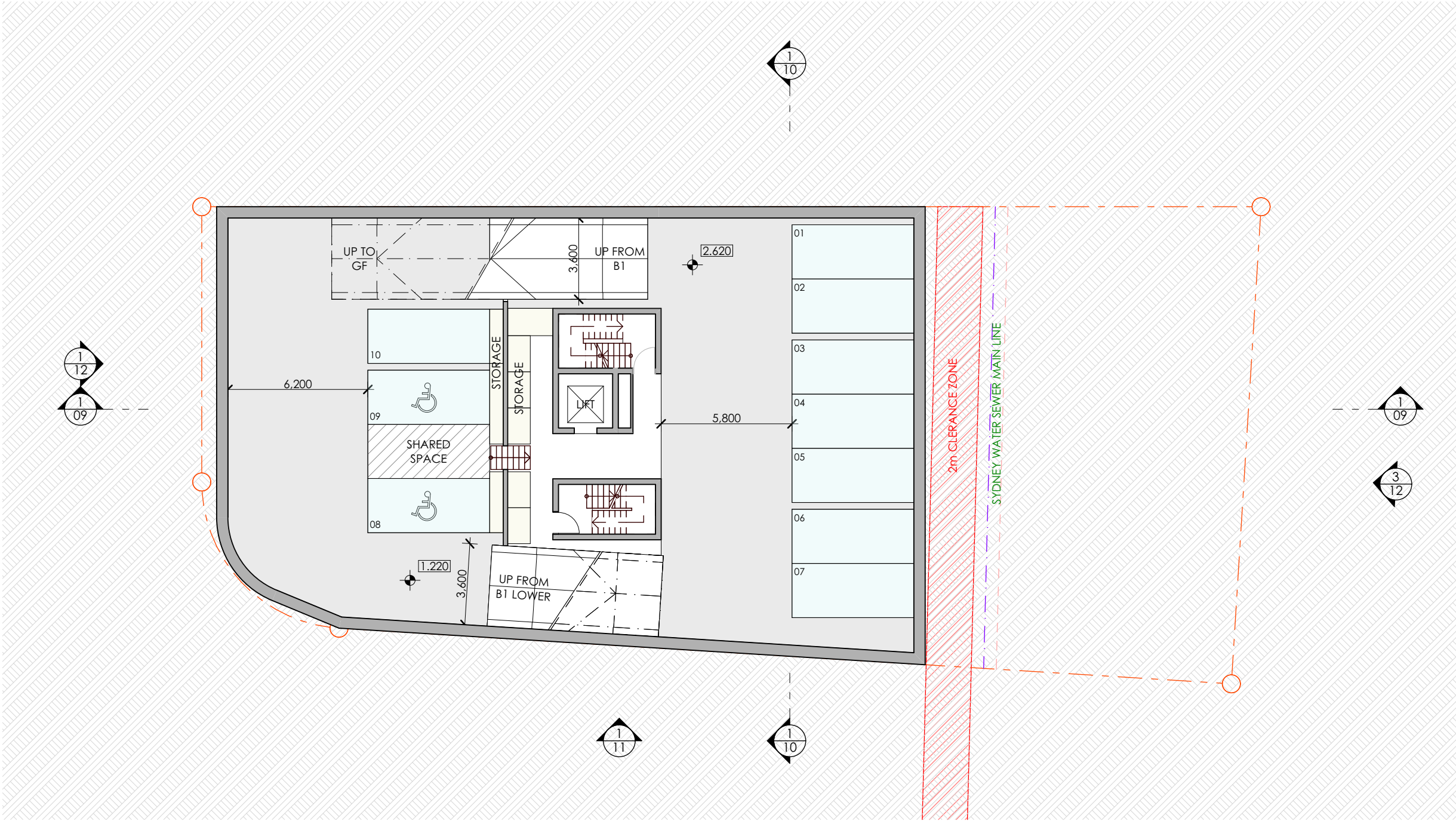
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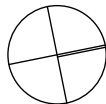


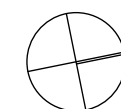
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1 BASEMENT 1
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1 LEVEL 1
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Level 10, 265 Clarence Street, Sydney NSW 2000
+ 61 2 9285 0860 | www.ptiarchitecture.com.au
Nominated Registered Architect, Peter Israel (reg no 50094)
ABN 90 050 071 022

REV DESCRIPTION

BY DATE

CLIENT:

VANTAGECORP PTY LTD

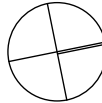
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PROPOSED RESIDENTIAL DEVELOPMENT
22 NOLLER PARADE PARRAMATTA

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LEVELS 1-3 TYPICAL APARTMENTS

NORTH POINT:



DRAWN BY:

LL, AD, VW

CHECKED BY:

PI

SCALE:

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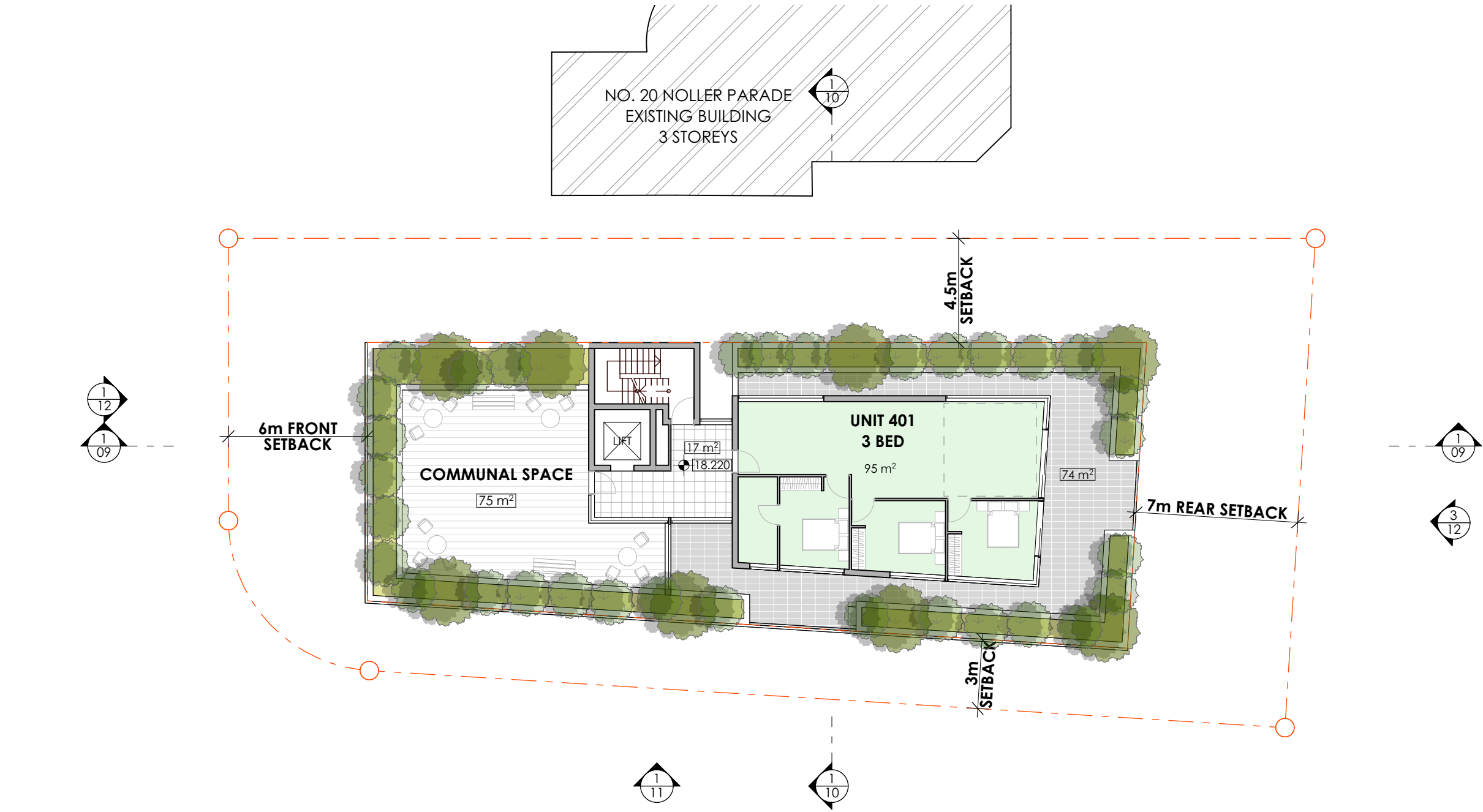
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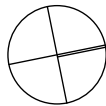
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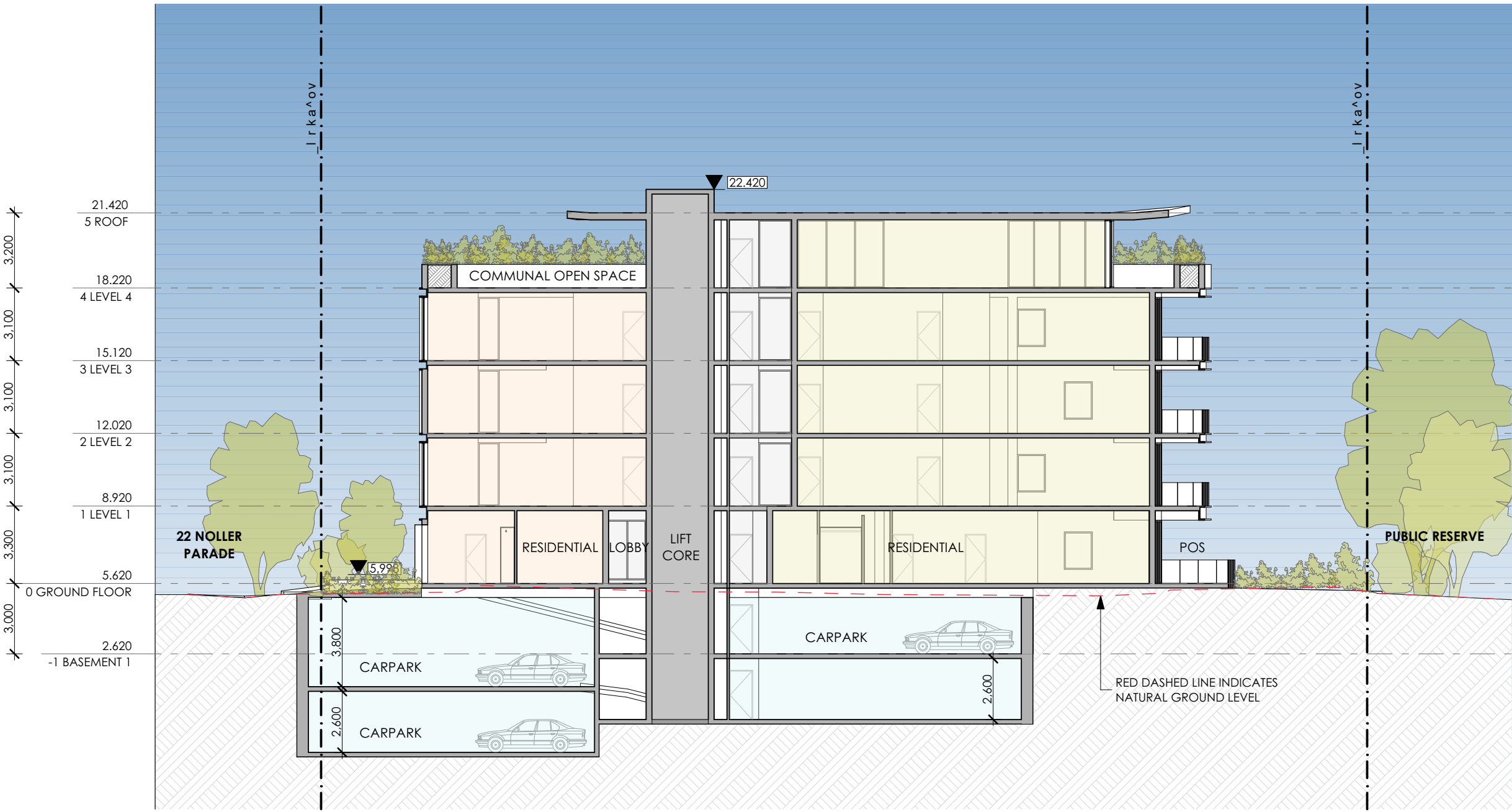
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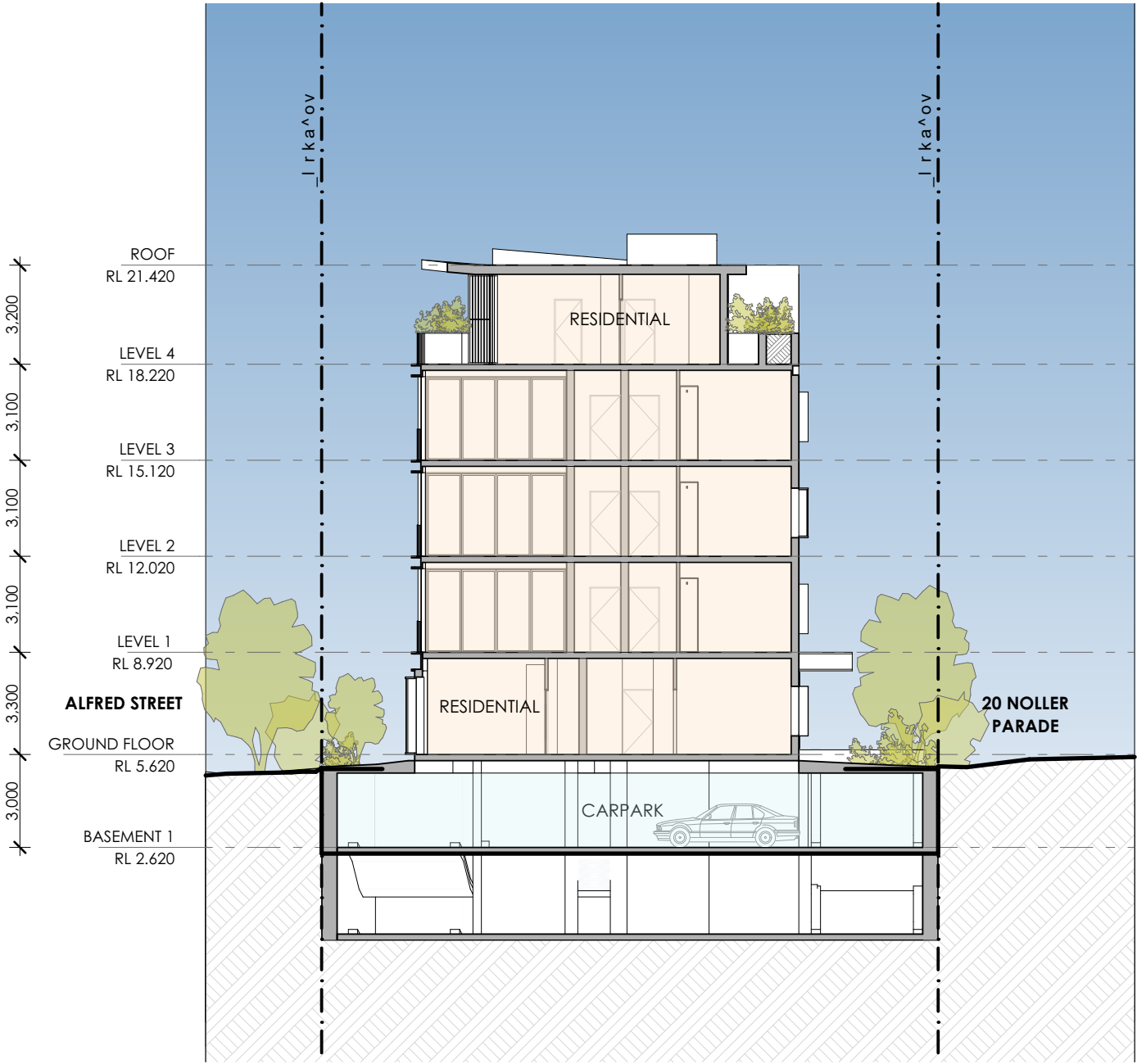


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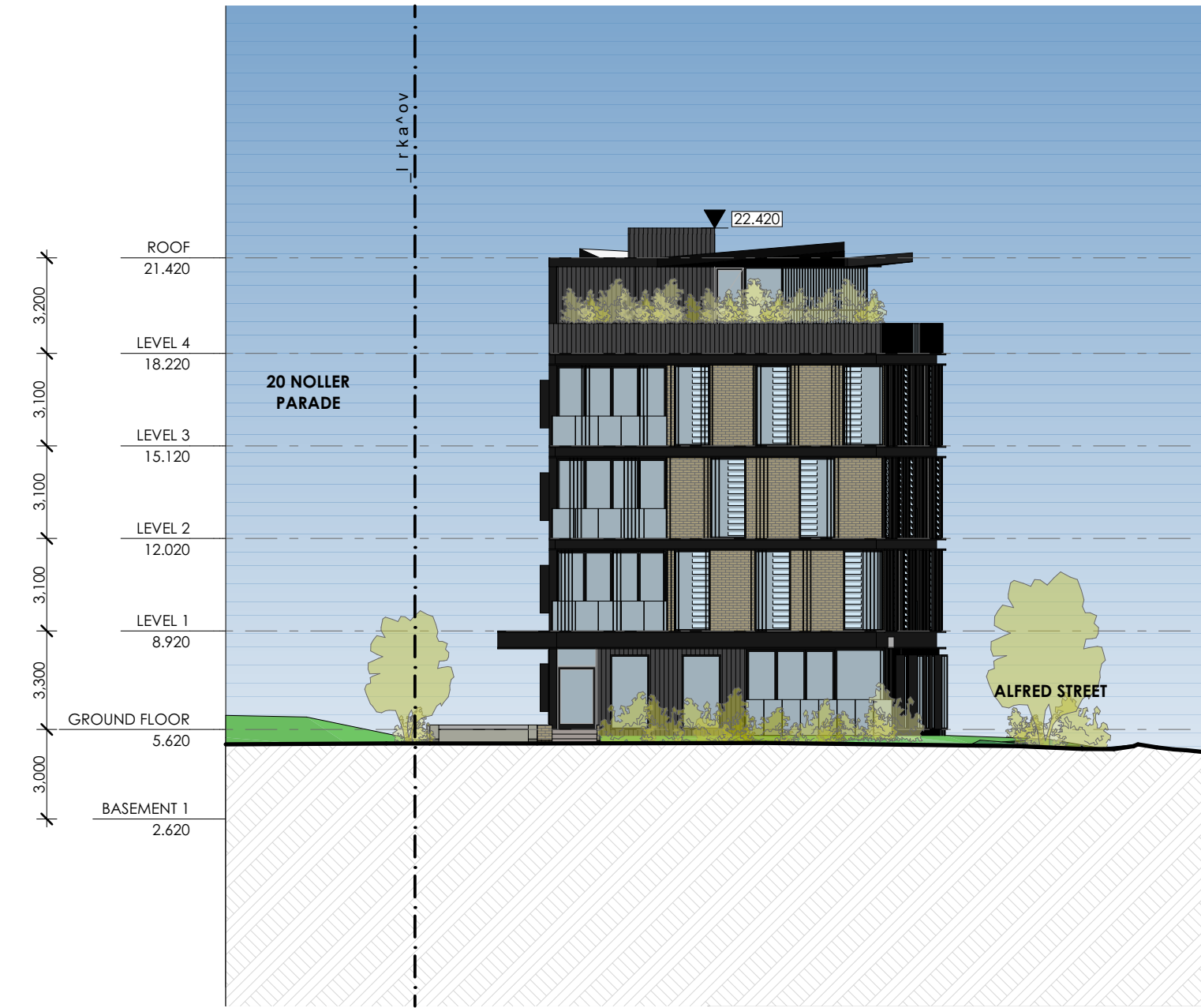
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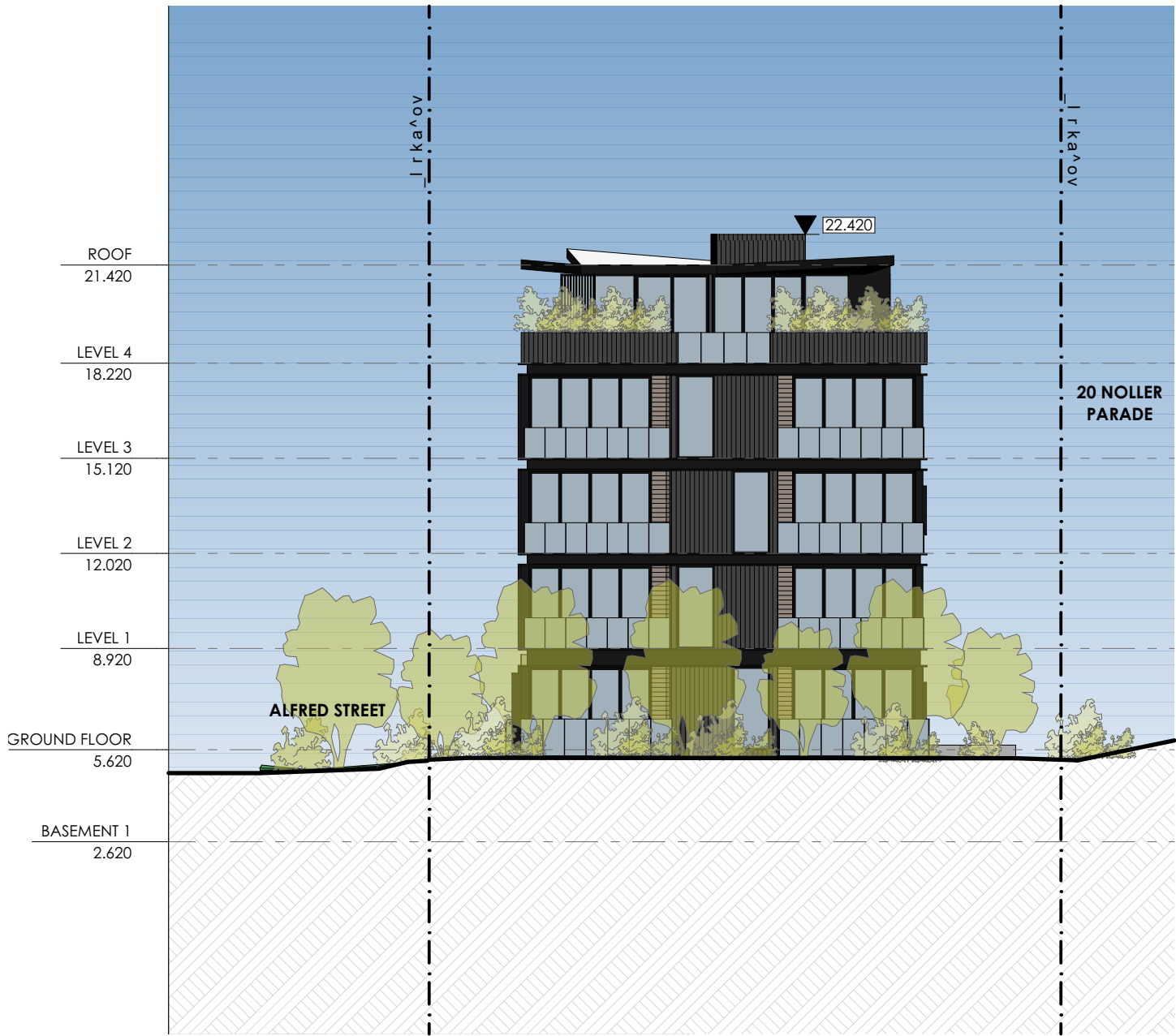
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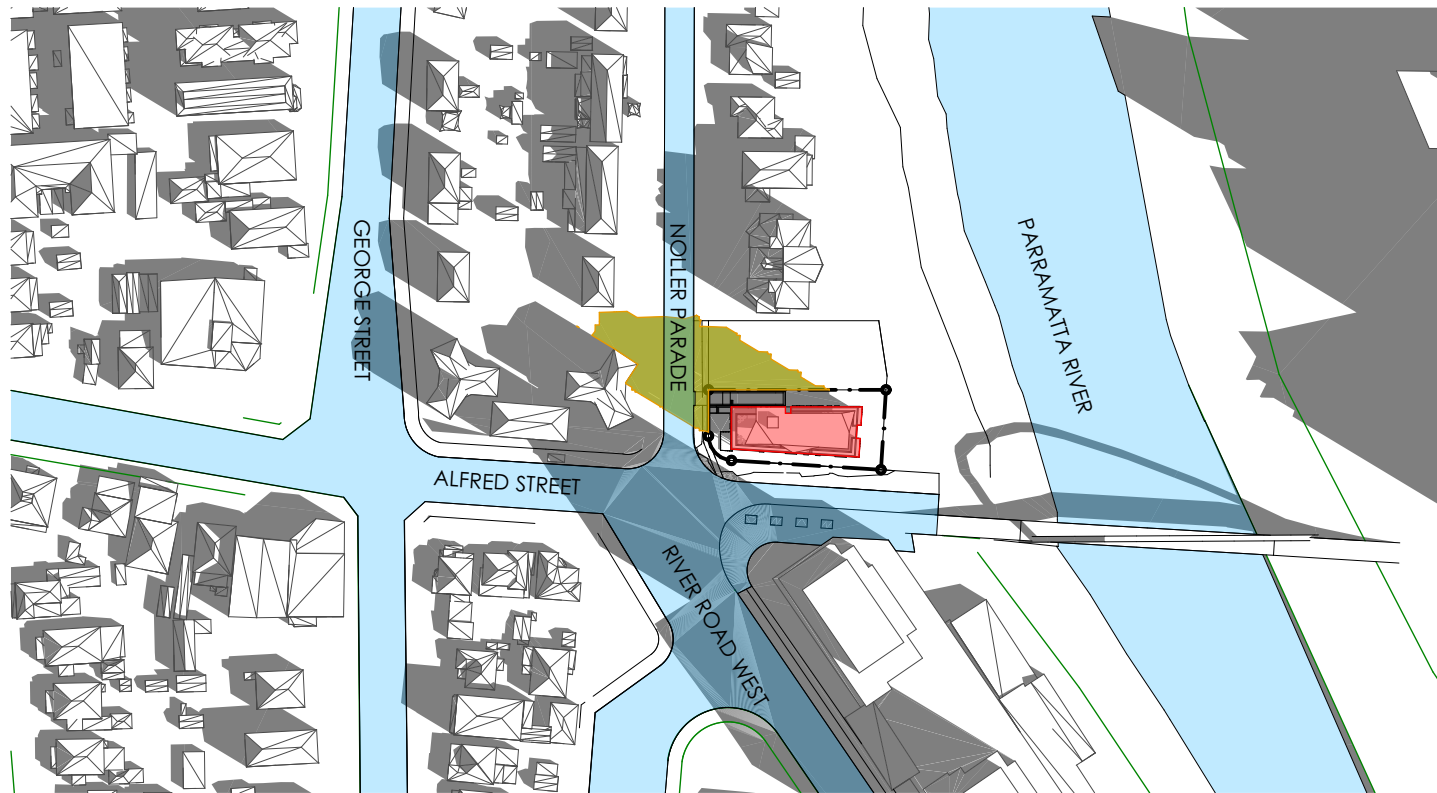
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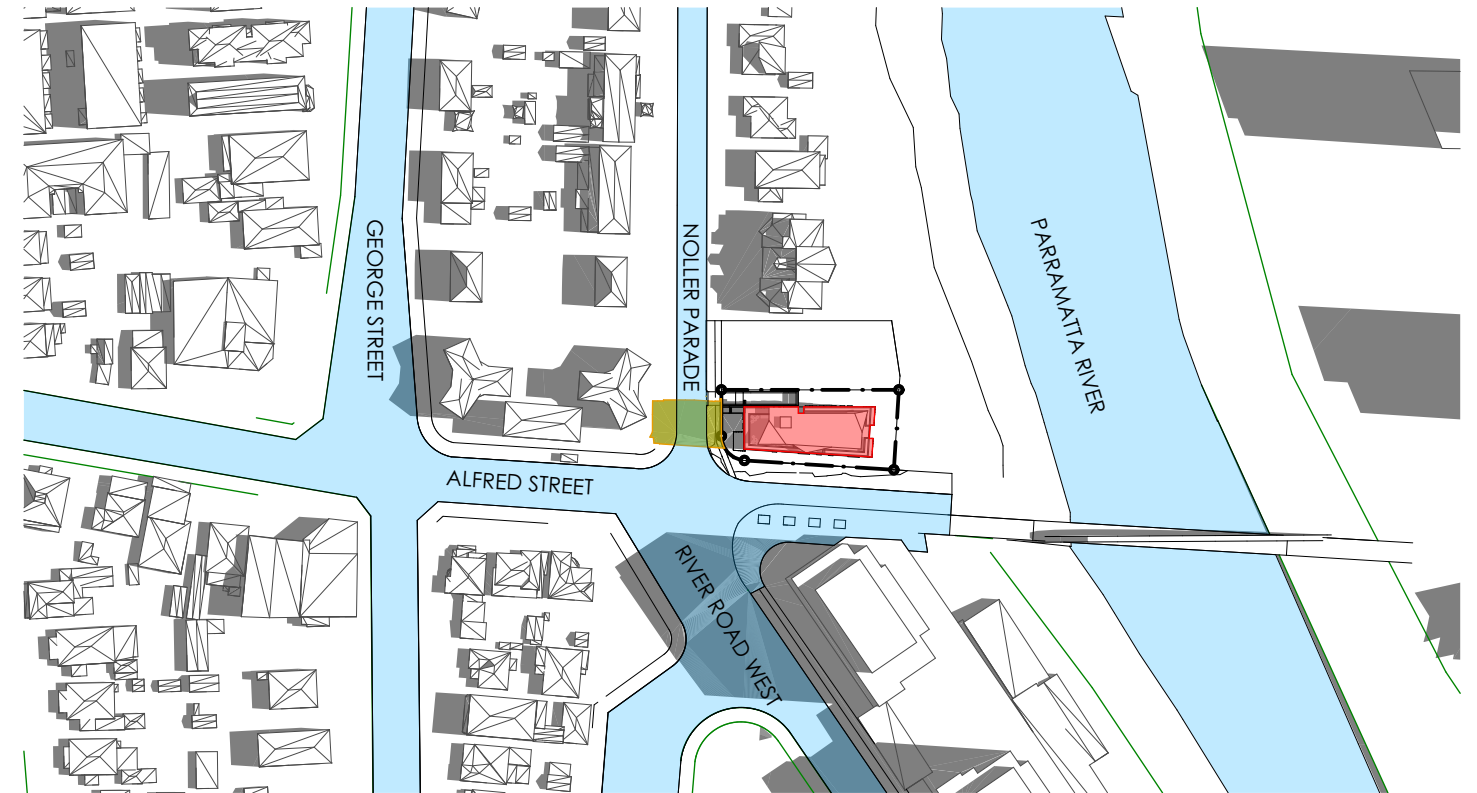
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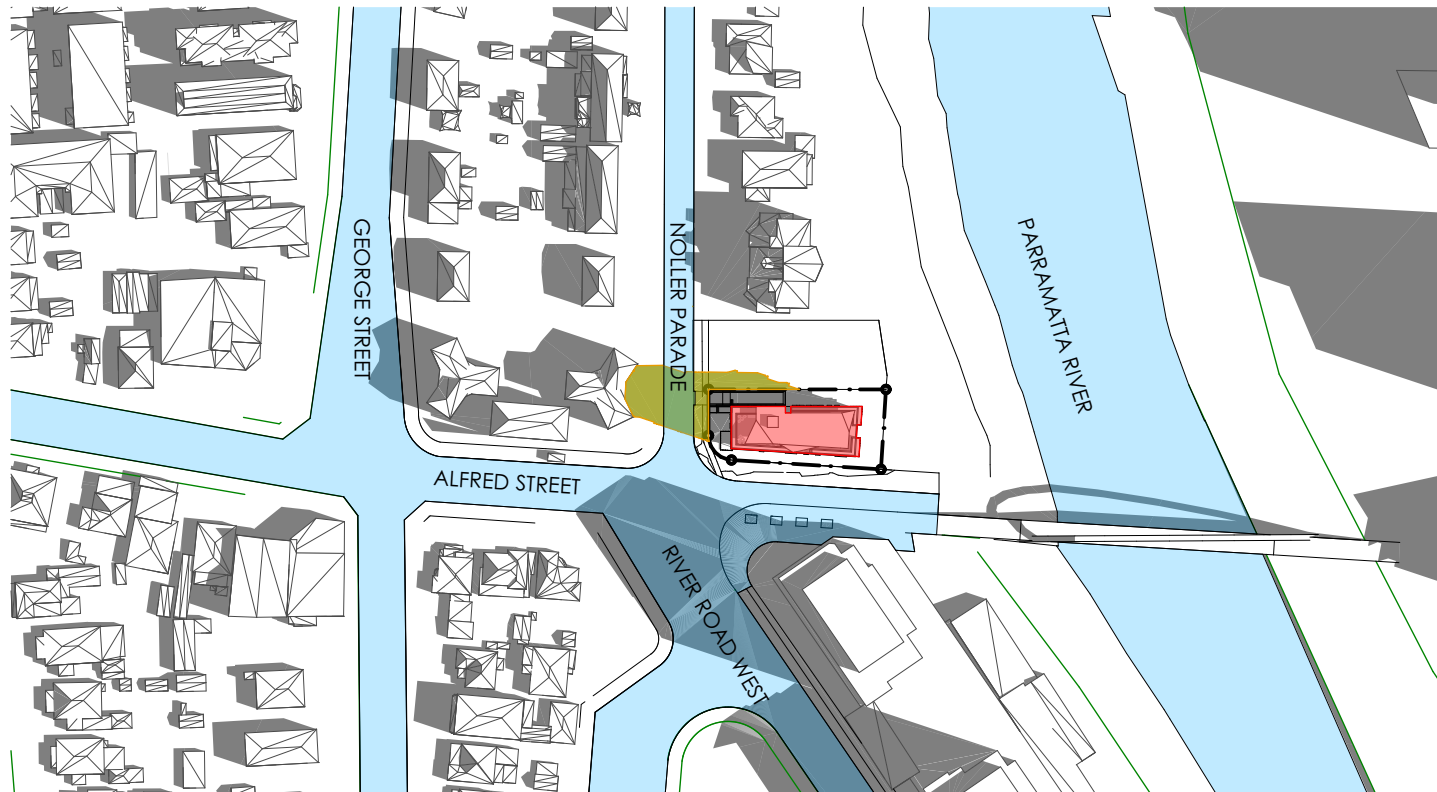
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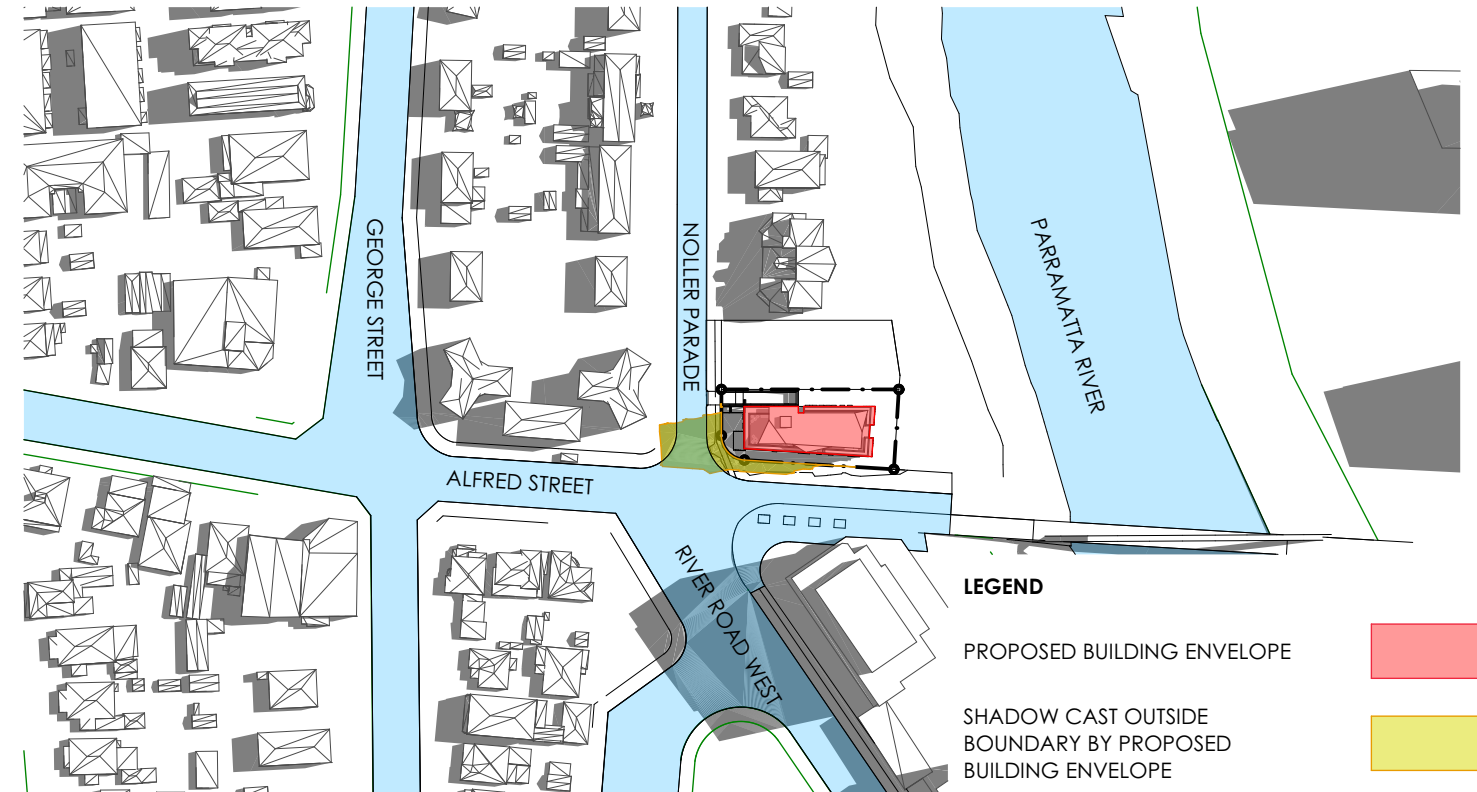
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3 SHADOW STUDY - 11AM
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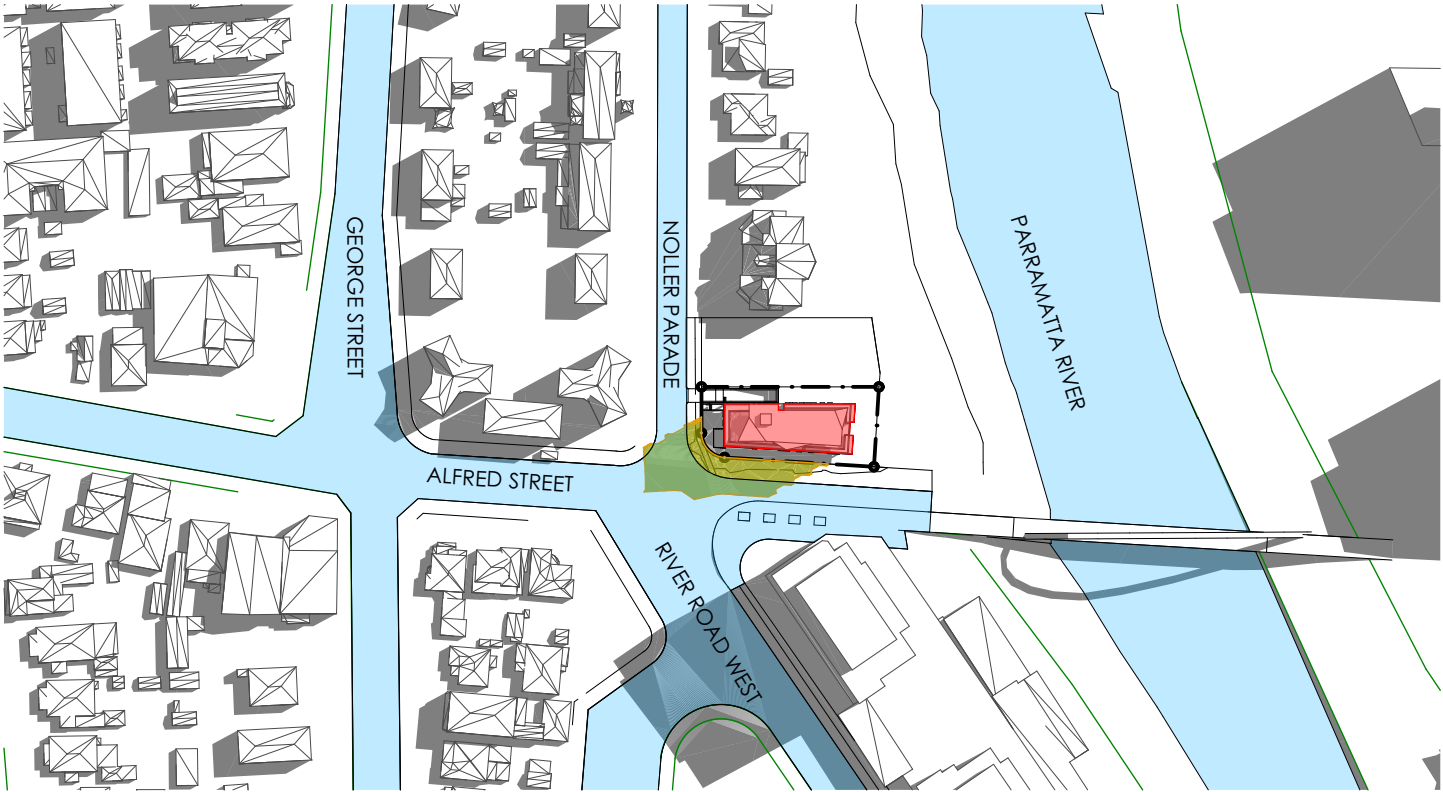
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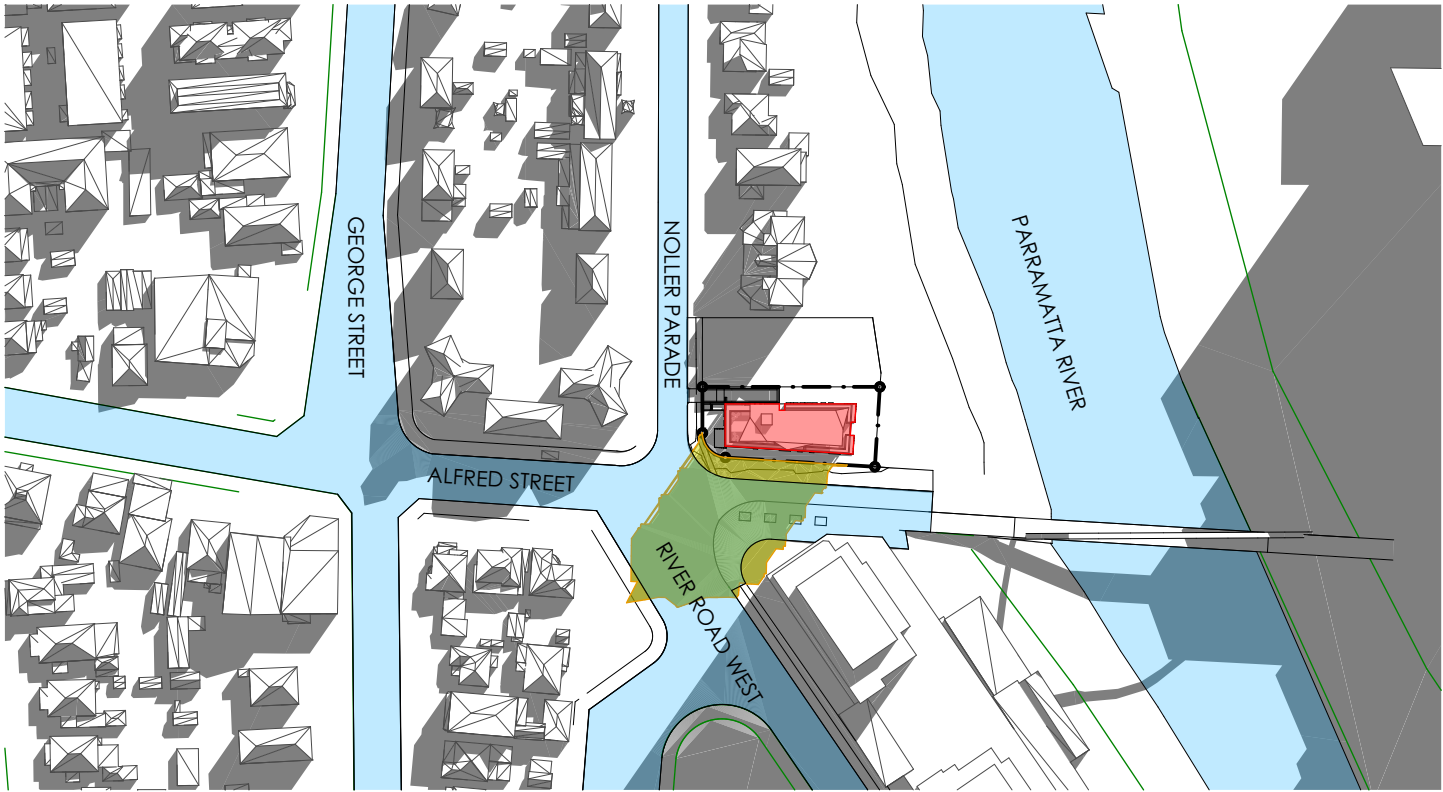
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 - SHADOW CAST BY EXISTING BUILDING ENVELOPE

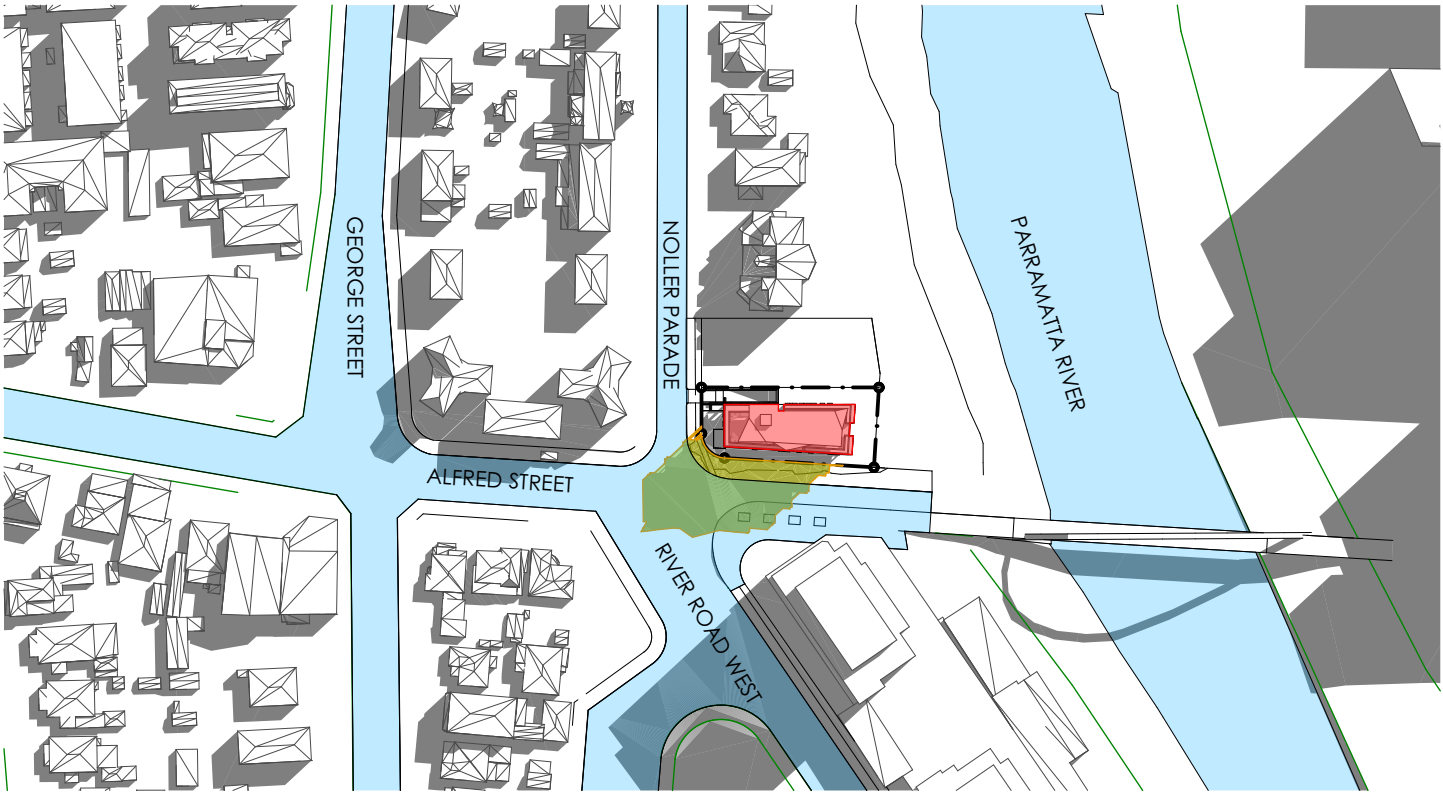




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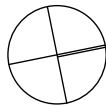
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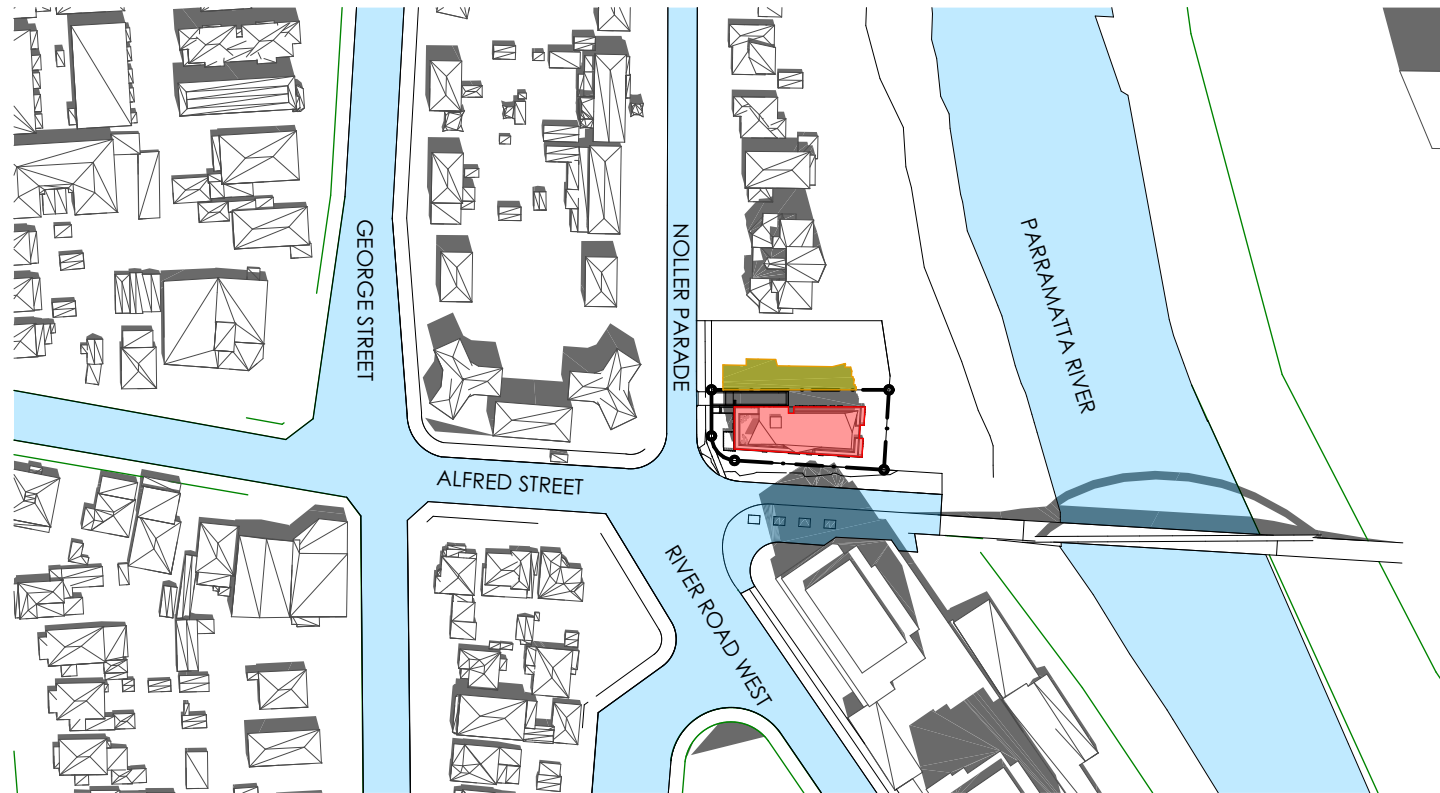
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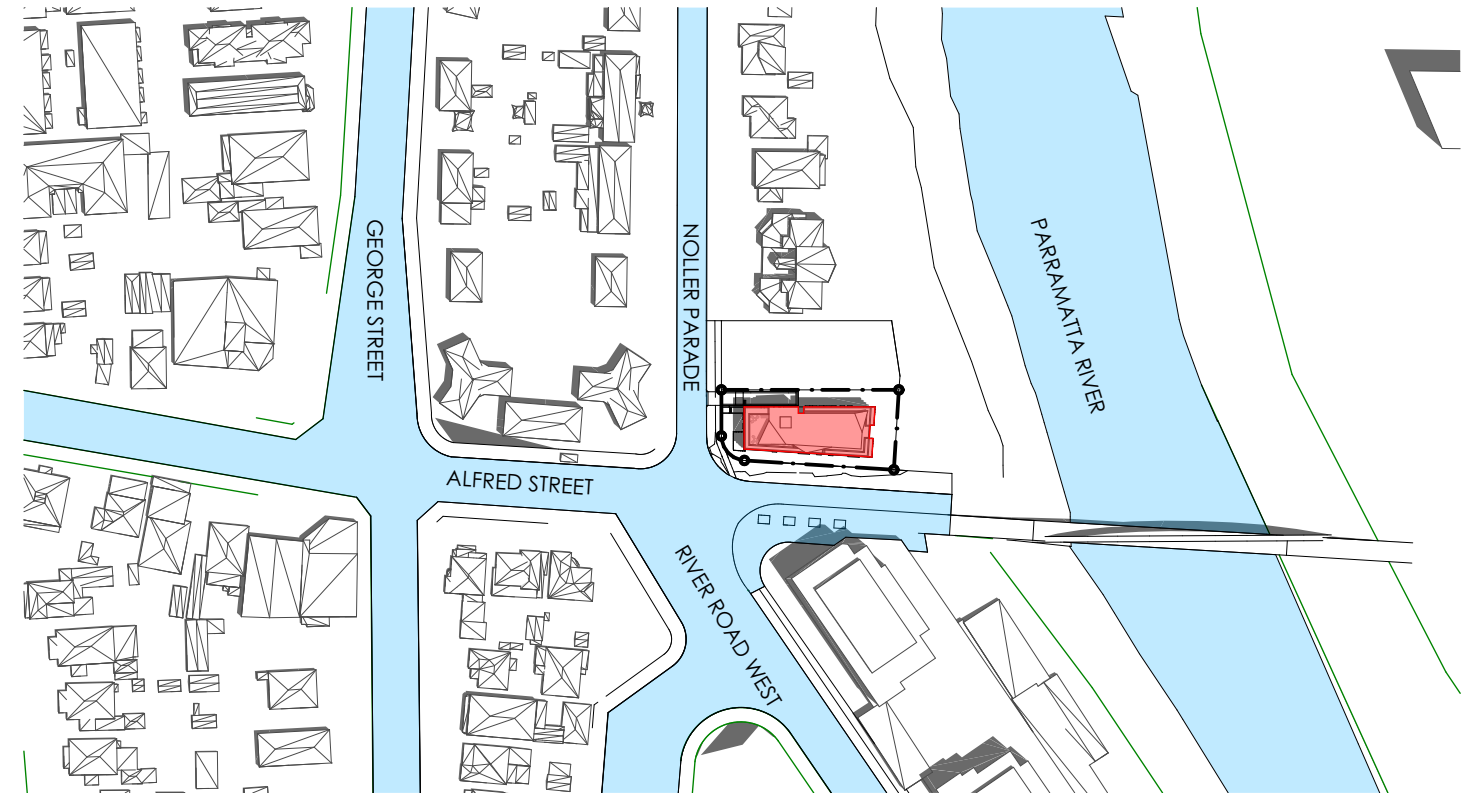
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SHADOW CAST BY EXISTING BUILDING ENVELOPE 

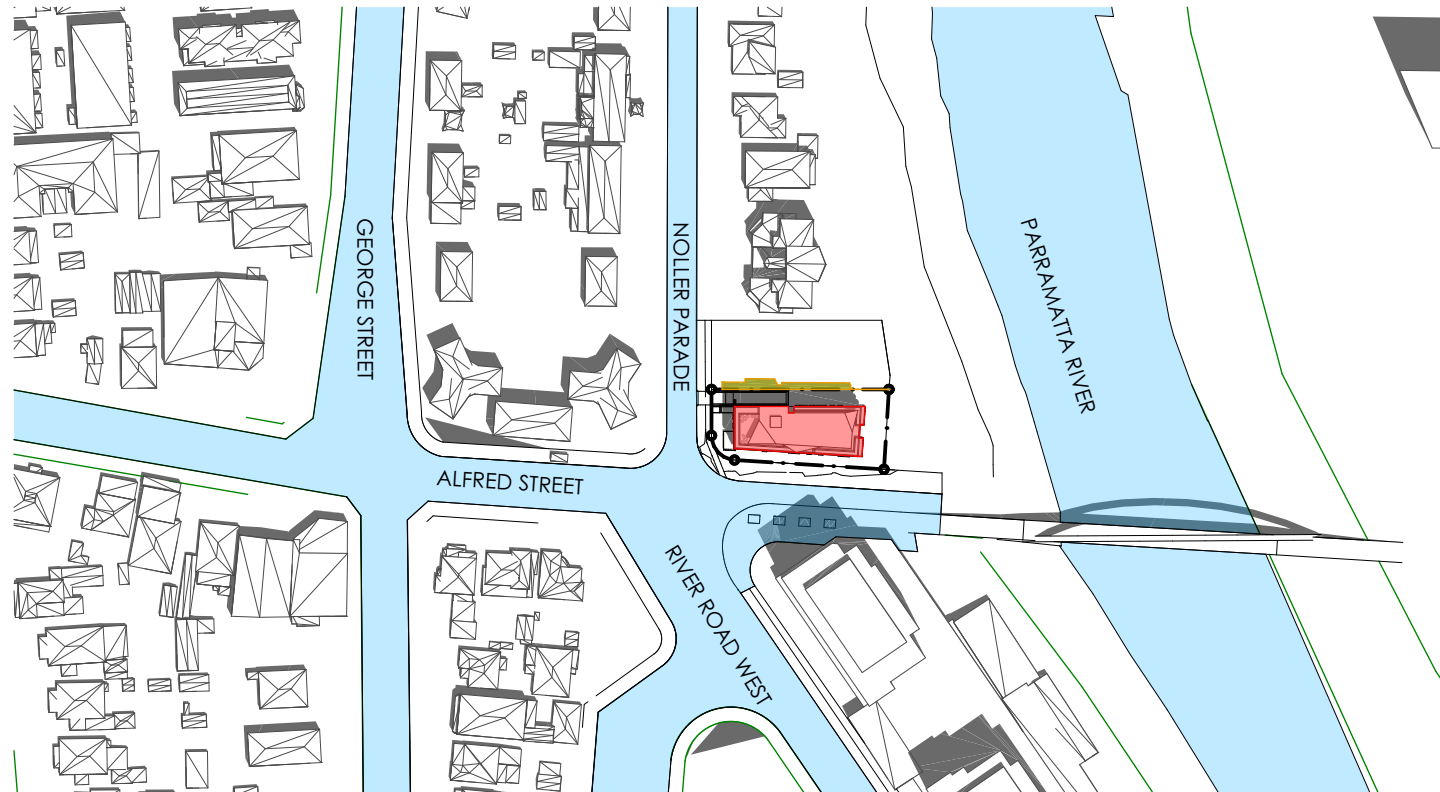




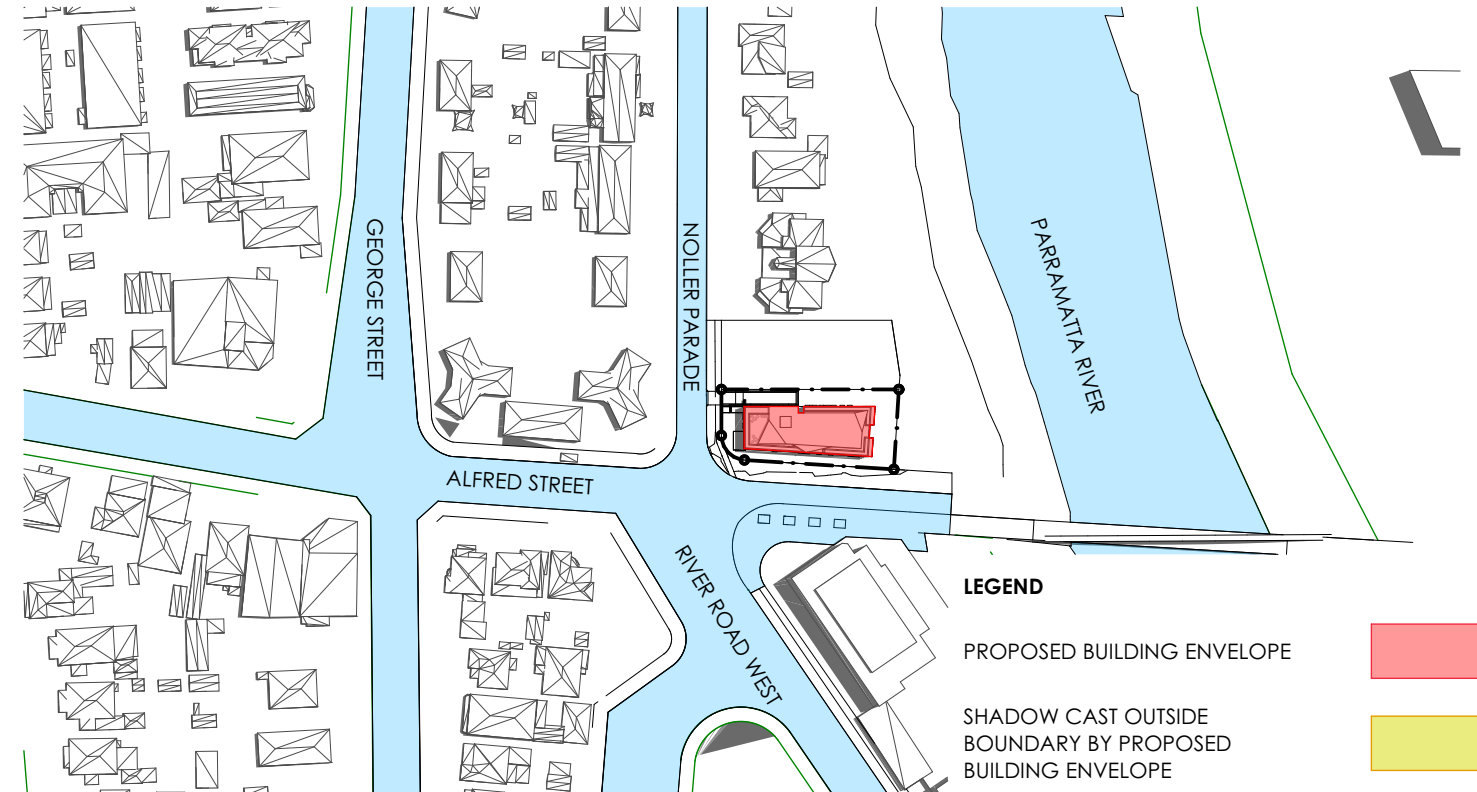
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3 SHADOW STUDY - 11AM
1:2000



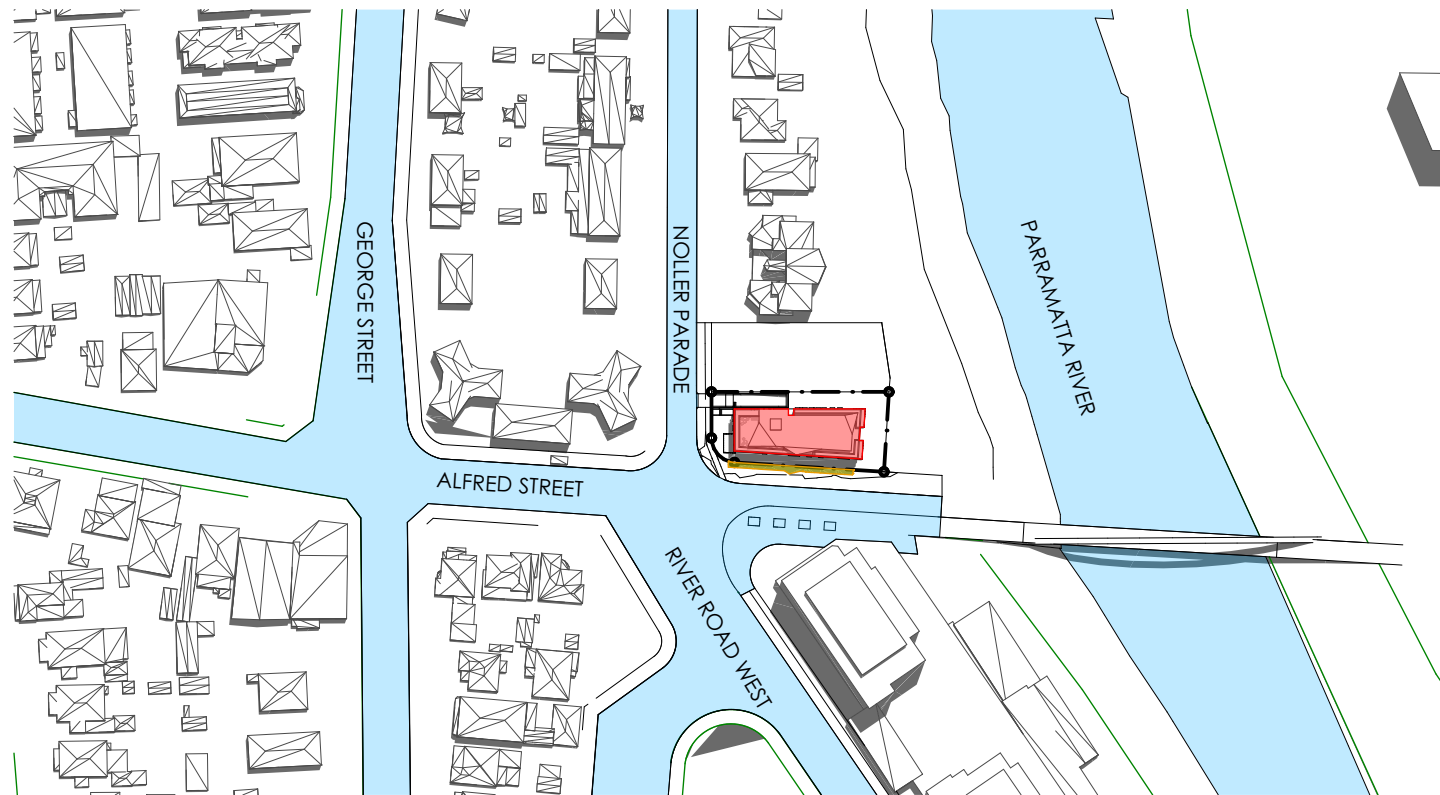
2 SHADOW STUDY - 10AM
1:2000



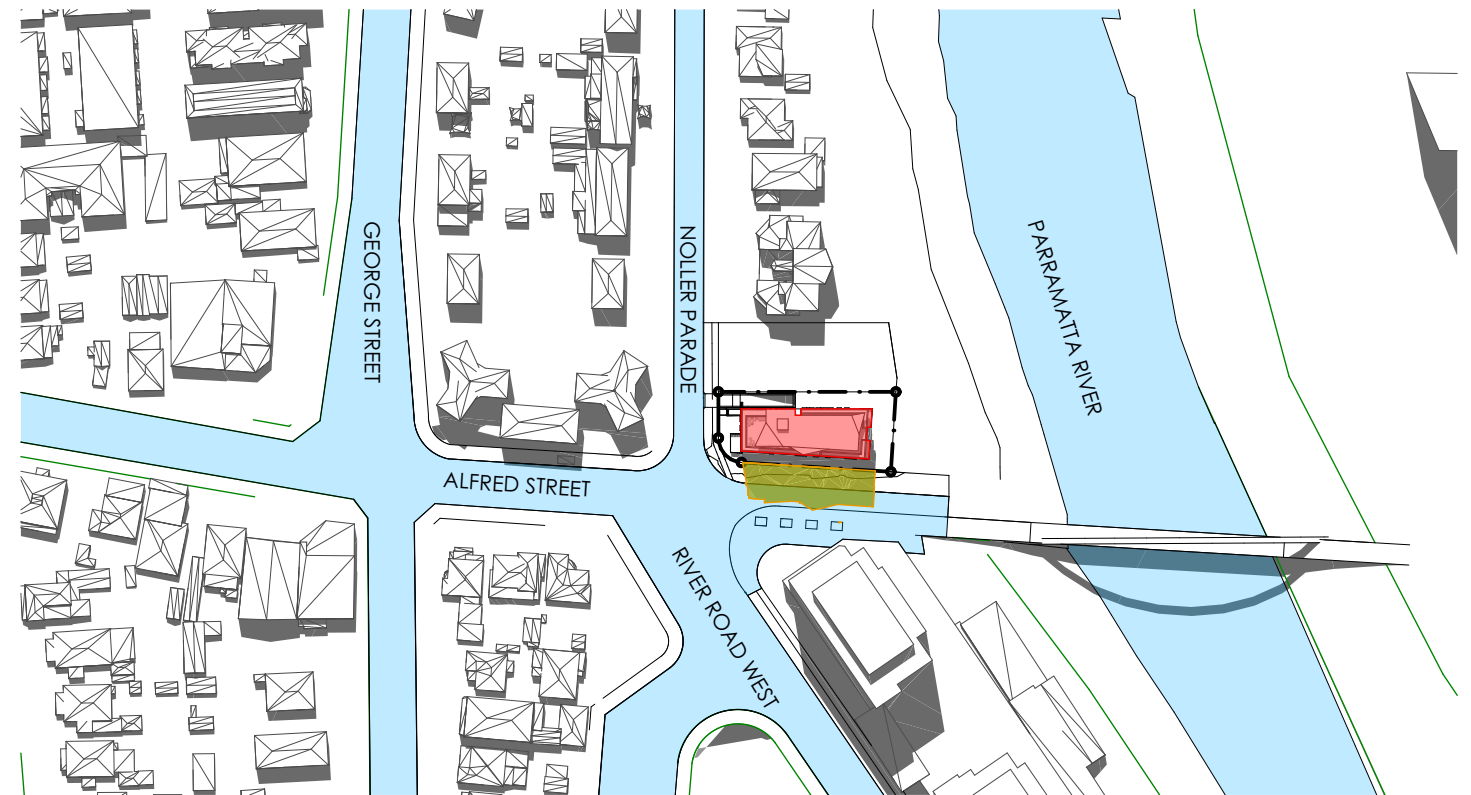
4 SHADOW STUDY - 12PM
1:2000

- LEGEND**
- PROPOSED BUILDING ENVELOPE
 - SHADOW CAST OUTSIDE BOUNDARY BY PROPOSED BUILDING ENVELOPE
 - SHADOW CAST BY EXISTING BUILDING ENVELOPE

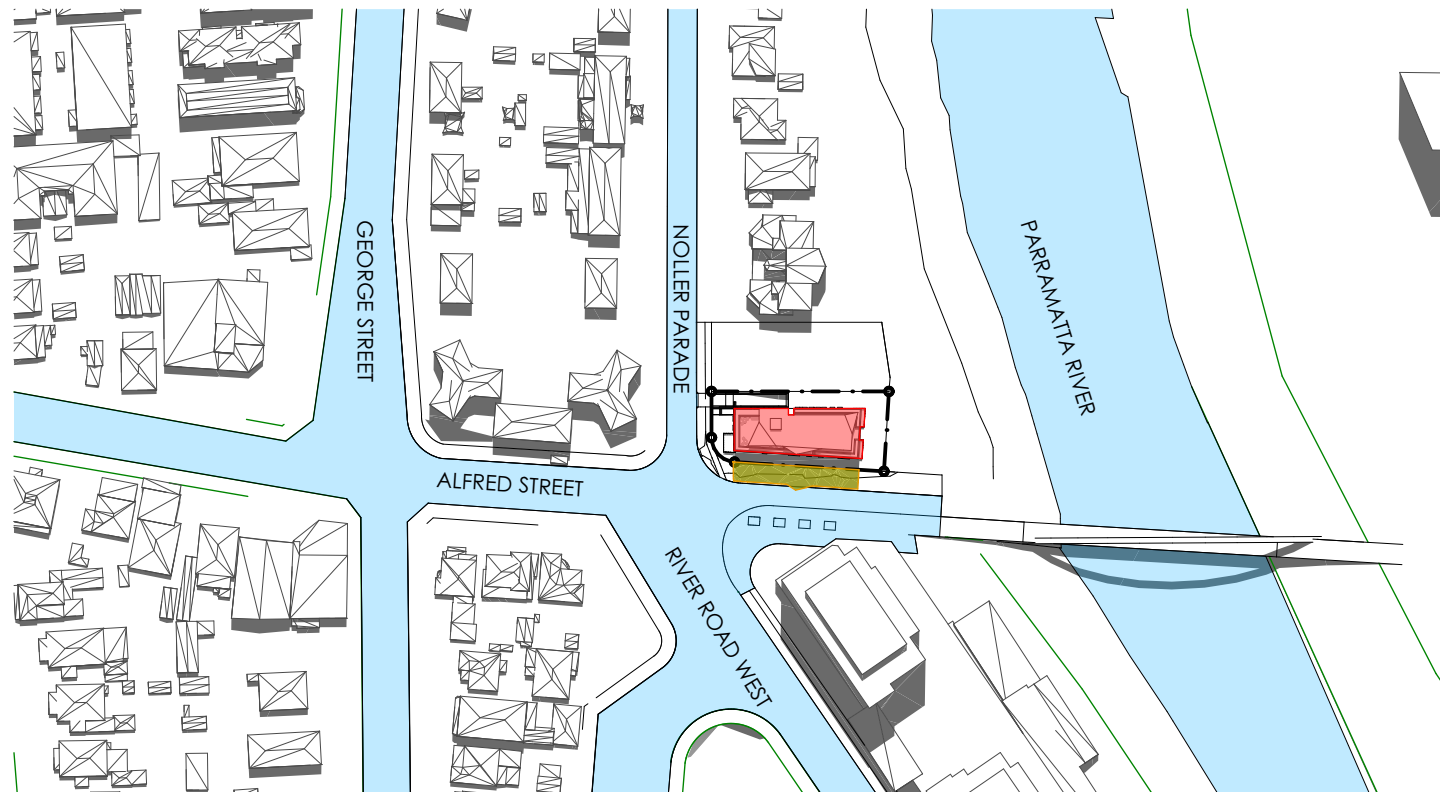




1 SHADOW STUDY - 1PM
1:2000



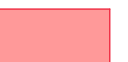
3 SHADOW STUDY - 3PM
1:2000



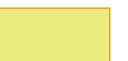
2 SHADOW STUDY - 2PM
1:2000

LEGEND

PROPOSED BUILDING ENVELOPE

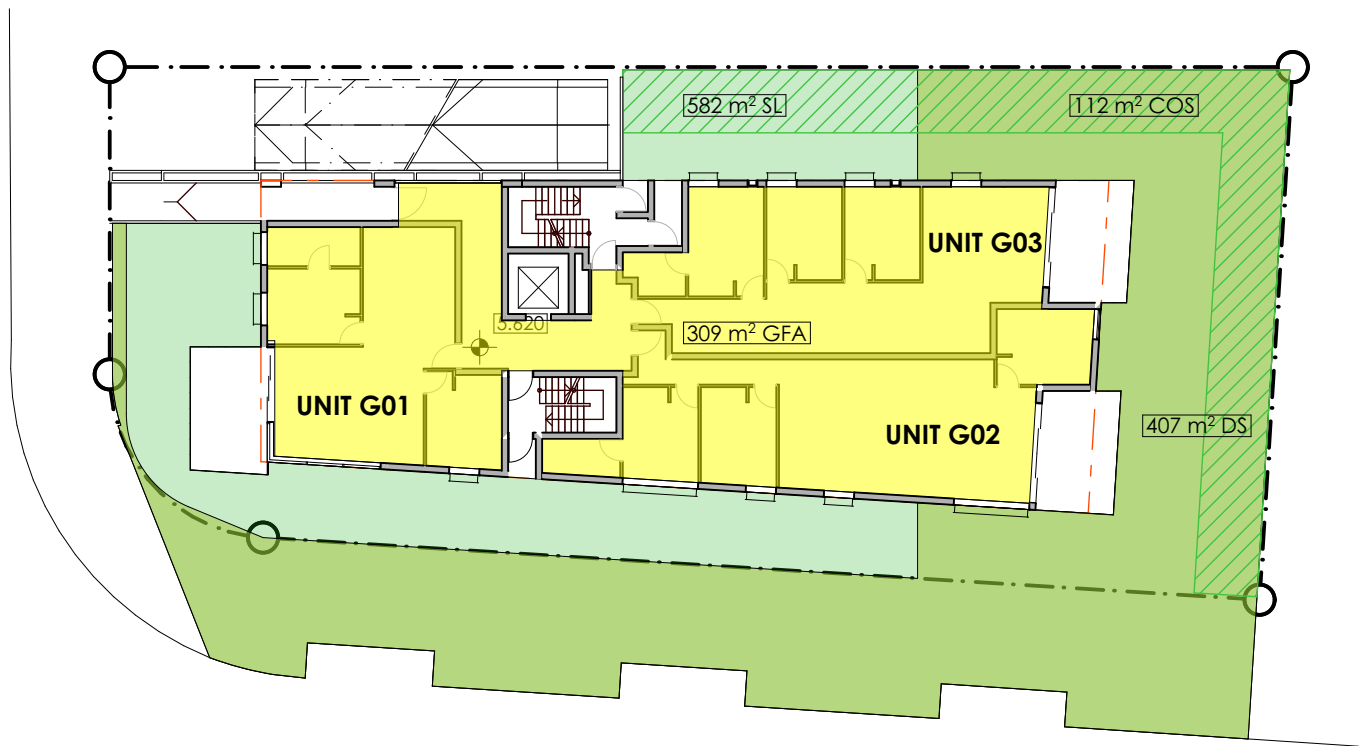


SHADOW CAST OUTSIDE
BOUNDARY BY PROPOSED
BUILDING ENVELOPE

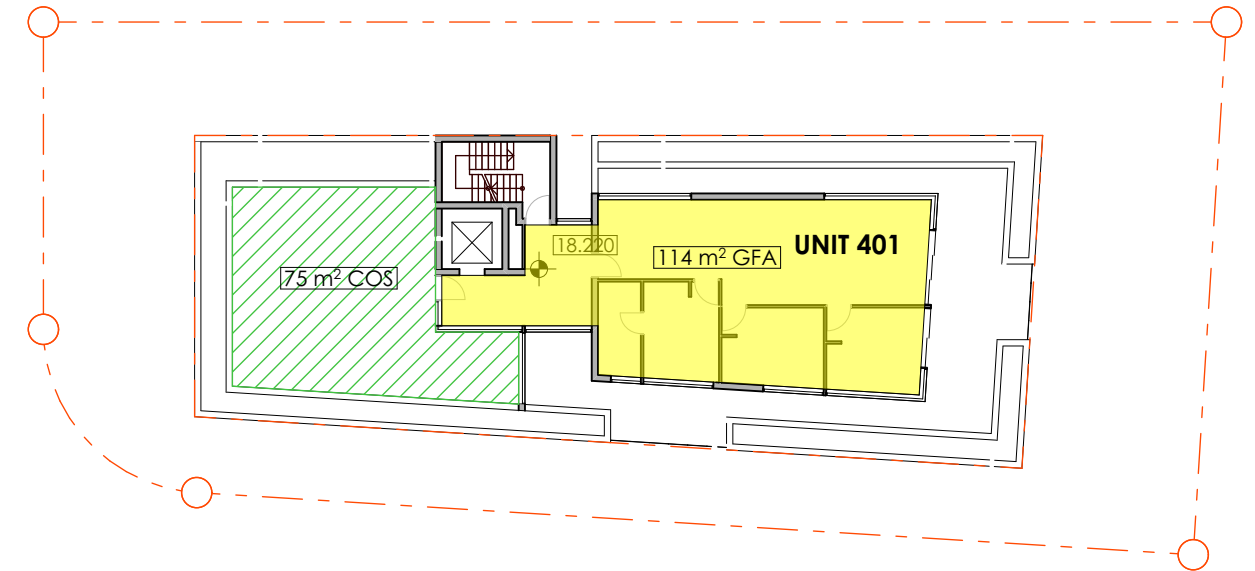


SHADOW CAST BY EXISTING
BUILDING ENVELOPE

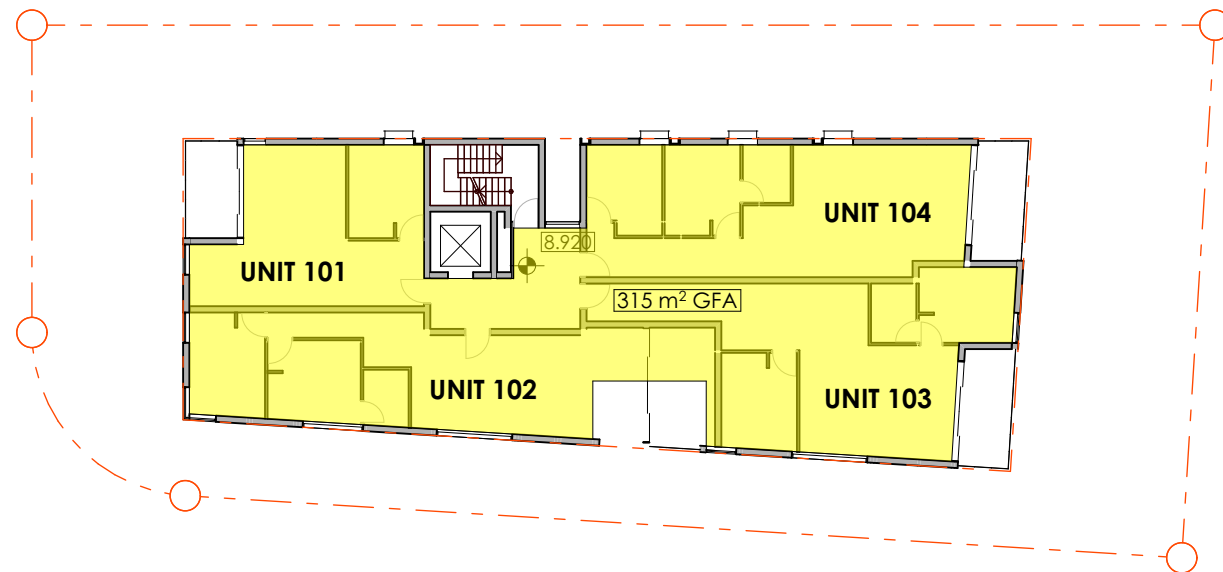




① GROUND FLOOR
1:300



③ LEVEL 4
1:300



② LEVELS 1- 3 TYPICAL APARTMENTS
1:300

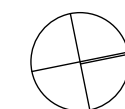
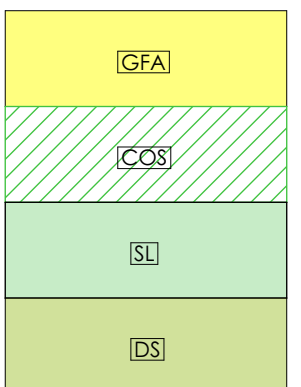
LEGEND

RESIDENTIAL GFA

COMMUNAL OPEN
SPACE AREA

SOFT LANDSCAPE AREA

DEEP SOIL AREA



GFA & FSR CALCULATIONS
PROJECT NO.: P351
ADDRESS: 22 NOLLER PARADE, PARRAMATTA
REVISION/ DATE: 17.04.2019

APARTMENTS (qty)				
LEVEL	1 BED	2 BED	3 BED	TOTAL
GROUND FLOOR	-	1	2	3
LEVEL 1	1	3	-	4
LEVEL 2	1	3	-	4
LEVEL 3	1	3	-	4
LEVEL 4	-	-	1	1
UNITS	3	10	3	16
UNIT MIX	19%	63%	19%	100%

GFA CALCULATION (sqm)		
USE	RESIDENTIAL	TOTAL
RESIDENTIAL	309	309
RESIDENTIAL	315	315
RESIDENTIAL	315	315
RESIDENTIAL	315	315
RESIDENTIAL	114	114
GFA (sqm)	1,368	1,368
USE MIX	100%	100%

FSR CALCULATION	
DESCRIPTION	
SITE AREA (sqm)	906
PROPOSED TOTAL FSR	1.5 : 1
COMMUNAL OPEN SPACE AREA (sqm)	187
MINIUMUM REQUIREMENT	10SQM x 16 UNITS = 17%
SITE MIX	21%
SOFT LANDSCAPE AREA (including VPA)	582
MINIUMUM REQUIREMENT	40%
SITE MIX	64%
DEEP SOIL LANDSCAPE AREA (including VPA)	407
MINIUMUM REQUIREMENT	30%
SITE MIX	45%

CAR PARKING CALCULATION		
LEVEL	RESIDENTIAL	CAR SPACES
BASEMENT 1	10	10
BASEMENT 2	10	10
TOTAL		20



1 9AM
1:300



2 10AM
1:300



3 11AM
1:300



4 12PM
1:300



5 1PM
1:300



6 2PM
1:300



7 3PM
1:300

SOLAR ACCESS TIMES

UNIT G01- SOLAR ACCESS FROM 9AM TO 10AM
UNIT G02- SOLAR ACCESS FROM 9AM TO 3PM
UNIT G03- SOLAR ACCESS FROM 9AM TO 2PM

SOLAR ACCESS LEGEND

SHADOW

DIRECT SUNLIGHT

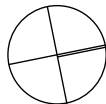
LIVING SPACE

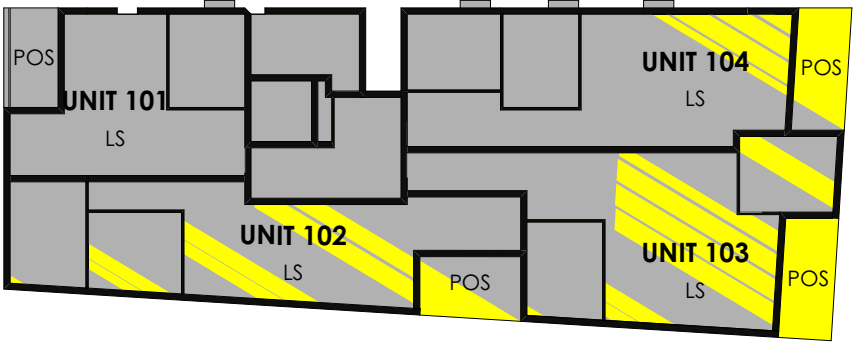
PRIVATE OPEN SPACE



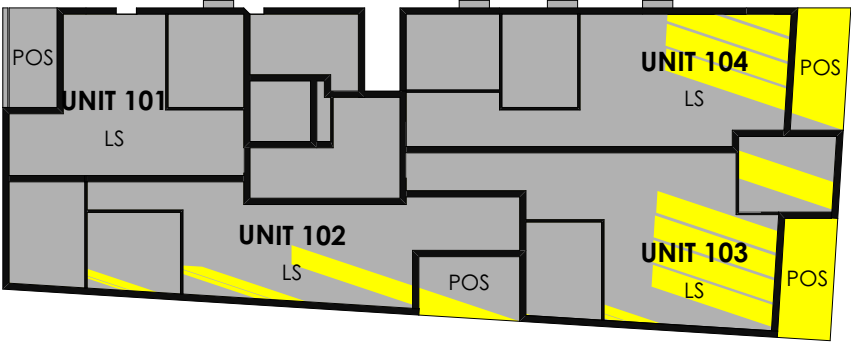
LS

POS

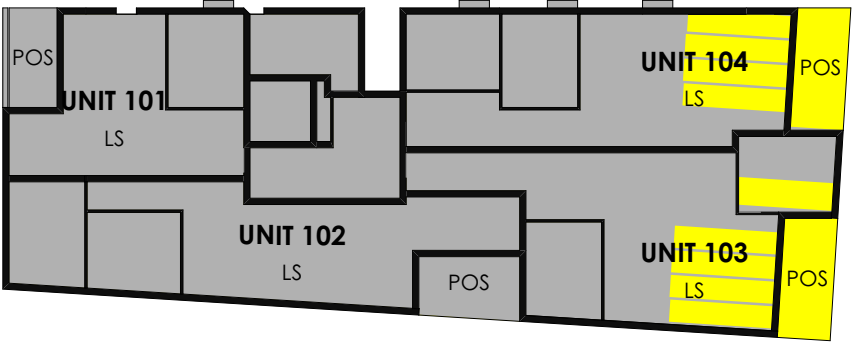




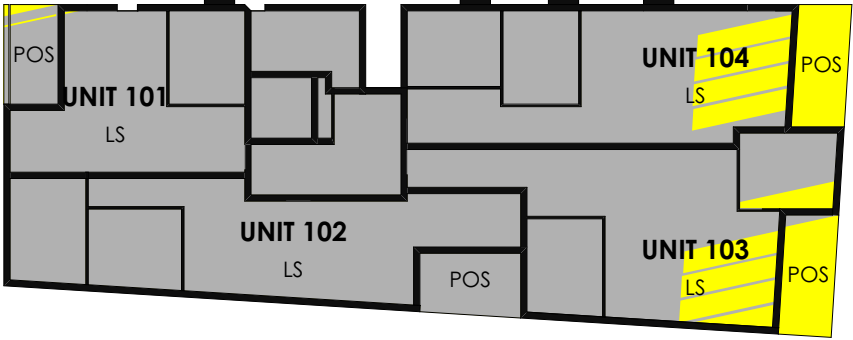
1 9AM
1:300



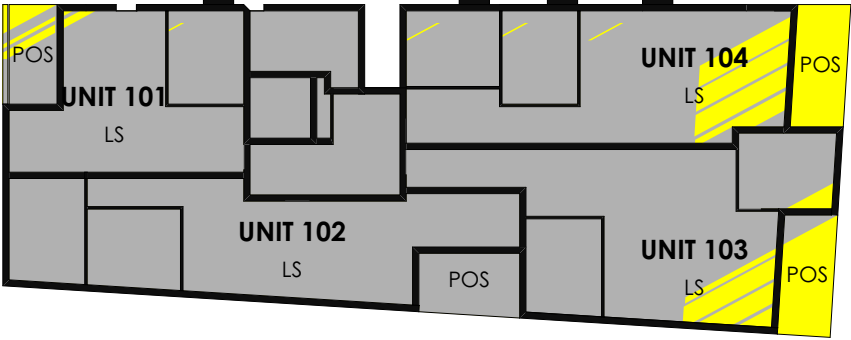
2 10AM
1:300



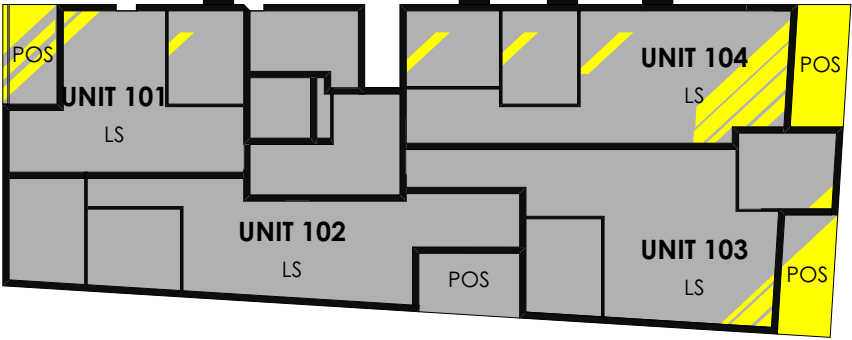
3 11AM
1:300



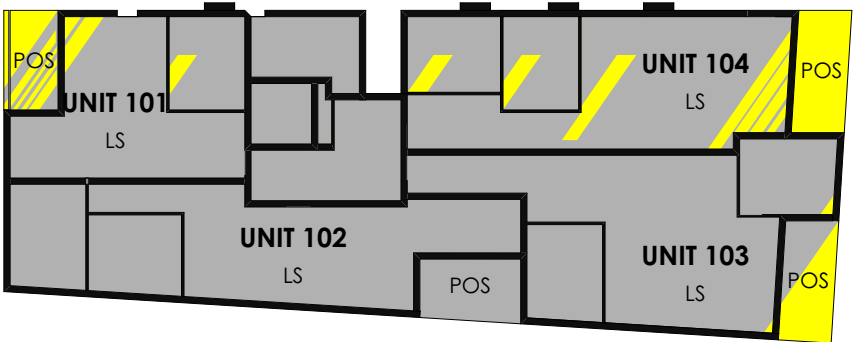
4 12PM
1:300



5 1PM
1:300



6 2PM
1:300



7 3PM
1:300

SOLAR ACCESS TIMES

UNIT 101- SOLAR ACCESS FROM 1PM TO 3PM
UNIT 102- SOLAR ACCESS FROM 9AM TO 10AM
UNIT 103- SOLAR ACCESS FROM 9AM TO 2PM
UNIT 104- SOLAR ACCESS FROM 9AM TO 3PM

SOLAR ACCESS LEGEND

SHADOW

DIRECT SUNLIGHT

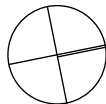
LIVING SPACE

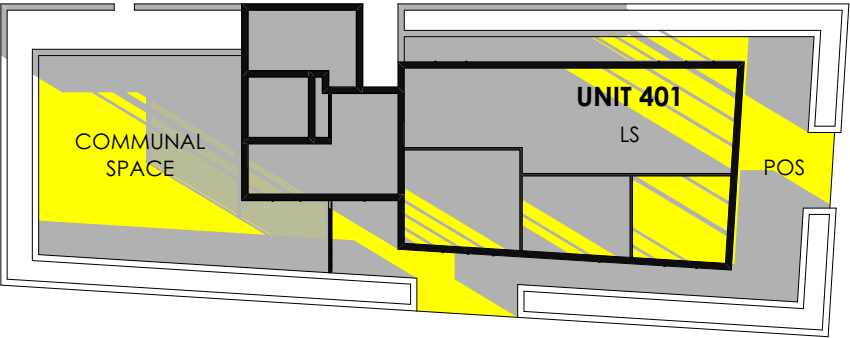
PRIVATE OPEN SPACE



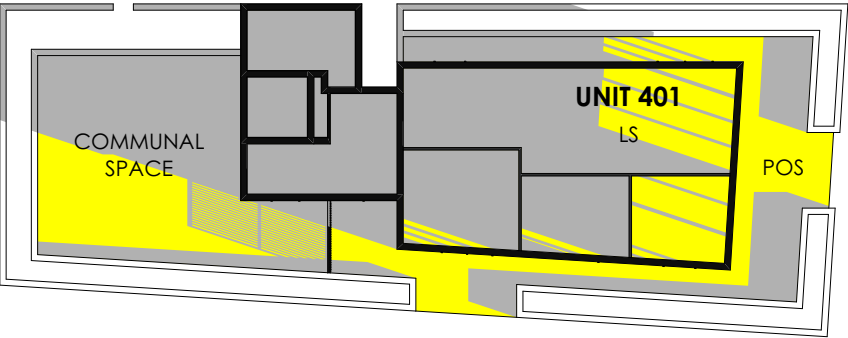
LS

POS

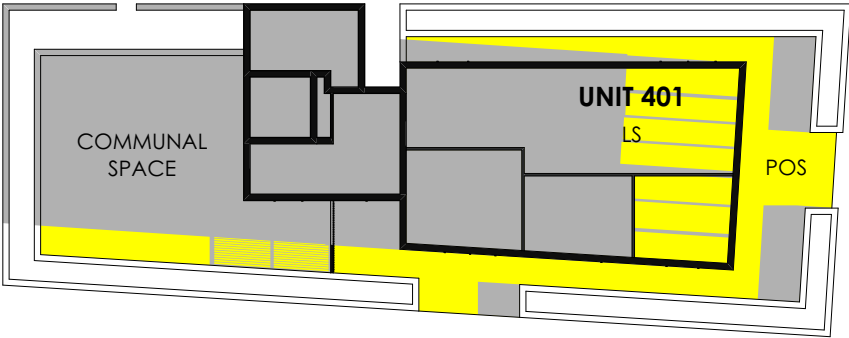




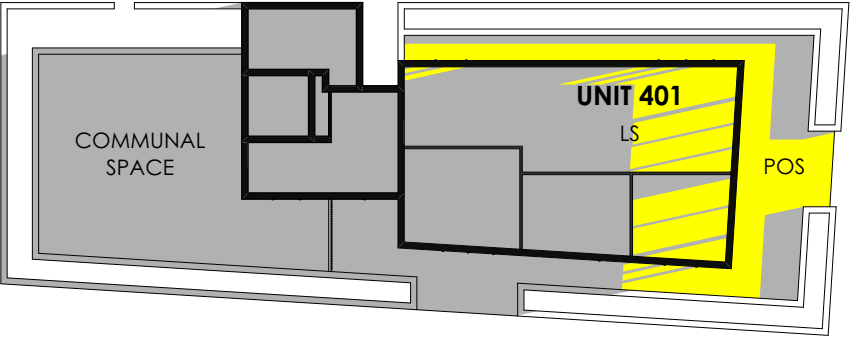
1 9AM
1:300



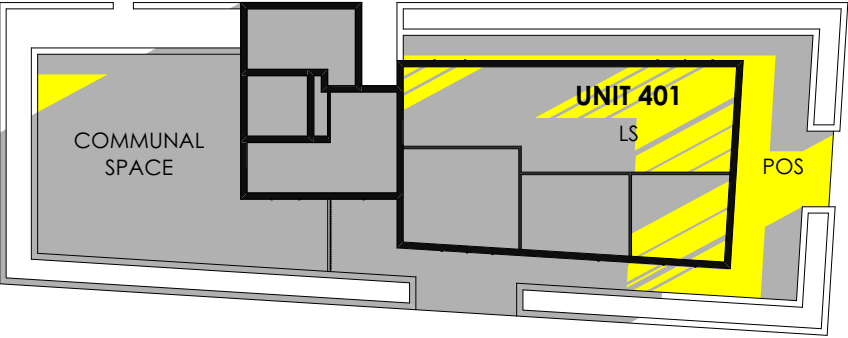
2 10AM
1:300



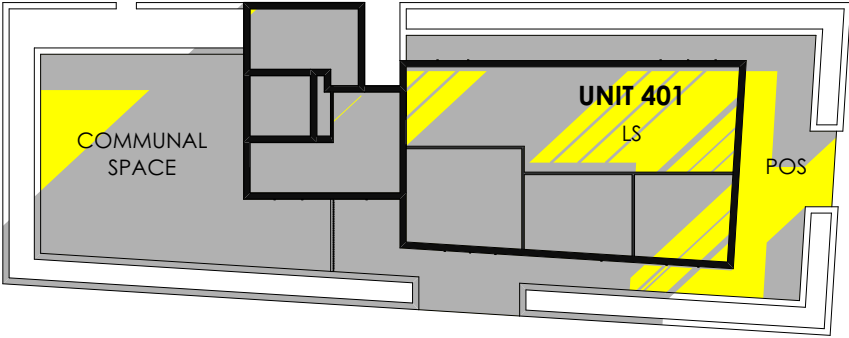
3 11AM
1:300



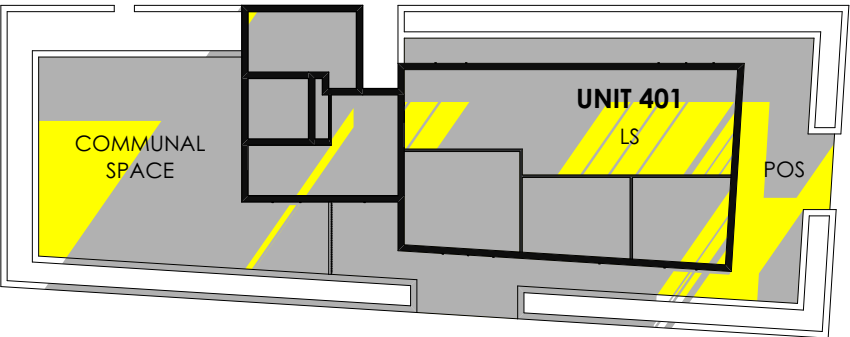
4 12PM
1:300



5 1PM
1:300



6 2PM
1:300

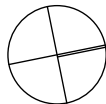
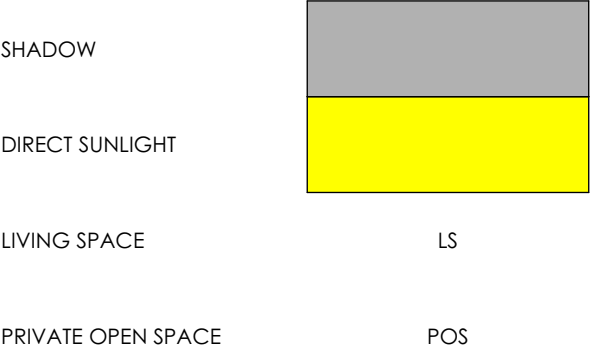


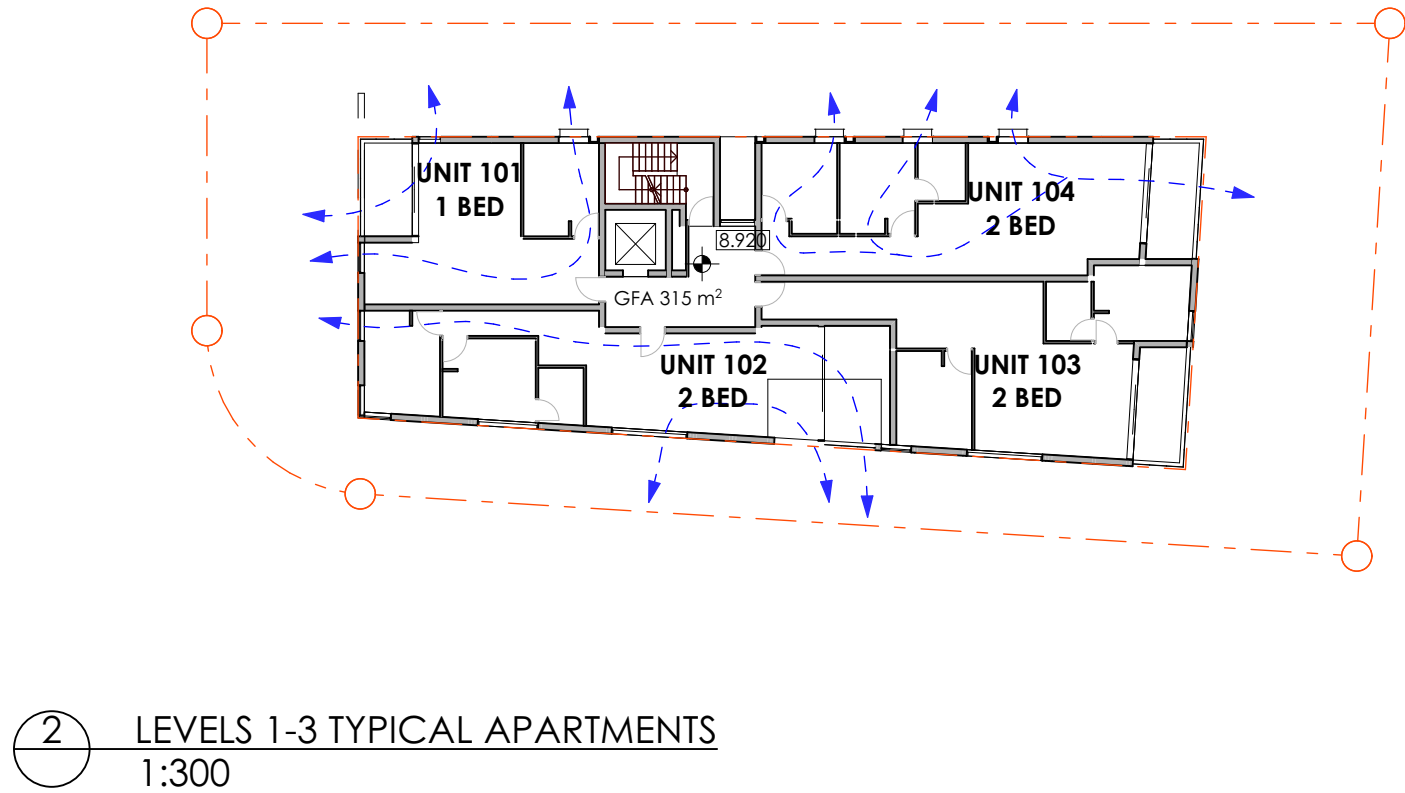
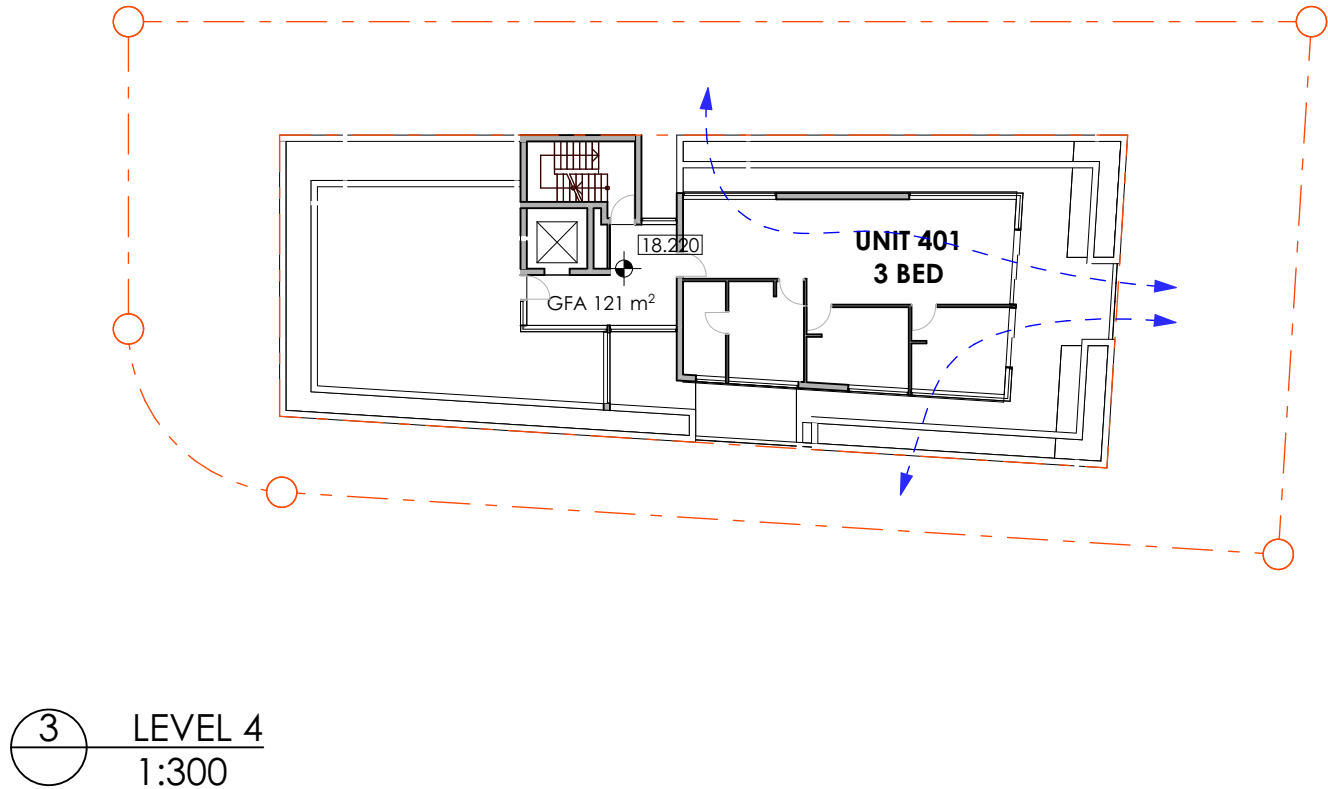
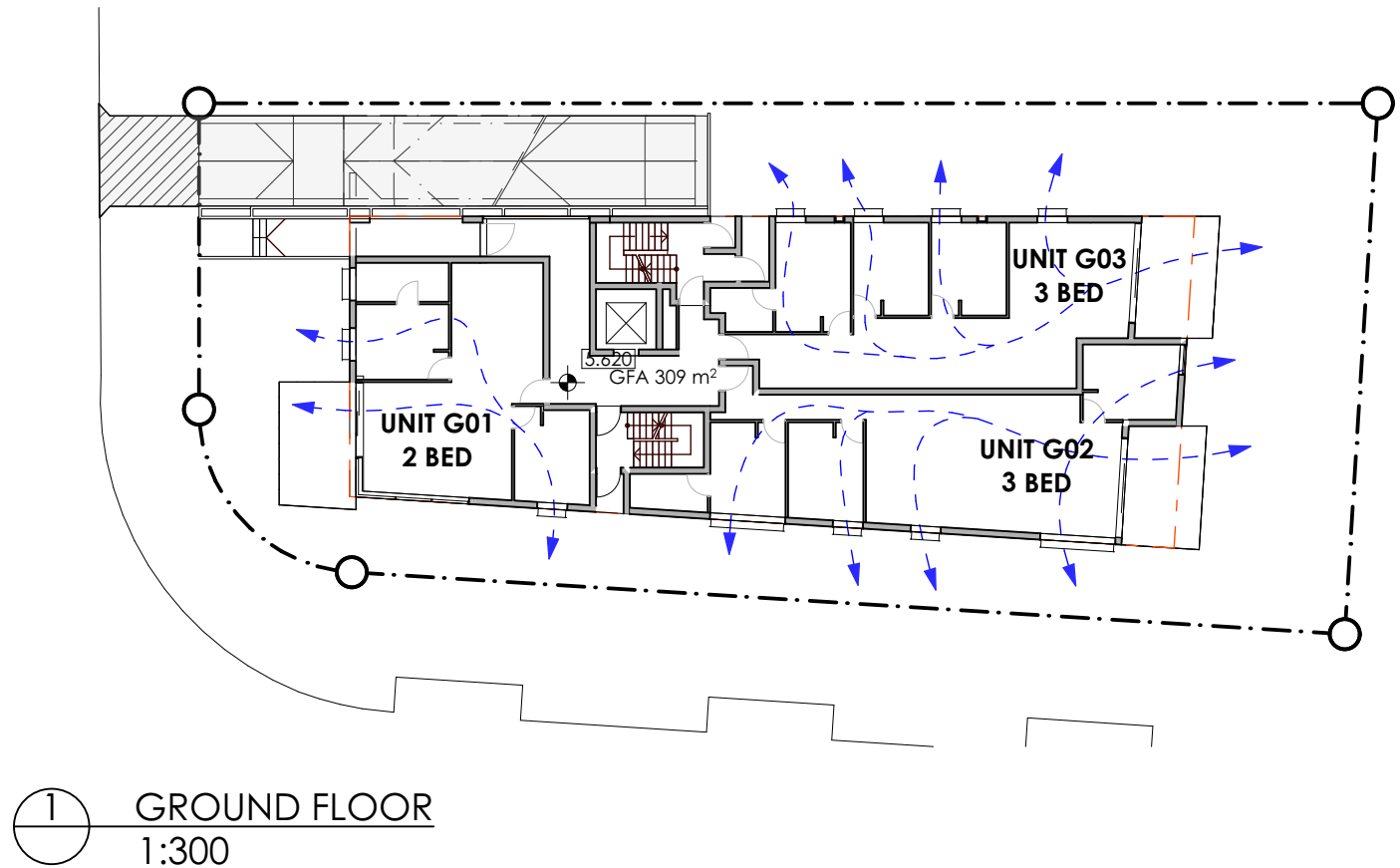
7 3PM
1:300

SOLAR ACCESS TIMES

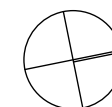
UNIT 401 - SOLAR ACCESS FROM 9AM TO 3PM

SOLAR ACCESS LEGEND





LEGEND	
AIR FLOW	
GROUND FLOOR	3 OF 3 FOR GROUND FLOOR (100% OF UNITS)
LEVELS 1-3 TYPICAL APARTMENTS	4 OF 4 FOR TYPICAL 3 LEVELS (100% OF UNITS)
LEVEL 4 APARTMENTS	1 OF 1 FOR LEVEL 4 (100% OF UNITS)
TOTAL	16 OF 16 UNITS (100% OF UNITS)



UNIT SCHEDULE (qty)

UNIT NO.	1 BED, 1 BATH	2 BED, 2 BATH	3 BED, 2 BATH	TOTAL
G01		✓		3
G02			✓	
G03			✓	
101	✓			4
102		✓		
103		✓		
104		✓		
201	✓			4
202		✓		
203		✓		
204		✓		
301	✓			4
302		✓		
303		✓		
304		✓		
401			✓	1
UNITS	3	10	3	16
UNIT MIX	18.8%	62.5%	18.8%	100.0%

AREA SCHEDULE (m2)

UNIT	PRIVATE OPEN SPACE	TOTAL	MIN. UNIT	MIN. PRIVATE OPEN SPACE
75	15	90	75	15
100	15	115	95	15
96	15	111	95	15
51	8	59	50	8
75	10	85	50	10
82	10	92	75	10
78	10	88	75	10
51	8	59	50	8
75	10	85	50	10
82	10	92	75	10
78	10	88	75	10
51	8	59	50	8
75	10	85	50	10
82	10	92	75	10
78	10	88	75	10
95	73	168	75	12

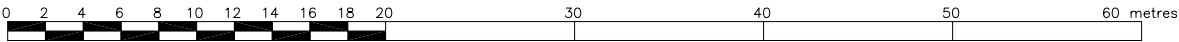
SOLAR ACCESS SCHEDULE (qty)

LIVING SPACE WITH 2 HOURS OF SOLAR ACCESS	PRIVATE OPEN SPACE WITH 2 HOURS OF SOLAR ACCESS	NO DIRECT SUNLIGHT TO UNIT	NATURALLY CROSS VENTILATED
	✓		✓
✓	✓		✓
✓	✓		✓
✓	✓		✓
			✓
✓	✓		✓
✓	✓		✓
✓	✓		✓
			✓
✓	✓		✓
✓	✓		✓
✓	✓		✓
			✓
✓	✓		✓
✓	✓		✓
✓	✓		✓
12	13	0	16
75%	81%	0%	100%

NATURAL CROSS VENTILATION SCHEDULE (qty)

NOTES:

1. BEARINGS AND DISTANCES ARE BY TITLE ONLY, AREA IS BY CALCULATION FROM TITLE DIMENSIONS. IF THE AREA IS CRITICAL TO DESIGN FURTHER SURVEY SHOULD BE CARRIED OUT TO CONFIRM IT.
2. POSITION OF IMPROVEMENTS AND FENCES IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY. IF FUTURE DEVELOPMENT IS CONTEMPLATED ON OR NEAR BOUNDARIES OF THE SUBJECT LAND, A FURTHER SURVEY SHOULD BE MADE TO MARK THOSE BOUNDARIES.
3. NO INVESTIGATION OF UNDER GROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
4. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY.
5. DRAWING INTERCHANGE FILE (.DXF) FORMAT AVAILABLE.
6. AUSTRALIAN HEIGHT DATUM WAS ESTABLISHED FROM SSM 59230 RL 5.040 (A.H.D.)
7. BOARD'S SEWER LINE IS INDICATIVE ONLY AND IS BASED ON DIAL BEFORE YOU DIG DIAGRAM. IF ITS POSITION IS CRITICAL, SEWER PEGOUT SHOULD BE CARRIED OUT BEFORE STARTING ANY DESIGN OR CONSTRUCTION.



<div>M. Y. XU & Co.</div> <div>SURVEYORS & DEVELOPMENT CONSULTANTS</div> <div>A. B. N. 82 357 803 551</div> <div>162 Murray Farm Road, Beecroft NSW 2119</div> <div>Telephone: (02) 8812 3029</div> <div>Facsimile: (02) 8812 3680</div> <div>E-Mail: land@landmarksurveyors.com.au</div> <div>Registered Surveyor: Martin Y. Xu</div> <div>Surveyor ID: 5501</div>	CLIENT: VantageCorp Pty Ltd		
	SHEET 1 OF 1		
	PLAN OF DETAIL & LEVELS OVER LOT 1		
	IN D.P.35895		
	BEING No.22 NOLLER PARADE, PARRAMATTA		
	REF.: 14061	SCALE: 1:200 ON A1	DATUM: A.H.D.
	SURVEY DATE: 06/06/2017	DATE MODIFIED: 20/06/2017	

