

Statement of Environmental Effects

183 MACQUARIE STREET,
PARRAMATTA

MIXED USE DEVELOPMENT

FEBRUARY 2025

QUALITY ASSURANCE

PROJECT: *Statement of Environmental Effects: Retail and Co-living Development*

LOT/DP: *Lot A in DP 375159*

ADDRESS: *183 Macquarie Street, Parramatta*

COUNCIL: *City of Parramatta Council*

AUTHOR: *Think Planners Pty Ltd*

Date	Purpose of Issue	Rev	Reviewed	Authorised
7 October 2022	Co-ordination	Draft	BD	BD
13 October 2022	DA Lodgment	Final	BD	BD
19 February 2025	Revised Plans for LEC	Update	BD	BD

Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?

Coal Mines Subsidence Compensation Act 2017 No

Fisheries Management Act 1994 No

Heritage Act 1977 No

Mining Act 1992 No

National Parks and Wildlife Act 1974 No

Petroleum (Onshore) Act 1991 No

Protection of the Environment Operations Act 1997 No

Roads Act 1993 No

Rural Fires Act 1997 No

Water Management Act 2000 No

Concurrence

SEPP (Industry and Employment) 2021 No

SEPP (Resilience and Hazards) 2021 No

SEPP (Transport and Infrastructure) 2021 No

SEPP (Planning Systems) 2021 No

SEPP (Precincts—Central River City) 2021 No

SEPP (Precincts—Eastern Harbour City) 2021 No

SEPP (Precincts—Regional) 2021 No

SEPP (Precincts—Western Parkland City) 2021 No

SEPP (Biodiversity and Conservation) 2021 No

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EXECUTIVE SUMMARY

This Statement of Environmental Effects has been prepared in support of a Development Application for the construction of a 11 storey Mixed Use building containing two levels of retail/commercial space and a 'Co-Living' development containing 66 rooms and indoor and outdoor communal spaces at 183 Macquarie Street, Parramatta.

The ground and first floor level contains retail and commercial premises that front Macquarie Street with the upper levels utilised as co-living development providing a total of 66 rooms and associated indoor and outdoor communal space. Each room to be provided with full bathroom, kitchenette, sleeping and living area.

The development has been designed to cater for tertiary student accommodation and in this regard, it is noted that the site is located within 300m on the Western Sydney University Parramatta Campus and in front of the Parramatta Light Rail that will provide a direction connection to the Western Sydney University Rydalmere Campus in 2023.

The site is zoned B4 Mixed Use by Parramatta LEP 2011 and benefits from a mapped FSR of 6:1 and a height limit of 72m. 'Business premises' and 'Co Living' Developments are permissible with Council Consent within the B4 Zone. The proposed development is fully compliant with the existing maximum building height and FSR control.

Located within the Parramatta CBD, the site is a regular shaped mid block allotment located on the southern side of Macquarie Street, approximately 55m west of the intersection of Charles Street and Macquarie Street, Parramatta. The site has a frontage of 10.65m to Macquarie Street, an average site depth of approximately 45.72m resulting in a total site area of 487.3.m².

The site is located within the eastern section of the Parramatta CBD and the site is within a 600m walking radius from the Parramatta Transport Hub comprising of Parramatta Train Station, the planned new metro train station and bus interchange. The site is 330m walking radius from Parramatta Wharf and approximately 250m walking distance of the Harris Street Parramatta Light Rail Station as well as the Macquarie Street Light Rail Station (400m walking distance away), indicating that the site is sufficiently serviced by public transportation.

The site is located in a precinct that contains numerous Mixed use commercial and retail buildings and Mixed Use Developments with residential components or varying architectural styles and ages and a vast range of building heights.

The development seeks to utilise the land in accordance with the zoning and take advantage of its proximity to public transport, services, schools and recreational opportunities.

The proposal will play a positive role in increasing affordable rental housing stock within the Parramatta CBD by 66 additional co-living rooms. The proposal, in conjunction with the existing and planned future developments within the Parramatta CBD, will contribute towards ensuring Parramatta is a vibrant, energetic, healthy, sustainable, and resilient community with an exciting mix of uses to serve the needs of the future anticipated community. The proposal will also align with the principles of urban revitalisation, which seek to deliver a genuine 30 minute city where people live, work, educate, and recreate all within 30 minutes of Sydney's Central River City.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts. Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

SITE AND CONTEXT

LEGAL DESCRIPTION

The subject site is legally described as Lot A in DP375159 though more commonly known as 183 Macquarie Street, Parramatta.

SUBJECT SITE

Located within the Parramatta CBD, the site is a regular shaped mid block allotment located on the southern side of Macquarie Street, approximately 55m west of the intersection of Charles Street and Macquarie Street, Parramatta. The site has a frontage of 10.65m to Macquarie Street, an average site depth of approximately 45.72m resulting in a total site area of 487.3.m².

The site is located within the eastern section of the Parramatta CBD and the site is within a 600m walking radius from the Parramatta Transport Hub comprising of Parramatta Train Station, the planned new metro train station and bus interchange. The site is 330m walking radius from Parramatta Wharf and approximately 250m walking distance of the Harris Street Parramatta Light Rail Station as well as the Macquarie Street Light Rail Station (400m walking distance away), indicating that the site is sufficiently serviced by public transportation.

The site is adjoined on its western boundary by a recent constructed 6 storey Mixed Use Development at 187 -189 Macquarie Street that contains, public parking, ground floor retail and commercial premises and residential apartments, its eastern boundary a two storey commercial building at 181 Macquarie Street containing a gym and commercial offices and is located opposite an older style 10 storey residential flat building.

The subject site is vacant and previously contained a fire damaged building. A photograph of the site is provided overleaf.

Photograph 1: Shows the site as viewed from Macquarie Street



SUBJECT AREA ANALYSIS

The site is located in a precinct that contains numerous Mixed use commercial and retail buildings and Mixed Use Developments with residential components as well as residential flat building of varying architectural styles and ages and a vast range of building heights.

The aerial extract of the locality overleaf provides context to the development site and its immediate surroundings.

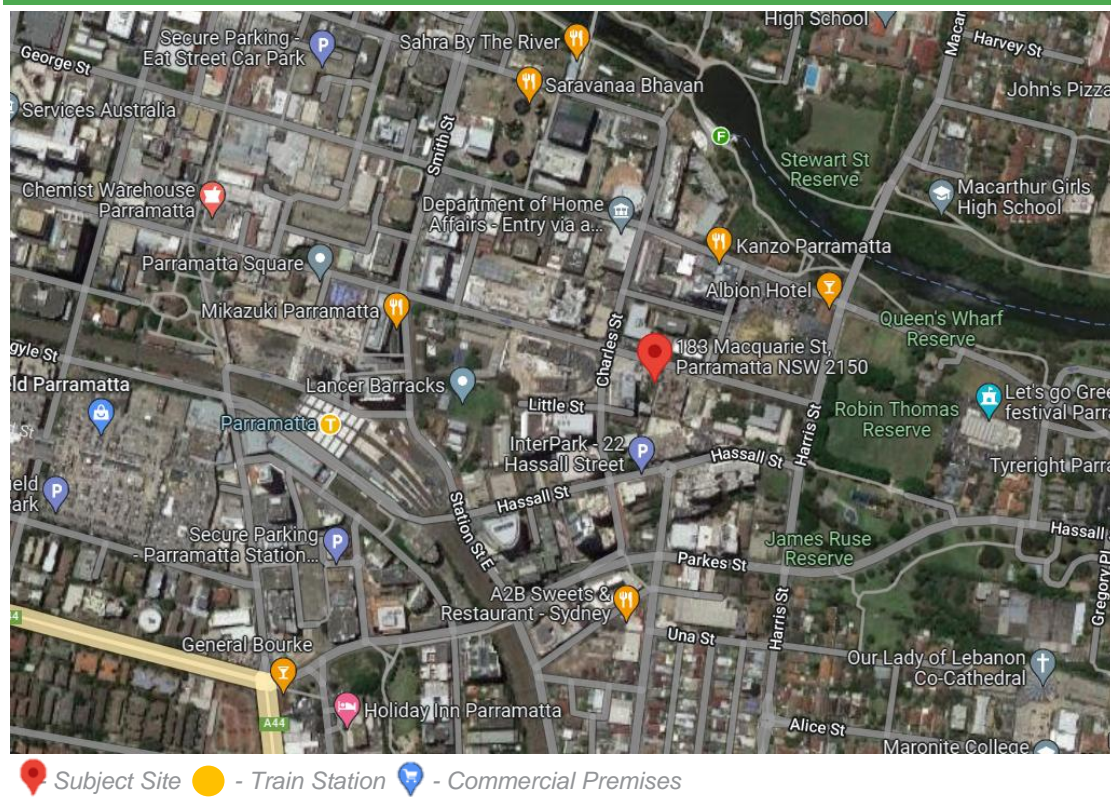
Figure 1: Aerial Map Extract of the Subject site (Source: Near Maps 2022).



Taking into consideration the site's wider locality, its location within a major regional centre (Parramatta CBD) it is within walking distance to services and jobs within the city centre, government offices and educational establishments, child care facilities, places of public worship and recreational opportunities. The development site is also within close proximity to Harris Park Station.

An aerial map extract overleaf illustrates the context of the site's wider locality.

Figure 2: Aerial Map Extract of the wider locality (Source: Google Maps 2022).



Photographs of the site and its surrounding locality are provided on the following pages.

Photograph 2: Shows the adjoining Mixed Use Development as viewed from the street (187 -189 Macquarie Street).



Photograph 3: Shows the adjoining Mixed Use Development as viewed from within the site (187 -189 Macquarie Street).



Photograph 4: Shows the adjoining two storey commercial building to the east at 12 Charles Street



Photograph 5: Shows the apartment building to the rear the site as viewed from within the site (6 -10 Charles Street)



Photograph 6: Shows the streetscape of Macquarie Street, looking east



Photograph 7: Shows the streetscape of Macquarie Street looking west



HERITAGE

The site is identified as a heritage item as illustrated by a heritage map extract below.

Figure 3: Heritage Map Extract (Source: ePlanning Spatial Viewer).



As illustrated by the above extract, the site is not heritage listed or identified as being within a heritage conservation area. There are identified heritage items within the wider vicinity of the site but given the existing built form in the locality the development will not unduly impact on the curtilage of these items.

DESCRIPTION OF PROPOSAL

This development application seeks approval for the construction of a 11 storey building containing two levels of retail and commercial floorspace and a 'Co-Living' development containing 66 rooms and indoor and outdoor communal spaces at 183 Macquarie Street, Parramatta.

The ground floor level contains a retail premises that fronts Macquarie Street with the remainder of the building including the area behind the retail shop utilised as co-living development providing a total of 66 rooms and associated indoor and outdoor communal space. Each room to be provided with full bathroom, kitchenette, sleeping and living area.

The development has been designed to cater for tertiary student accommodation and in this regard, it is noted that the site is located within 300m on the Western Sydney University Parramatta Campus and in front of the Parramatta Light Rail that will provide a direction connection to the Western Sydney University Rydalmere Campus in 2023.

A key summary of the key elements of the proposal are provided below:

Business Premises

Two levels of ground floor retail/commercial spaces including a café and office premises with an internal floor area of 522.4m².

Co-living Layout

Contains a total of 66 rooms, comprising of;

- 60 single occupancy rooms; and
- 6 double occupancy rooms.

Communal facilities that will be provided for future residents including:

- Basement laundry containing washing machines and seating areas for residents;
- Level two communal room incorporating a reception area, managers office, universal bathroom lounge area and 3 study rooms;
- Level six communal area containing a kitchen, communal dining area, study areas, and an external street facing terrace; and
- Roof level outdoor communal landscaped area at containing seating areas , BBQ, kitchenette and landscaping;

Parking

A total of 72 bicycle parking spaces and 5 motorbike spaces are provided within the basement.

The development will play a positive role in activating a vacant site and increasing affordable rental housing stock within Parramatta by 66 additional co-living rooms.



KEY PLANNING CONTROLS

STATUTORY CONTROLS

The relevant Statutory Planning Controls include: -

- State Environmental Planning Policy BASIX;
- State Environmental Planning Policy (Resilience and Hazards) 2021 No. 55 – Remediation of Land;
- State Environmental Planning Policy (Biodiversity and Conservation) 2021;
- State Environmental Planning Policy (Transport and Infrastructure) 2021;
- State Environmental Planning Policy (Housing) 2021;
- Parramatta Local Environmental Plan 2011.
- Draft Parramatta Local environmental plan 2020

POLICY CONTROLS

The applicable policy control document is: -

- Parramatta Development Control Plan 2011.



CONSIDERATION OF PLANNING CONTROLS

The following summarises the relevant planning controls in relation to the proposal and the compliance of each.

STATE ENVIRONMENTAL PLANNING POLICY BASIX

The application has been assessed and is accompanied by a complying BASIX certificate demonstrating a commitment to thermal and water efficiency and aligning with the provisions of the SEPP.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of three now repealed SEPP's being:

- State Environmental Planning Policy (Coastal Management) 2018;
- State Environmental Planning Policy No 33—Hazardous and Offensive Development; and
- State Environmental Planning Policy No 55—Remediation of Land.

Chapter 2 of the SEPP contains controls for coastal management and it not applicable to this development.

Chapter 3 of the SEPP contains controls for Hazardous and Offensive Development. This development is not for Hazardous and Offensive development and accordingly this chapter is not applicable to this development.

Chapter 4 of the SEPP contains a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

The following table considers the risk of the site being contaminated:

Matter for consideration	Yes	No
Does the application involve re-development of the site or a change of land use?	X	
Is the development going to be used for a sensitive land use (e.g., residential, educational, recreational, childcare or hospital)?	X	
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site?		X

acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation

Is the site listed on Council's Contaminated land database?	X
Is the site subject to EPA clean-up order or other EPA restrictions?	X
Has the site been the subject of known pollution incidents or illegal dumping?	X
Does the site adjoin any contaminated land/previously contaminated land?	X
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?	NA.

There is no information that would indicate that the site is contaminated. Based on the available information there is nothing to warrant further investigation in relation to contamination at this stage.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of eleven now repealed SEPP's being:

- SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP)
- SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020)
- SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021)
- Murray Regional Environmental Plan No 2—Riverine Land (Murray REP)
- SEPP No 19—Bushland in Urban Areas (SEPP 19)

- SEPP No 50—Canal Estate Development (SEPP 50)
- SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP)
- Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) (Hawkesbury–Nepean River SREP)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP)
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP)
- Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP).

Chapter 2 of the SEPP contains planning rules and controls from the former Vegetation SEPP relating to the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application. This chapter seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation.

The site is devoid of landscaping and contains no vegetation at present. The development however will provide appropriate landscaping.

Chapter 9– contains the provisions from the former Hawkesbury– Nepean River REP to protect the environment of this river system. The site is not identified as being within the Hawkesbury Nepean River catchment and accordingly this chapter is not applicable to this development.

Chapter 10 – contains the provisions from the former Sydney Harbour Catchment SREP to manage and improve environmental outcomes for Sydney Harbour and its tributaries. The subject site is subject to the broad planning principles contained within the chapter. The Sydney Harbour Catchment Planning Principles must be considered and achieved, where possible, in the carrying out of development within the catchment.

The relevant principles include:

Protect and improve hydrological, ecological and geomorphologic processes;

Consider cumulative impacts of development within the catchment;

Improve water quality of urban runoff and reduce quantity and frequency of urban runoff; and

Protect and rehabilitate riparian corridors and remnant vegetation.

The proposed development does not detract from the above listed principles given the nature of the development noting that the stormwater system is suitably designed.

Chapter 11 – contains the provisions from the former Georges River REP to manage and promote integrated catchment management policies along the Georges River and its tributaries. The site is not identified as being within the Georges River catchment and accordingly this chapter is not applicable to this development.

Chapter 12 – contains the provisions from the former Willandra Lakes REP, which seeks to protect, conserve and manage this World Heritage property. The site is not identified as being within the Willandra Lakes Precinct and accordingly this chapter is not applicable to this development.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of four now repealed SEPP's being:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Environmental Planning Policy (Major Infrastructure Corridors) 2020; and
- State Environmental Planning Policy (Three Ports) 2013.

Chapter 2 – contains planning rules and controls from the former Infrastructure SEPP for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

In accordance with this chapter, it is not anticipated that Council will refer the application to an electricity supply authority as works will not occur within 5m of an exposed overhead electricity power line.

Given the site adjoins the Parramatta to Carlingford Light Rail it is anticipated that the development application will be referred to TfNSW for comment. It is noted that the development utilises an existing cross over.

In accordance with this chapter, the application is not required to be referred to Trains NSW as the proposal is not in the vicinity of rail infrastructure. Given the distance from Rail infrastructure and in accordance with this chapter, an acoustic and vibration report is not required to be prepared.

The development site is not located within proximity to a classified road and as a result it is not necessary to consider the provisions of this chapter that requires a consent authority to consider the impact of arterial roads on buildings used for residential purposes.

This chapter identifies a number of types of development that require concurrence from Roads and Maritime Services where development is identified as 'traffic generating development'. The current proposal is not identified as traffic generating development as the site does not trigger the threshold requirements. Therefore, concurrence from the RMS is not required.

Chapter 3 – contains planning provisions from the former Education and Childcare SEPP for child-care centres, schools, TAFEs and Universities. Given the proposed use of the development, this chapter is not applicable.

Chapter 4 – contains provisions from the former Corridor SEPP, including planning controls and reserves land for the protection of 3 corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line). The site is not identified as being within any of these corridors and accordingly this chapter is not applicable to this development.

Chapter 5 – Contains the land-use planning and assessment framework from the former Three Ports SEPP for appropriate development at Port Kembla, Port Botany and Port of Newcastle. The site is not identified as being within any of these port precincts and accordingly this chapter is not applicable to this development

STATE ENVIRONMENTAL PLANNING POLICY – (HOUSING) 2021

State Environmental Planning Policy (Housing) 2021 was gazetted on 26 November 2021 to assist with managing diverse housing types in NSW including affordable, seniors, co-living, boarding house and group homes.,

This section of the Statement addresses the relevant provisions of State Environmental Planning Policy (Housing) 2021.

The principles of Statement Environmental Planning Policy (Housing) 2021 are:

The principles of this Policy are as follows—

- (a) enabling the development of diverse housing types, including purpose-built rental housing,*
- (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- (c) ensuring new housing development provides residents with a reasonable level of amenity,*



- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,
- (e) minimising adverse climate and environmental impacts of new housing development,
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,
- (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,
- (h) mitigating the loss of existing affordable rental housing

This proposal complies with these principles as it:

- Provides an opportunity for the creation of 66 co-living rooms within the Parramatta CBD with associated communal facilities that will create a vibrant community for tertiary students in an accessible location;
- Creates co-living rooms that are well designed and will provide future residents with an appropriate level of amenity;
- Utilises existing water, sewage and electrical infrastructure within an already serviced area; and
- Provides co-living rooms that are energy and water efficient and will minimise adverse climate and environmental impacts.

Chapter 3 Diverse Housing Development Part 3 Co-Living Housing

Chapter 3 contains the planning controls for Co-living developments and the table below provides discussion against the provisions of the SEPP that relate to “co-living”.

SEPP Housing Requirement- Co- Living Housing	Comments
<p>CI 67 Co-Living permitted with consent</p> <p><i>Development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.</i></p>	Residential flat buildings and Shop Top Housing are permitted under the B4 Mixed Use Zone and hence this clause is satisfied.
<p>CI 68 Non-discretionary development standards—the Act, s 4.15</p>	

<p>(1) <i>The object of this section is to identify development standards for particular matters relating to development for the purposes of co-living housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</i></p>	<p>Noted- therefore flexibility exists in the application of these controls to the development.</p>
<p>(2) <i>The following are non-discretionary development standards in relation to development for the purposes of co-living housing—</i></p>	
<p>(a) <i>for development in a zone in which residential flat buildings are permitted—a floor space ratio that is not more than—</i></p>	<p>In relation to the FSR the mapped FSR is 6:1 for the site and therefore the maximum FSR is 6.6:1:1</p>
<p>(i) <i>the maximum permissible floor space ratio for residential accommodation on the land, and</i> (ii) <i>an additional 10% of the maximum permissible floor space ratio if the additional floor space is used only for the purposes of co-living housing,</i></p>	<p>The proposal has an FSR of 6:1 and complies.</p>
<p>(b) <i>for co-living housing containing 6 private rooms—</i></p>	<p>N/A</p>
<p>(i) <i>a total of at least 30m² of communal living area, and</i> (ii) <i>minimum dimensions of 3m for each communal living area,</i></p>	
<p>(c) <i>for co-living housing containing more than 6 private rooms—</i></p>	<p>The proposal has 66 rooms and as such requires 150m² of communal living areas and the proposal provides 167.6m² of indoor communal area.</p>
<p>(i) <i>a total of at least 30m² of communal living area plus at least a further 2m² for each private room in excess of 6 private rooms, and</i></p>	<p>Complies</p>
<p>(ii) <i>minimum dimensions of 3m for each communal living area,</i></p>	<p>All Communal areas have dimensions greater than 3m.</p>
<p>(d) <i>communal open spaces—</i></p>	
<p>(i) <i>with a total area of at least 20% of the site area, and</i></p>	<p>The site has an area of 487.3m and there requires 97.46m² of outdoor communal spaces. The development provides 114.5m² of external communal open space. Complies</p>
<p>(ii) <i>each with minimum dimensions of 3m,</i></p>	<p>All Communal areas have dimensions greater than 3m.</p>
<p>(e) <i>unless a relevant planning instrument specifies a lower number—</i></p>	<p>The development is located within an accessible area as it within 400m walk of Parramatta Ferry Wharf and within 100m of a light rail stop.</p>
<p>(i) <i>for development on land in an accessible area—0.2 parking spaces for each private room, or</i></p>	
<p>(ii) <i>otherwise—0.5 parking spaces for each private room,</i></p>	<p>The development does not provide any off street parking which is considered a suitable response to a site located within the Parramatta CBD within an accessible area.</p>
<p>(f) <i>for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping</i></p>	<p>The site is zoned B4. Not applicable.</p>

requirements for multi dwelling housing under a relevant planning instrument,

(g) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument.

The site is zoned B4. Not applicable.

CI 69 Standards for Co-Living Housing

(1) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority is satisfied that—

(a) each private room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, that is not more than 25m² and not less than—

The rooms measure no more than 25m² in area in total when excluding kitchens and bathrooms.

(i) for a private room intended to be used by a single occupant—12m², or
(ii) otherwise—16m², and

No more than 1-2 adult lodgers are intended noting that single rooms exceed 12m² and double rooms are at least 16m².

(b) the minimum lot size for the co-living housing is not less than—

(i) for development on land in Zone R2 Low Density Residential—600m², or
(ii) for development on other land—800m², and
(iii) (Repealed)

N/A

The development site varies this control and has an area of 487.3m². A clause 4.6 departure accompanies this development application.

(c) for development on land in Zone R2 Low Density Residential or an equivalent land use zone, the co-living housing—

N/A

(i) will not contain more than 12 private rooms, and
(ii) will be in an accessible area, and

(d) the co-living housing will contain an appropriate workspace for the manager, either within the communal living area or in a separate space, and

A dedicated office area is provided on the second floor.

(e) for co-living housing on land in a business zone—no part of the ground floor of the co-living housing that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and

No residential accommodation is provided on the ground level. Complies

(f) adequate bathroom, laundry and kitchen facilities will be available within the co-living housing for the use of each occupant, and

Each room is provided with a kitchen and bathroom. A communal laundry is provided within the basement. A communal kitchen is also provided on level 6 of the building.

(g) each private room will be used by no more than 2 occupants, and

Maximum 2 occupants in double rooms and 1 occupant in the single rooms.

(h) the co-living housing will include adequate bicycle and motorcycle parking spaces.

The proposal provides 72 bicycle spaces which is considered adequate to cater for the demand that will likely be generated by the 66 rooms, given the quantum of spaces provided

The development provides 5 motorcycle spaces. Given the increased reliance on electrical bikes and the sites highly accessible location and proximity to light rail stops, ferry wharf and train station as well noting that the basement could accommodate an ebike, the provision of further motor bike parking is not warranted.

(2) Development consent must not be granted for development for the purposes of co-living housing unless the consent authority considers whether—

(a) the front, side and rear setbacks for the co-living housing are not less than—

(i) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum setback requirements for multi dwelling housing under a relevant planning instrument, or

The site is zoned B4. Not applicable.

(ii) for development on land in Zone R4 High Density Residential—the minimum setback requirements for residential flat buildings under a relevant planning instrument, and

The site is zoned B4. Not applicable.

(b) if the co-living housing has at least 3 storeys—the building will comply with the minimum building separation distances specified in the Apartment Design Guide, and

The site is located in a B4 zone and generally provides a nil setback to its side boundary and a 9m rear setback. The nil setback is consistent with the ADG and the lower 9 level of the building complies with the rear setback suggested by the ADG. The upper 2 levels vary the suggested ADG setback by 3m, however the 9m setback is considered adequate to provide an appropriate level of privacy given:

The separation distances from the ADG are outlined below.

Minimum separation distances for buildings are: Up to four storeys (approximately 12m):

- 12m between habitable rooms/balconies
- 9m between habitable and non-habitable rooms
- 6m between non-habitable rooms

Five to eight storeys (approximately 25m):

- 18m between habitable rooms/balconies
- 12m between habitable and non-habitable rooms
- 9m between non-habitable rooms

Nine storeys and above (over 25m):

- 24m between habitable rooms/balconies
- 18m between habitable and non-habitable rooms
- 12m between non-habitable rooms

- The location of the site within a CBD environment results in a dense environment and the expectations for privacy similar to a suburban setting is reduced;
- Noting that the co-living rooms are not provided with balconies that would increase opportunities for overlooking;
- Increased setbacks would result in an awkward building design;

(c) at least 3 hours of direct solar access will be provided between 9am and 3pm at mid-winter in at least 1 communal living area, and

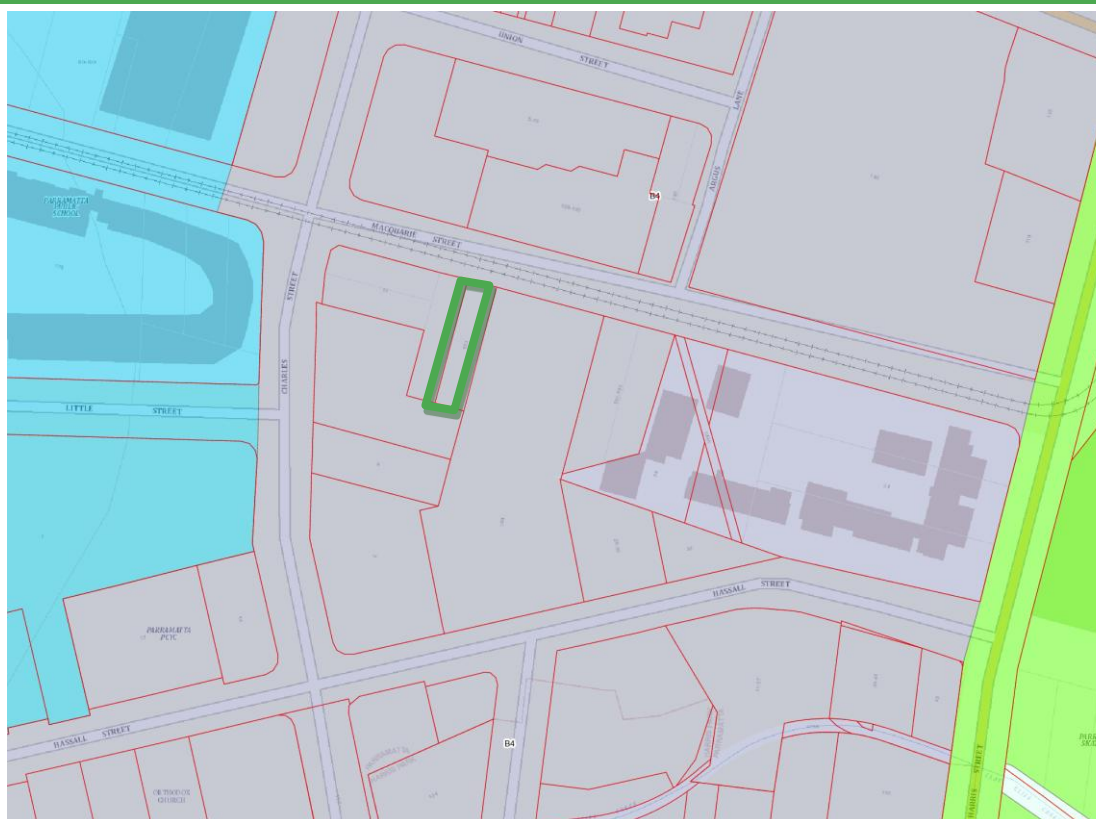
Three hours of solar access will be received in the level six communal area.

<p>(d), (e) (Repealed)</p> <p>(f) the design of the building will be compatible with—</p> <p>(i) the desirable elements of the character of the local area, or</p> <p>(ii) for precincts undergoing transition—the desired future character of the precinct.</p>	<p>The site is zoned B4 and the precinct contains a mixture of buildings from 2 storey Commercial building through to 48 storey Mixed Use Development. This modern 12 storey building is consistent with the emerging character of the area and will assist with the ongoing transformation of the Parramatta CBD.</p> <p>The proposed building will sit comfortably in the streetscape. The spatial sequencing of the proposed built form is consistent with the setbacks found within a high-density zone. The proposal will be consistent with the existing built form character within the subject residential block. Furthermore, the setbacks and separation distance proposed will ensure that the development will not create any adverse amenity, visual or privacy impacts on adjoining properties</p>
<p>70 No subdivision</p> <p>Development consent must not be granted for the subdivision of a co-living housing into separate lots</p>	<p>No subdivision is proposed as part of this application.</p>

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

As evident via the zoning map extract below, the development site is zoned B4 Mixed Use under Parramatta Local Environmental Plan 2011.

Figure 4: Zoning Map Extract (Source: Parramatta LEP 2011).



 - Development Site

In the B4 Mixed Use zone “commercial premises” and “co-living” are permitted with consent, and the development is consistent with the definitions provided in the LEP:

“Commercial premises means any of the following—

- (a) business premises,*
- (b) office premises,*
- (c) retail premises.”*

The development proposes a retail or business premise and is consistent with the definition.

Co-Living is not defined in the Parramatta LEP, however the Standard Instrument LEP defines it as:

co-living housing means a building or place that—

(a) has at least 6 private rooms, some or all of which may have private kitchen and bathroom facilities, and

(b) provides occupants with a principal place of residence for at least 3 months, and

(c) has shared facilities, such as a communal living room, bathroom, kitchen or laundry, maintained by a managing agent, who provides management services 24 hours a day,

but does not include backpackers' accommodation, a boarding house, a group home, hotel or motel accommodation, seniors housing or a serviced apartment

Clause 67 of the Housing that is reproduced below states that:

67 Co-living housing may be carried out on certain land with consent

Development for the purposes of co-living housing may be carried out with consent on land in a zone in which development for the purposes of co-living housing, residential flat buildings or shop top housing is permitted under another environmental planning instrument.

The development contains 66 co-living rooms, provides accommodation for periods greater than 3 months, has shared communal facilities and will be managed by a company that provides management services 24 hours a day.

The objectives of the B4 Mixed Use zone are listed below:

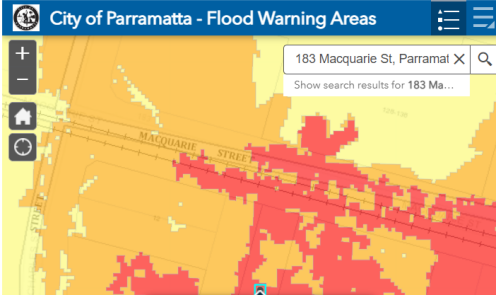
- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To encourage development that contributes to an active, vibrant and sustainable neighbourhood.*
- *To create opportunities to improve the public domain and pedestrian links.*
- *To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.*

- *To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.*

The development seeks to provide a mixture of compatible land uses; is within proximity to public transport; provides an active frontage; improves the public domain; supports the nearby B3 zone; and will protect and enhance the unique character of the Parramatta City Centre.

The table overleaf provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions, noting there are limited specific controls of relevance, given the nature of the proposal.

Part 4 Principal Development Standards			
Parramatta Local Environmental Plan 2011 – Compliance Table			
Clause	Controls	Comment	Complies
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	<p>The proposal remains consistent with the zone objectives of the B4 Mixed Use zone and will provide business additional housing in the catchment of public transport and services while contributing to range of housing types to suit the needs of residents within a high-density context.</p> <p>The site as it is currently existing is underutilized in terms of its development and zoning potential. The proposal will not only appropriately fulfil the subject site's zoning potential but will contribute towards increasing the housing stock and housing mix within Parramatta.</p> <p>Furthermore, the proposal will contribute towards maximizing public transport patronage and will encourage walking as it is located at the edge of the Parramatta Town Centre and is within walking distance to the train station and local bus stops</p>	Yes
2.7	Demolition Requires Consent	The development site is vacant and does not require demolition.	N/A
Part 4 Principal Development Standards			
4.3	Height of Building: 72m	The development proposes a maximum height of 40m. Complies	Yes

4.4	Floor Space Ratio 6:1	The development proposes an FSR of 6:1, complies	Yes
Part 5 Miscellaneous Provisions			
5.6	Architectural roof features	The development does not propose an architectural roof feature.	Yes
5.10	Heritage Conservation	The development site is not identified as a heritage conservation item and it is not located within a heritage conservation area.	Yes
5.21	Flood Planning	Parramatta Council's flood planning report indicates that the site is potentially identified as being subject to high hazard flooding. A flood report accompanies this development application and confirms that the development appropriately responds to this constraint.	Yes
			
Part 6 Additional Local Provisions			
6.1	Acid Sulfate Soils	The site is identified as potentially containing class 5 acid sulfate soils. Given the limited excavation and the distance to adjoining classed of Acid sulfate soils, no further consideration of this clause is warranted.	Yes
6.12	Design Excellence	As the building does not have a height of 55m or a cost of development that exceeds a \$100 million the required for an architectural design competition is not triggered.	N/A
Part 7 Additional Local Provisions – Parramatta City Centre			
7.2	Floor Space Ratio	The development is subject to a mapped FSR of 6:1 and complies with this control.	Yes

7.3	Car Parking	The development provides no on-site parking and complies with this clause.	Yes
7.4	<p>Sun Access</p> <p>(1) The objective of this clause is to protect public open space in Parramatta Square, the Lancer Barracks site and Jubilee Park from overshadowing.</p> <p>(2) The consent authority must not grant consent to development on any land if the consent authority is satisfied that the development will result in any additional overshadowing, between 12 noon and 2pm, on Parramatta Square, being the land at Parramatta Square shown with blue hatching on the Sun Access Protection Map.</p> <p>(3) If the consent authority considers that development that is the subject of a development application is likely to cause excessive overshadowing of the Lancer Barracks site or Jubilee Park, it must take into consideration the relevant sun access plane controls specified for that land in section 4.3.3 of the Parramatta Development Control Plan in determining that development application.</p>	As illustrated by the shadow diagrams prepared by PTI architects, the development will not overshadow the land shown in blue hatching on the Sun Access Protection Map.	N/A
7.6	Airspace Operations	The development site is not identified as being located within 'Area 3, 6 or 7' on the Special Provisions Area Map Sheet CL1_010.	N/A
7.8	<p>Active frontages</p> <p>(1) The objective of this clause is to promote uses that attract pedestrian traffic along certain ground floor street, public space and river foreshore frontages in Zone B3 Commercial Core and Zone B4 Mixed Use.</p> <p>(2) This clause applies to land identified as "Active Frontage" and "Civic Link" on the Active Frontages Map.</p>	<p>Noted</p> <p>The site is identified as requiring an active frontage.</p>	Yes

	<p>(3) Development consent must not be granted to the erection of a building, or the change of use of a building, on land to which this clause applies unless the consent authority is satisfied the building will have an active frontage for the part of the ground floor of the building facing the street, river or a public space.</p> <p>(4) An active frontage is not required for the part of a building used for one or more of the following—</p> <ul style="list-style-type: none"> (a) entrances and lobbies, including as part of mixed use development, (b) access for fire services, (c) electrical services, (d) vehicular access. <p>(5) In this clause—</p> <p>Active Frontages Map means the <u>Parramatta Local Environmental Plan 2011 Active Frontages Map</u>.</p>	<p>The development complies with this clause and attracts pedestrian activity along Macquarie Street by having an active forecourt that will be used daily by a café and the entrance to the Mixed Use Development on the site.</p> <p>Vehicular access to the site is limited to be between 2am and 4am daily and will ensure that the forecourt area is not dominated by vehicle when activation is desired.</p>
7.10	Design Excellence	N/A
	<p>Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held in relation to the proposed development—</p> <ul style="list-style-type: none"> (a) development in respect of a building that has, or will have, a height above ground level (existing) greater than 55 metres, (b) development on a site greater than 1,000 square metres and up to 1,800 square metres seeking to achieve the maximum floor space ratio identified on the Floor Space Ratio Map, where amalgamation with adjoining sites is not physically possible, (c) development having a capital value of more than \$10,000,000 on a “Key site” identified on the Key Sites Map, 	<p>It is noted that the development site is not identified as a key site, will not have a height of greater than 55m, does not cost more than \$100 million and therefore an architectural design competition is not triggered</p>

- (d) development having a capital value of more than \$100,000,000 on any other site,
- (e) development for which the applicant has chosen such a process.

PARRAMATTA CBD PLANNING PROPOSAL

The CBD Planning Proposal was made on Friday 6 May 2022. Although the Plan is made the changes do not come into effect until 14 October 2022. The relevant planning controls for the subject site, as contained within the Parramatta Local Environment Plan 2011 are not proposed to change under the CBD Planning Proposal. Accordingly, no further assessment of the Draft PLEP controls is warranted.

PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

The table below provides detail on the development standards relevant to the current proposal, noting that the table focuses on the City Centre DCP provision that are of most relevant to the current proposal.

Parramatta Development Control Plan 2011 – Compliance Table			
Clause	Controls	Comments	Complies
Part 2 Site Planning			
2.1	Design in Context in the Parramatta City	<p>It is noted that development for the purposes of a commercial premise and co living dwellings which are permissible land uses within the B4 Mixed Use zone.</p> <p>The proposal will have minimal adverse environmental or amenity impacts.</p> <p>The proposal will facilitate future employment opportunities and provides valuable accommodation for residents. There are regionally significant benefits resulting from the proposed development.</p>	Yes
2.3	Site Analysis	Detailed site analysis is included in the architectural package.	Yes

Clause	Controls	Comments	Complies
2.4.1	Site Consideration – Views and Vistas	<p>The site is not located within an identified view line.</p> <p>It is noted that the proposal is to be of a size and scale that is consistent with Council planning controls.</p>	Yes
2.4.8	Public Domain	<p>It is considered that the proposed development will not only be consistent with the objectives of the B4 Mixed Use zoning but also be consistent with the evolving skyline within the Parramatta CBD, noting the proposed height will be comparable with those within the wider precinct.</p> <p>A public domain plan accompanies this development application</p>	Yes
Part 3 Development Principles			
3.1.1	Height	See the LEP discussion for detail.	Yes
3.1.3	Preliminary Building Envelope Table – Site Frontage: 18m where more than 10m high	The site has a frontage of greater than 10.65m to Macquarie Street. The site has a vehicular cross over that is only utilised between 2am and 4am and accordingly the entire frontage is active outside of this time. This achieves the objectives of the control.	Variation
3.1.3	Preliminary Building Envelope Table –	Site specific front setback provisions apply to the site. Refer to discussion against Part 4.3 ‘Strategic Precincts’ for detail.	NA
3.1.3	Preliminary Building Envelope Table – Deep Soil Zone & Landscaped Area No deep soil or landscaped areas required	Although within a CBD location the development provides landscaping and deep soil at the rear of the site.	Yes
3.2.1	Building Elements – Building Form and Massing	The proposed podium and tower appropriately respond to the desired massing of the	Yes

Clause	Controls	Comments	Complies
		precinct as outlined by PLEP 2011 and section 4.3 of the DCP. The building elements respond to the site characteristics including the site's position within the Parramatta CBD. The form and massing are appropriate.	
3.2.2	Building Elements – Building Façades and Articulation	The proposal will deliver metropolis shaping and visually magnificent façade detailing and articulation.	Yes
3.2.3	Building Elements – Roof Design	The roof design has formed an integral part of the design excellence process for the development. The roof design is highly appropriate for the proposed building and is highly integrated with the architectural language of the proposal.	Yes
3.2.4	Development Principles – Energy Efficient Design	A Section J report has been prepared for the application.	Yes
3.2.5	Building Elements – Streetscape	<p>The proposal responds to and reinforces the high standard of architecture expected by a development within the Parramatta CBD.</p> <p>A cafe on the ground floor and forecourt encourage public activity. The publicly accessible breezeway opens and activates the site and connects the generous Macquarie St forecourt with an active rear urban courtyard.</p>	Yes
3.3.1	Environmental Amenity – Landscaping	The proposal incorporates landscaping at the rear of the site that will provide appropriate amenity for future residents	Yes

Clause	Controls	Comments	Complies
3.3.3 and 3.3.4	Environmental Amenity – Visual and Acoustic Privacy	<p>The proposal contains elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of amenity.</p> <p>An Acoustic Report prepared by Pulse white noise Acoustics accompanies this application, which concludes that;</p> <p><i>This report has included an assessment of existing environmental noise surrounding the site as well as future possible noise and vibration impacts from the Parramatta light rail which will be operating on Macquarie Street north of the site. This report details the required acoustic constructions of the building ' s façade, including external windows, to ensure that the future internal noise levels comply with the relevant noise levels of the Australian Standard AS2107:2016 and DNRCBR. Providing the recommended constructions detailed in this report are included in the construction of the project the required internal noise levels will be achieved. External noise emissions criteria from the operations of the site have been assessed and detailed in accordance with the NSW Environmental Protection Authorities Noise Policy for Industry. The future design and treatment of all building services associated with the project can be acoustically treated to ensure all noise emissions from the site comply with the EPA NPfl criteria</i></p> <p><i>Refer to the Acoustic report for detail.</i></p>	Yes

Clause	Controls	Comments	Complies
		The revised design appropriately responds to privacy concerns by generally providing windows to the front and rear of the site or the internal void within the building .	
3.3.5	Environmental Amenity – Solar Access and Cross Ventilation	<p>The development provides appropriate solar access and cross ventilation for a co living development.</p> <p>21 of the 66 rooms or 31% of co-living suites will receive 2 hours of solar access in mid winter. Given its CBD location and noting the roof top communal open space appropriate solar access will be provided for future residents.</p>	Yes
	<p>Mixed Use Developments</p> <p>The minimum floor to ceiling height is 3.3m for non-residential uses on the ground floor and 2.7m above ground floor. The floor to ceiling height may however, be reduced for attics, mezzanines and the like.</p>	<p>The development complies with floor to ceiling heights for the commercial levels of the development and provides a minimum floor to ceiling height of 2.6m on the co-living units that is 100mm less than suggested by the DCP.</p> <p>The objective for the this development standard is identified as:</p> <p><i>O.1 To provide thermal comfort for occupants.</i></p> <p><i>O.2 To ensure that development does not unreasonably diminish sunlight to neighbouring properties and within the development site.</i></p> <p><i>O.3 To ensure that sunlight access is provided to private open space and habitable rooms to improve amenity and energy efficiency.</i></p>	Variation

Clause	Controls	Comments	Complies
		<p><i>O.4 To ensure sufficient volumes of fresh air circulate through buildings to create a comfortable indoor environment and to optimize cross ventilation.</i></p> <p><i>O.5 To ensure that sunlight access is provided to public open space.</i></p> <p>Despite the numerical departure to the controls, the development is considered to meet the objectives of the controls as:</p> <ul style="list-style-type: none"> • The building is a mixed use multi-storey building and given this has improved thermal comfort for individual suites compared to a building that has numerous external walls that are exposed to the elements; • The control is predominantly written for dwellings and parameters that have larger individual footprints than a co-living suite. Given the size of a co-living suite, all areas of the rooms are located in close proximity to a window and given this development will facilitate appropriate sunlight penetration • The minor 100mm departure will not unacceptably reduce fresh air circulation given that air circulation increases with height, and the modest size of the rooms; • The NCC specifies a minimum floor to ceiling height of 2.4m to provide adequate sunlight penetration and this development with a minimum of 2.6m floor to 	

Clause	Controls	Comments	Complies
		<p>ceiling heights exceeds this; and</p> <ul style="list-style-type: none"> Private Open Space is not provided to each suite but rather communal open spaces including of on the roof that will receive adequate solar access and natural air given their location. 	
3.3.6.1	Environmental Amenity – Water Sensitive Urban Design	A Stormwater Management Plan is provided with the application.	Yes
3.3.6.2	Environmental Amenity – Water Efficiency	A Section J report has been prepared by ADP which addresses water efficiency and conservation in detail. Refer to the report for detail.	Yes
3.3.7	Environmental Amenity – Waste Management	A Waste Management Plan is provided with the application.	Yes
3.4.1	Social Amenity – Culture and Public Art	A Public Art Plan has been prepared by Site Image which outlines how public art can be incorporated into the proposal.	Yes
3.4.2	Social Amenity – Access for People with Disabilities	<p>The development allows direct access to the primary entry point from Macquarie Street. Furthermore, a lift core will permit access to all levels of the building.</p> <p>Refer Access report by laccess.</p>	Yes
3.4.4	Social Amenity – Safety and Security	<p>The design and importantly the public domain ensures that all relevant considerations are satisfied in terms of:</p> <ul style="list-style-type: none"> Surveillance Lighting/technical supervision Territorial reinforcement Environmental maintenance 	Yes

Clause	Controls	Comments	Complies
		<ul style="list-style-type: none"> • Activity and Space Management • Access Control. <p>Please note there are details of the proposed lighting strategy provided within the public domain documentation and shown on plans.</p>	
3.5.1	Heritage – General	The development site is not identified as a heritage conservation item and it is not located within a heritage conservation area.	Yes
3.5.2	Heritage – Archaeology	<p>A Historical Archaeological Assessment report has been prepared by Comber Consultants for the proposal.</p> <p>The report concludes the following;</p> <p><i>Rapisarda Investment, propose the redevelopment of 183 Macquarie Street, Parramatta. The development includes construction of a twelve storey student accommodation building with a basement level for storage and a rooftop terrace. A development application will be submitted to the City of Parramatta.</i></p> <p><i>Comber Consultants were engaged by PTI Architecture on behalf of Rapisarda Investment to prepare this historical archaeological assessment. This report has been prepared in accordance with Assessing Significance of Historical Archaeological Sites and Relics (Heritage Branch, 2009), Historical Archaeology Code of Practice (Heritage Office, 2006) and Archaeological Assessments (Heritage Office, 1996).</i></p>	Yes

Clause	Controls	Comments	Complies
		<p><i>This assessment has concluded that items of State or local significance are unlikely to be present within the subject due to the lack of any significant structure associated with the colonial or post-colonial era and that the proposal will not impact upon significant historical archaeology.</i></p> <p>“</p> <p>Refer to the report for further detail.</p>	
3.5.3	Heritage – Aboriginal Cultural Heritage	<p>An Aboriginal Archaeological Assessment report has been prepared by Comber Consultants for the proposal.</p> <p>The report provides the following results and mitigation measures;</p> <p><i>Comber Consultants were engaged by PTI Architecture on behalf of Rapisarda Investment to undertake an assessment and prepare this report to determine if Aboriginal objects would be located on the site, and if so, to provide mitigation and management recommendations</i></p> <p><i>The environmental and archaeological data contained in this report indicates that the site has archaeological potential and may contain subsurface evidence of Aboriginal occupation. Such evidence will most likely include stone and glass objects. As it is an offence to harm Aboriginal objects it will be necessary to apply for an Aboriginal Heritage Impact</i></p>	Yes

Clause	Controls	Comments	Complies
		<p><i>Permit to undertake Aboriginal archaeological testing.</i></p> <p>Refer to the report for further information.</p>	
3.6.1	Movement and Circulation – Sustainable Transport	The site is located within a highly accessible area.	Yes
3.6.2	Movement and Circulation – Parking and Vehicular Access	See the discussion in the LEP table regarding the non provision of car parking spaces.	Yes
3.6.3	Movement and Circulation – Accessibility and Connectivity	The proposal delivers a high level of ground floor activation and will enhance the public domain through a vibrant and dynamic streetscape.	Yes
3.7.2	<p>Site consolidation and Development on Isolated sites</p> <p>Development for the purpose of residential flat buildings, multi dwelling housing in the form of town houses, villas or the like is not to result in the creation of an isolated site that could not be developed in compliance with the relevant planning controls, including the Parramatta LEP 2011 and this DCP. Council will require appropriate documentary evidence to demonstrate that a genuine and reasonable attempt has been made to purchase an isolated site based on a fair market value. At least one recent independent valuation is to be submitted as part of that evidence and is to account for reasonable expenses likely to be incurred by the owner of the isolated site in the sale of the property.</p> <p>Where amalgamation of the isolated site is not feasible, applicants will be required to demonstrate that an orderly and economic use and development of the separate sites</p>	<p>The development site adjoins an approved and partially constructed Mixed Use Development comprising a podium building and two towers at 189 Macquarie Street, Parramatta and a two store commercial building at 12 Charles Street, Parramatta.</p> <p>Given the development and construction work at 189 Macquarie Street, there is no opportunity to redevelop in conjunction with this property.</p> <p>An offer based on a valuation was submitted to the owner of 12 Charles Street, Parramatta. This offer was not accepted.</p> <p>Plans that accompany this application indicate how 12 Charles Street could</p>	

Clause	Controls	Comments	Complies
	<p>can be achieved. Applicants will be required to detail an envelope for the isolated site, indicating height, setbacks, resultant site coverage (building and basement), sufficient to understand the relationship between the application and the isolated site. The likely impacts the developments will have on each other, such as solar access, visual and acoustic privacy and the impact of development of the isolated site on the streetscape must also be addressed.</p> <p>The development of existing isolated sites is not to detract from the character of the streetscape and is to achieve a satisfactory level of amenity including solar access, visual and acoustic privacy. Development of existing isolated sites may not achieve the maximum potential, particularly height and floor space ratio, and will be assessed on merit.</p> <p>Where adjacent sites are developing concurrently, site planning options for development as an amalgamated site are to be explored.</p>	<p>appropriately be redeveloped in accordance with the current planning controls to facilitate the continued growth of the Parramatta CBD.</p> <p>It is noted that controls within section 7.3 of the PLEP indicate that the mapped FSR for sites such as 12 Charles Street that are between 1,000m² and 1800m² can still potentially be achieved. Given this the orderly development of 12 Charles Street is not precluded by the non-inclusion of 183 Macquarie Street into the site.</p> <p>The plans that accompany this development application appropriately demonstrate the sensitive redevelopment of this site that will result in the redevelopment of a vacant allotment into a Mixed Use Development that will provide increased employment opportunities and residential accommodation in an accessible area.</p>	
Part 4.3 Strategic Precincts – 4.3.3 Parramatta City Centre			
4.3.3.1	Built Form		
	<p><u>Minimum Building Street Frontage</u> Minimum street frontage of 20m</p>	<p>The site frontage to Macquarie Street is 10.65m, which varies the minimum requirement of 20m.</p> <p>The relevant objectives of this control are identified as: <i>O.1 To establish appropriate scale, dimensions, form and separation of buildings;</i> <i>O.2 Achieve active street frontages with good physical and visual connections between</i></p>	Variation

Clause	Controls	Comments	Complies
		<p><i>buildings and the street;</i></p> <p><i>O.3 Define the public street so that it provides spaces that are legible, safe, comfortable, functional and attractive;</i></p> <p><i>O.4 Ensure building depth, bulk and separation allows for view sharing and protects amenity, daylight penetration and privacy between adjoining developments;</i></p> <p><i>O.5 Achieve an articulation and finish of building exteriors that contributes to a high quality and sustainable urban environment;</i></p> <p>Despite the variation to the control the development achieves the objectives of the control as:</p> <ul style="list-style-type: none"> • The area is a precinct where build to boundary building are permitted and the scale of the building is consistent with the massing envisioned by the LEP; • The site is currently vacant and the building will provide increased pedestrian activity through the commercial, retail and residential activities on the site as well as the use of the forecourt as a café seating area for employees, residents and visitors to the site. • The building contains a podium that responds to the street, the flooding constraints and provides streetscape activation through a well designed café; and • The articulation and finishes provided to the building ensure that the precinct will be visually enhanced as a result of the development. 	

Clause	Controls	Comments	Complies
	<u>Building to Street Alignment and Street Setbacks</u>		
	Building alignments shown in Figure 4.3.3.1.1	The site has a frontage of greater than 10.65mm to Macquarie Street. The site does not have a cross over and the entire frontage is active.	Yes
	<u>Street and River Frontage Heights and Upper Level Setbacks</u>		
	Street Frontage Height and Upper Level Setbacks: 4 storeys/14m	This achieves the objectives of the control.	Yes
	<u>Building Depth and Bulk</u>		
	C.3 On land not zoned B3 Commercial Core, the preferred maximum floor plate area of residential or serviced apartment buildings is 1,000 square metres above a street frontage height of 26 metres. The floor plate area is to be measured to include balconies, external wall thicknesses, internal voids and atria.	The diagram requires a 0m setback Macquarie Street as provided.	Yes
		The development proposes a 4storey podium consistent with this requirement.	
	<u>Building Separation</u>		
	C.1 The DCP prescribes a zero lot side setback up to street frontage height of 26m and then minimum side setback for 3m for non-residential uses up to 54m.	C.2 Building depth/bulk is appropriate and enables appropriate ventilation and solar access. See the submitted floor plans for detail.	Yes
	<u>Building Form and Wind Mitigation</u>		
			Yes
	<u>Building Exteriors</u>		
		The site contains residential style uses at upper levels. N/A	
		The potential impacts arising from the proposal in the pedestrian and general wind environment have been considered in design development.	Yes
	<u>Sun Access to Public Spaces</u>		
		The development will result in the delivery of high quality finishes that exhibits design excellence.	

Clause	Controls	Comments	Complies
		<p>The building façade will contribute towards creating a vibrant city shaping new development that will invigorate this part of the CBD.</p> <p>The proposal does not result in overshadowing to the public spaces identified within the DCP.</p>	Yes
4.3.3.3	Public Domain and Pedestrian Amenity	<p><u>Site Links and Lanes</u> The site is not identified as having a through site link and will enhance the public domain through a vibrant and dynamic streetscape.</p> <p><u>Active Frontages</u> The proposal will result in highly active street frontage.</p> <p><u>Pedestrian Overpass</u> Not applicable to the proposal.</p> <p><u>Awning</u> The site is not identified by Figure 4.3.3.3.3 as requiring an awning.</p>	Yes N/A N/A
4.3.3.4	Views and View Corridors	<p>The development site is not within an identified view corridor.</p> <p>The view corridor figure provided within the DCP shows the proposed building does not stand in the direct path of any significant view.</p>	N/A
4.3.3.5	Access and Parking	N/A	N/A
4.3.3.6	Environmental Management	<p>A Section J report has been prepared for the development.</p> <p>Residential developments with 4 or more floors should be built with energy and water saving technologies equivalent to a 5 Green Star Office Design.</p>	Yes

Clause	Controls	Comments	Complies
4.3.3.7	City Centre Special Areas	The site is not identified as being located within a special area	Yes

CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents.

Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.