

LEADING

ITEM NUMBER	11.12
SUBJECT	Planning Proposal for land at 2 O'Connell Street Parramatta
REFERENCE	RZ/2/2017 - D05113484
REPORT OF	Team Leader - Land Use Planning
APPLICANT	Think Planners P/L
LANDOWNER	The Owners of Strata Plan 20716

PURPOSE:

The purpose of this report is for Council to consider a Planning Proposal for land at 2 O'Connell Street, Parramatta and determine whether it should proceed to Gateway Determination with the NSW Department of Planning and Environment.

RECOMMENDATION

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 June 2017 (**Attachment A**) and its recommendation (**Attachment B**) which supports the progression of the Planning Proposal for the land at 2 O'Connell St, Parramatta.
- (b) **That** Council endorse the Planning Proposal for the land at 2 O'Connell Street Parramatta (which is contained within **Attachment 1** of **Attachment A** of this report) subject to the following amendments being made:
 - a. Future controls proposed are consistent with Council's endorsed CBD Planning Proposal policy position with respect to the mechanism of achieving an FSR of up to 15:1.
 - b. An additional site specific provision is to be included to allow an FSR of 1.2:1 of commercial floor space to be permitted (above the 1:1 already mandated in the CBD PP) without the 1.2:1 being included in the maximum FSR for the site, as detailed in **Attachment 2 of Attachment A** and
 - c. To ensure it is consistent with standard formatting and policy content requirements for Planning Proposal documents.
 - d. A maximum height of building being applied to the site of 217m
- (c) **That** a revised alternate reference design be provided to Council at a maximum FSR of 15:1 that provides a 3.5m setback along the O'Connell Street frontage for the purposes of potential road widening.
- (d) **That** upon satisfaction of (b) & (c) above the Planning Proposal be forwarded to the Department of Planning and Environment requesting a Gateway determination be issued.
- (e) **That** delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on behalf of Council and that this negotiation be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3),

and that the outcome of negotiations be reported back to Council prior to its public exhibition.

- (f) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to its public exhibition.
- (g) **That**, pending the outcomes of the Gateway Determination, the Planning Proposal, VPA and DCP be placed on public exhibition concurrently.
- (h) **That** Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012 and
- (i) **Further, that** Council grant delegated authority to the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.

EXECUTIVE SUMMARY

1. The applicant has lodged a Planning Proposal for land at 2 O'Connell Street, Parramatta, which seeks amendments to planning controls which are generally consistent with the broader Parramatta CBD Planning Proposal. This report introduces and assesses the Planning Proposal, addressing its relationship to both existing controls and to the endorsed controls contained within the Parramatta CBD Planning Proposal. The report recommends, subject to minor modification, endorsement of the Planning Proposal for the purposes of seeking a Gateway Determination as well as negotiation of a Voluntary Planning Agreement (VPA), and preparation of a site-specific Development Control Plan (DCP).

THE SITE AND ITS SURROUNDS

2. The subject site is located at 2 O'Connell Street, Parramatta (also known as St John's Terrace 5 Aird Street). The legal description of the site is SP 20716. The site area is 3283 square metres and contains a two and three storey commercial building occupied by a number of (strata subdivided) office suites. The site has frontages to O'Connell Street (West), Aird Street (North) and Campbell Street (South) and experiences a substantial fall from south to north. The site is highlighted below in Figure 1.

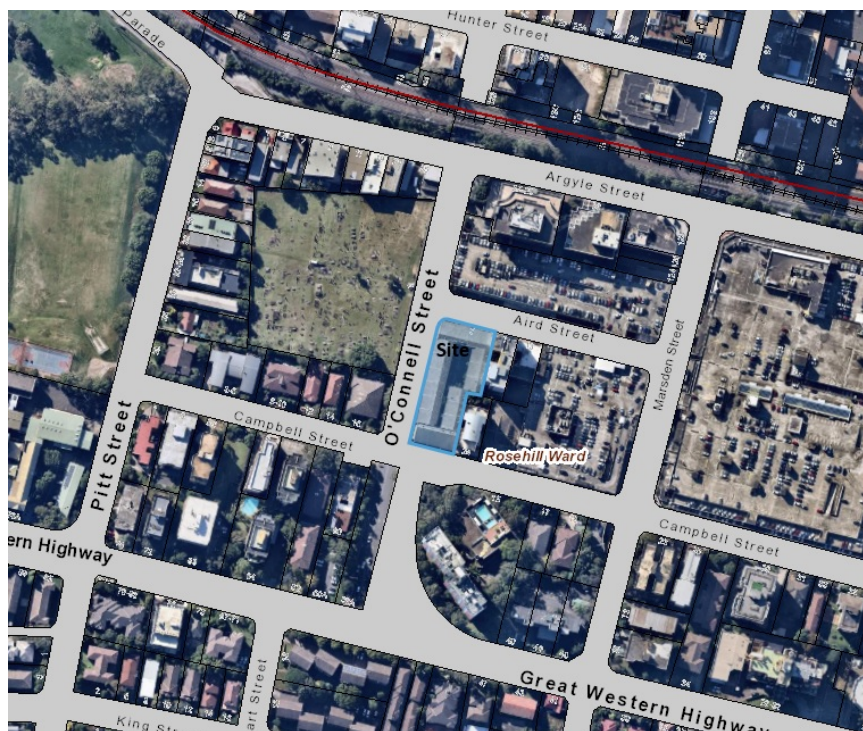


Figure 1: Site identification map

3. The site is located towards the western edge of the CBD within the B4 mixed use zone which is characterized by a mixture of residential and commercial uses. To the north of the site is the Westfield shopping complex, to the east a newly constructed residential tower and opposite the site to the west the Heritage listed St John's cemetery.

DESCRIPTION OF PLANNING PROPOSAL

4. The recommended Planning Proposal seeks to amend planning controls in line with the Parramatta CBD PP. Specifically, it seeks to amend the core planning controls of FSR and HOB as described in the following table:

Scenario	Land-Use	FSR	HOB
Current Controls (under PLEP 2011)	B4 mixed-use zoning	4.2:1	36m
CBD PP Controls	B4 mixed-use zoning	15:1	No Incentive HOB control
Controls proposed under applicants site-specific PP	B4 mixed-use zoning	14.9:1*	Max 217metres
Controls proposed under IHAP and Council officer's recommendation	B4 mixed-use zoning	15:1** Consistent with CBD planning framework & additional site specific provision allowing an FSR of 1.2:1 of commercial floor space to be permitted (above the 1:1 minimum mandated)	Max 217metres

		without the 1.2:1 being included in the maximum FSR for the site	
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*Proponent's reference design seeks application of this FSR with indicative breakdown of 2.2:1 non-res and 12.7:1 residential but does not detail any overall planning mechanism required to achieve this.

**This provision is consistent with Council's endorsed CBD Planning proposal and proposes a breakdown of how the FSR may be able to be achieved as detailed in paragraph 21 of Attachment A.

ASSESSMENT ISSUES

- The Planning Proposal is considered to have strategic merit and is, subject to recommended amendments largely consistent with Council's adopted policy framework for the Parramatta CBD. A full assessment of relevant matters and legislation is provided in the IHAP report contained at (Attachment A). It is therefore recommended that the Planning Proposal be endorsed and forwarded to the NSW Department of Planning for Gateway determination.

VOLUNTARY PLANNING AGREEMENT

- On 10 April 2017, Council endorsed rates of \$150/sqm for Phase 1 value sharing. This is the basis upon which it is recommended that Council officers seek to negotiate a VPA.
- The applicant has indicated their willingness conceptually to enter into a Voluntary Planning Agreement (VPA) in relation to this Planning Proposal but have not yet submitted any initial letter of offer. Council officers do not yet have delegation from Council to negotiate a VPA related to this Planning Proposal. Therefore, it is recommended that delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement with the landowner in relation to the Planning Proposal on behalf of Council, that the outcome of negotiations be reported back to Council prior to public exhibition of the VPA, and that this negotiation be undertaken in line with Council's 10 April 2017 resolution on value sharing rates.

IHAP RECOMMENDATION

- IHAP considered this matter on 20 June 2017, and the report considered by the IHAP is included at **Attachment A** of this report.
- The IHAP accepted the recommendation of the report at **Attachment A** with a minor change to the Council officer recommendation to confirm the maximum building height (in metres) of 217m. The assessment report provided to the IHAP identified a proposed maximum building height of 233m. This figure was technically incorrect as the figures contained in the reference design were cited as AHD (Australian Height datum) so commenced at the lowest point of the site at AHD 17.6. The correct maximum building height recommended should therefore be 217m. An extract of the minutes of the IHAP are provided at **Attachment B**.

NEXT STEPS

10. This report recommends that Council endorse the Planning Proposal contained in **Attachment 1** of **Attachment A** of this report subject to amendments as detailed. Pending that endorsement, the next steps will be to forward the Planning Proposal to the NSW Department of Planning and Environment for Gateway Determination, preparation of a site-specific DCP and negotiation of a Voluntary Planning Agreement (as described in this report).

Neal McCarry

Team Leader - Land Use Planning

Robert Cologna

Service Manager – Land Use Planning

Sue Weatherley

Director Strategic Outcomes & Development

Rebecca Grasso

Director Marketing and City Identity

ATTACHMENTS:

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|----------|--|----------|
| 1 | Attachment A - Report to IHAP 20 June 2017 - 2 O'Connell Street Parramatta | 50 Pages |
| 2 | Attachment B - Extract minutes - IHAP 20 June 2017 - 2 O'Connell Street Parramatta | 2 Pages |

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

ECONOMY

ITEM NUMBER	5.5
SUBJECT	Planning Proposal for land at 2 O'Connell Street Parramatta
REFERENCE	RZ/2/2017 - D05097030
REPORT OF	Team Leader - Land Use Planning
APPLICANT	Think Planners P/L
LANDOWNER	The Owners of Strata Plan 20716

PURPOSE:

The purpose of this report is to seek the Independent Hearing and Assessment Panel's (IHAP) recommendation on a Planning Proposal for land at 2 O'Connell Street, Parramatta. Specifically, the report deals with whether Council should forward to the Department of Planning and Environment a request for Gateway Determination, the preparation of a site-specific Development Control Plan to support this Planning Proposal, and a request for Council Officers to be given delegation to negotiate a Voluntary Planning Agreement.

RECOMMENDATION

That the IHAP recommend to Council:

- (a) **That** Council endorse the Planning Proposal included as Attachment 1 subject to the document being amended to ensure that:-
 - Future controls proposed are consistent with Council's endorsed CBD Planning Proposal policy position with respect to the mechanism of achieving an FSR of up to 15:1.
 - An additional site specific provision is to be included to allow an FSR of 1.2:1 of commercial floor space to be permitted (above the 1:1 already mandated in the CBD PP) without the 1.2:1 being included in the maximum FSR for the site, as detailed in **Attachment 2** and
 - To ensure it is consistent with standard formatting and policy content requirements for Planning Proposal documents.
- (b) **That** a revised alternate reference design be provided to Council at a maximum FSR of 15:1 that provides a 3.5m setback along the O'Connell Street frontage for the purposes of potential road widening.
- (c) **That** upon satisfaction of (a) & (b) above the Planning Proposal be forwarded to the Department of Planning and Environment requesting a Gateway determination be issued.
- (d) **That** delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on behalf of Council and that this negotiation be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3), and that the outcome of negotiations be reported back to Council prior to its public exhibition.

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

- (e) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to its public exhibition.
- (f) **That**, pending the outcomes of the Gateway Determination, the Planning Proposal, VPA and DCP be placed on public exhibition concurrently.
- (g) **That** Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (h) **Further, that** Council grant delegated authority to the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.

EXECUTIVE SUMMARY

1. The applicant has lodged a Planning Proposal for land at 2 O'Connell Street, Parramatta, which seeks amendments to planning controls which are generally consistent with the broader Parramatta CBD Planning Proposal. This report introduces and assesses the Planning Proposal, addressing its relationship to both existing controls and to the endorsed controls contained within the Parramatta CBD Planning Proposal. The report recommends, subject to minor modification, endorsement of the Planning Proposal for the purposes of seeking a Gateway Determination as well as negotiation of a Voluntary Planning Agreement (VPA), and preparation of a site-specific Development Control Plan (DCP).

THE SITE AND ITS SURROUNDS

2. The subject site is located at 2 O'Connell Street, Parramatta (also known as St John's Terrace 5 Aird Street). The legal description of the site is SP 20716. The site area is 3283 square metres and contains a two and three storey commercial building occupied by a number of (strata subdivided) office suites. The site has frontages to O'Connell Street (West), Aird Street (North) and Campbell Street (South) and experiences a substantial fall from south to north. The site is highlighted below in Figure 1.

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

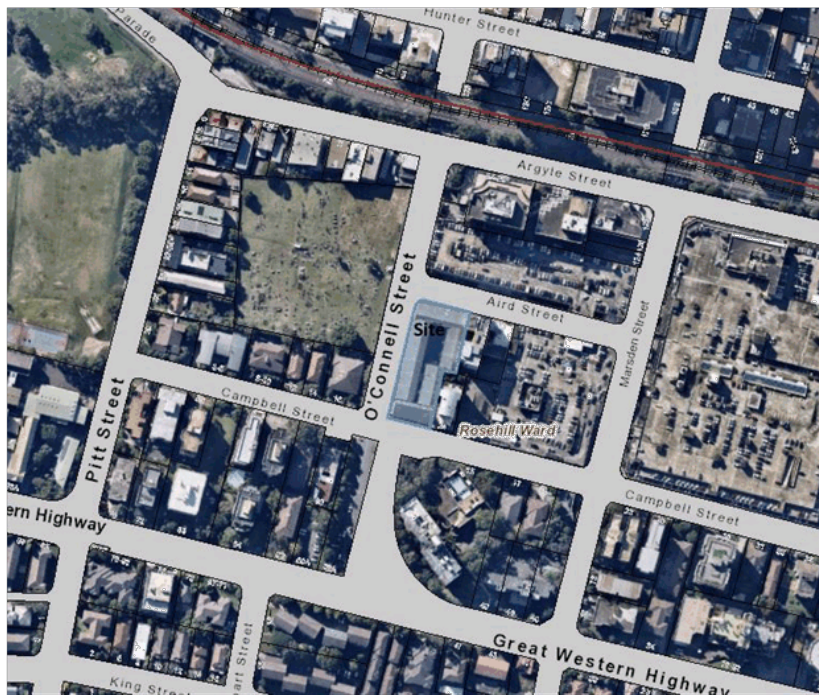


Figure 1: Site identification map

3. The site is located towards the western edge of the CBD within the B4 mixed use zone which is characterized by a mixture of residential and commercial uses. To the north of the site is the Westfield shopping complex, to the east a newly constructed residential tower and opposite the site to the west the Heritage listed St John's cemetery.

CURRENT PLANNING CONTROLS

4. Pursuant to Parramatta Local Environmental Plan 2011 (PLEP 2011), the current zoning of this site is (B4 Mixed Use), and the key development standards are 36m maximum Height of Buildings (HOB) and 4.2:1 maximum Floor-Space Ratio (FSR).
5. The site is not identified as an item of local heritage significance in PLEP 2011, however the site is in close proximity to the State listed St John's Cemetery. The relationship of the proposal to this item is discussed later in this report.
6. The site is not identified as being flood-prone, as it is located outside of the 20- and 100-year Average Recurrence Interval (ARI) events, and is also outside of the Probable Maximum Flood (PMF) event.

CBD PLANNING FRAMEWORK AND DRAFT CONTROLS FOR THIS SITE

7. Council adopted the Parramatta CBD Planning Strategy (the Strategy) on 27 April 2015. The Strategy is the outcome of a study which reviewed the current CBD planning framework and also a significant program of consultation with stakeholders and the community. The Strategy sets out the vision for the growth of the Parramatta CBD.
8. In line with the Strategy, Council subsequently prepared the Parramatta CBD Planning Proposal (CBD PP), which was informed by Councillor workshops held

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

throughout 2015 as well as various Council resolutions. Council adopted the CBD PP on 11 April 2016. In general terms, the CBD PP seeks to increase heights and FSR's in the Parramatta CBD, subject to the provision of community infrastructure and other requirements. The CBD PP remains Council's most recently endorsed policy position on density increases in the Parramatta CBD. Council is currently awaiting a Gateway Determination on the CBD PP from the Department of Planning and Environment.

9. Under the CBD PP, the following key planning controls are identified for the site at 2 O'Connell Street:

- a. **Zoning:** The current B4 Mixed Use zoning is retained
- b. **Height of Buildings:** The "Base" HOB control for this site retains the current planning control of 36m, while there is no "Incentive" HOB control assigned to this site. This is consistent with the general policy direction of the CBD Planning Proposal, which is that – for most sites in the CBD – there are no Incentive height controls, with maximum building heights instead being effectively controlled by sun access planes and aviation operational parameters.
- c. **Floor Space Ratio:** The total maximum FSR achievable for this site under the CBD PP is 15:1, comprising the following:
 - i. The "Base" FSR control for this site is 4.2:1 in the draft CBD PP maps also noted is that the CBD PP requires the provision of 1:1 commercial floor space in this area of the B4 zone.
 - ii. The Incentive FSR control for this site is 10:1. Under the CBD PP, Incentive FSR controls are achievable provided that an appropriate contribution to Community Infrastructure is made (discussed further in this report).
 - iii. 15% bonus of the Incentive FSR (i.e. 1.5:1 in this case), provided that a Design Excellence process has been undertaken in accordance with the PLEP 2011.
 - iv. An additional 0.5:1 FSR is achievable, provided that High Performing Building standards are met.
 - v. This site is also identified as an Opportunity Site, meaning that an additional 3:1 FSR is potentially available, provided that a number of criteria are met (including that certain site area, Incentive, Design Excellence and High Performing Buildings requirements are met, and that a further contribution to Community Infrastructure is made).

DESCRIPTION OF PLANNING PROPOSAL

10. The recommended Planning Proposal seeks to amend planning controls in line with the Parramatta CBD PP. Specifically, it seeks to amend the core planning controls of FSR and HOB as described in the following table.

Scenario	Land-Use	FSR	HOB
Current Controls (under PLEP 2011)	B4 mixed-use zoning	4.2:1	36m
CBD PP Controls	B4 mixed-use zoning	15:1 (as described in paragraph 9c, above)	No Incentive HOB control

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

Controls proposed under applicants site-specific PP	B4 mixed-use zoning	14.9:1 (note – proponent seeks application of this FSR with indicative breakdown of 2.2:1 (non-res and 12.7:1 residential)	Max 233 metres
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11. The Planning Proposal is accompanied by an Urban Design Report and Reference Design drawings. These documents present a reference design for a 66 storey and 11 storey mixed-use buildings on the site that includes the following features:

- a. 3-4-storey podium containing retail and commercial uses;
- b. 1 x 61-storey residential tower above podium containing an indicative total of 427 units (total 65 storeys) and 1 x 7 storey residential tower above podium containing an indicative total of 28 units (total 11 storeys);
- c. Separate entrances & lobby spaces for commercial/community and residential uses; and
- d. Basement car parking - area schedules indicate 537 car parking spaces over 6 levels. This is discussed further in the report.

12. The drawing below demonstrates the reference design elevation, with indicative land uses, and shows the alignment of the tower and building forms with the podium of the building adjacent to the respective street frontages.

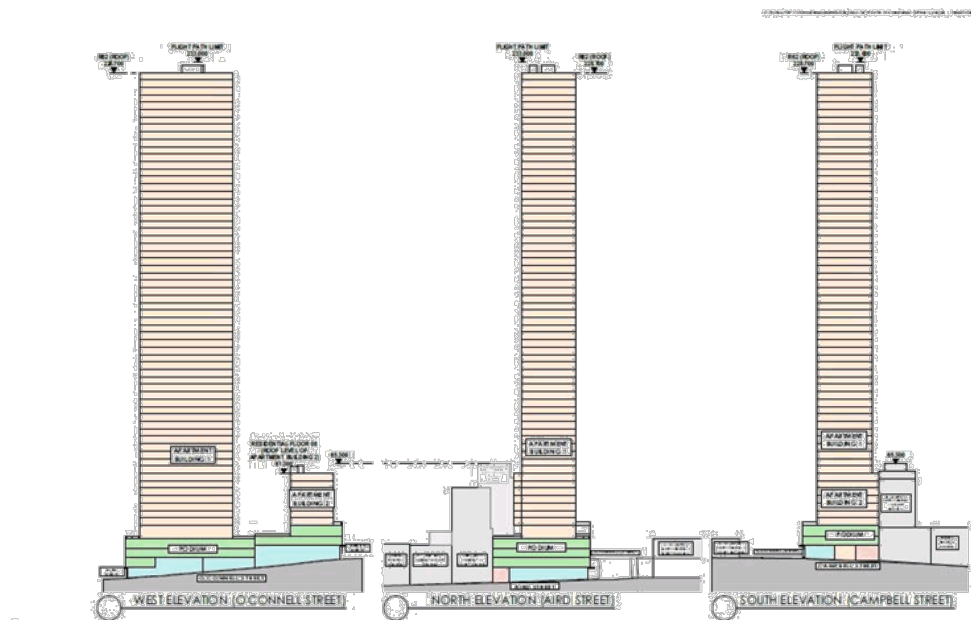


Figure 2: Elevations extracted from applicant's reference design

13. The drawing below demonstrates circulation and separate entrances for different land uses.

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

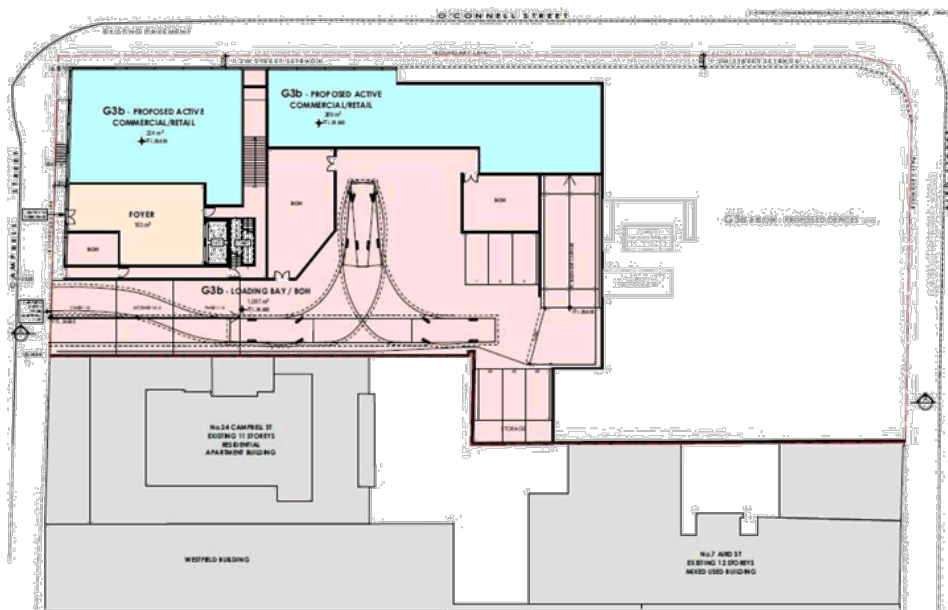


Figure 3: Extract from reference design showing indicative podium floor plan with residential access from Campbell St

14. The drawing below indicates the reference design setbacks, demonstrating that a development on this site at these controls would be capable of complying Apartment Design Guide requirements for inter-building separation and setbacks.

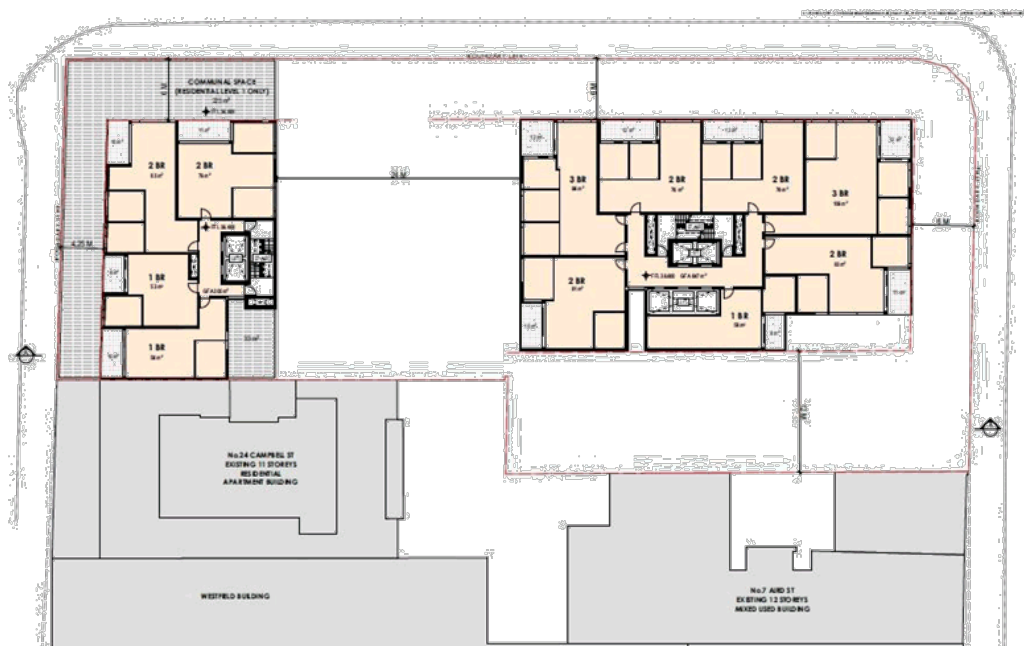


Figure3: Extract from reference design showing relationship of tower and building forms to site boundaries

15. As part of the strategic transport planning for the CBD Planning Proposal it was recently (April 2017) identified by the Roads & Maritime Service (RMS) and Transport for New South Wales (TfNSW) that the site the subject of this proposal may be required to provide a 3.5m wide setback along the O'Connell Street

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

frontage of the site. This information was only provided (by State Government agencies) late in the assessment process of this planning proposal. Whilst the certainty of the need for this reservation is yet to be fully resolved, in order to facilitate the progression of this site specific proposal an alternate reference design was requested to be developed to explore the design and planning implications of the potential provision of 3.5m wide dedication along O'Connell Street.

16. The alternate scheme developed maintains the desired (6m) tower setback (from the podium) however as a result would provide reduced inter building separation and setbacks from adjacent property boundaries and existing development. The alternate scheme provided seeks an increased FSR of 16.1:1:1. The increased FSR (above 15:1) is not supported by Council officers and is discussed in more detail following in this report.

ISSUES

17. An assessment of the Planning Proposal and supporting documentation is provided in this section.

Land Use Planning

18. The site is appropriate for mixed-use development, given its relative close proximity to Parramatta railway station and transport interchange, employment and educational opportunities in Parramatta CBD, and public open space within the CBD.
19. The proposed land uses are permissible with consent in the B4 zone. The requirement under the CBD PP for a mandatory 1:1 commercial floor space to ensure activated street frontages and employment opportunities in the CBD is satisfied by the reference design.

Floor Space Ratio

20. The total FSR sought under this Planning Proposal is 15:1. The Planning Proposal as originally submitted sought a total FSR (inclusive of bonuses, environmental performance etc) of 17:1. Following initial assessment of the scheme and meetings with Council officers a revised reference design has been developed. The Council officer preferred reference design provides an FSR of 14.9:1. The Planning proposal as lodged by the applicant seeks the direct application of this FSR on the site however does not detail the 'mechanism' under which it may be able to be achieved.
21. An FSR of 15:1 under this Planning Proposal as recommended is structured as summarized in the following table, and is discussed in further detail in the following paragraphs.

FSR Type	FSR	"Running Total" FSR
Base (including required 1:1 commercial)	4.2:1	8:1

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

Incentive (beyond base controls)	5.8:1	10:1
Design Excellence bonus	1.5:1 (15% of 10:1)	11.5:1
High Performing Buildings bonus	0.5:1	12:1
Opportunity Site	3:1	15:1

22. **Base Control:** The Planning Proposal responds to the current (PLEP 2011) control of 4.2:1.

23. **1:1 commercial floor space requirement:** Under the CBD PP, a minimum requirement of 1:1 commercial floor space is required for development in this area of the B4 zone. The reference design satisfies this requirement, with greater than 2:1 commercial floor space located in the podium.

24. **Incentive FSR:** The Planning Proposal responds to the Incentive FSR for this site, which is 10:1. Under the CBD PP, a contribution must be made towards Community Infrastructure in order to achieve the incentive FSR. A site specific clause can ensure this requirement, and is recommended as part of the Planning proposal.

25. **Design Excellence bonus:** The Planning Proposal responds to Design Excellence provisions, which under the CBD PP, is 15% of the incentive FSR (10:1 in this case). This means an additional 1.5:1 FSR beyond the incentive FSR could be achieved through the Design Excellence bonus.

26. **High Performing Buildings:** The Planning Proposal responds to the High Performing Buildings (HPB) incentive, which under the CBD PP, is an additional 0.5:1 FSR provided that certain requirement relating to Ecologically Sustainable Development (ESD) are met. The CBD PP outlines that a mixed use development with at least 24m frontage, minimum site area of 1,800m² and maximum FSR of at least 10:1 can access this incentive, provided that the part of the building that is a dwelling meets the following requirements:

- The energy target is a minimum 10-point increase in the BASIX score compared to current requirements.
- The water target is a minimum 10-point increase in the BASIX score compared to current requirements.

The CBD PP also outlines that a mixed use development including at least 2000sqm of commercial premises must also meet the following requirements for its commercial premises:

- The energy target is a maximum 140 kg/m² per year.
- The water target is a maximum .65 kL/m² per year.

A site-specific clause can ensure that the HPB requirements are met, and is recommended as part of a draft site-specific clause attached to this report.

27. **Opportunity Site FSR:** Under the CBD Planning Proposal, the criteria which "unlock" Opportunity Site FSR are summarized as follows:

- a. The development site must be at least 40 metres wide at the front building line and have an area of at least 1,800 square metres.
- b. The development must demonstrate an appropriate transition to any heritage items.

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

- c. The development must first include the additional FSR available under the "Incentive" controls, and therefore must include a Community Infrastructure contribution to the satisfaction of the consent authority.
- d. The development must achieve the Design Excellence bonus (through completion of a competitive design process)
- e. The development must achieve the High Performing Buildings bonus (through meeting High Performing Building requirements)
- f. A site-specific DCP is to be prepared
- g. An additional contribution to Community Infrastructure is made to the satisfaction of the consent authority.

It is considered that the site conditions, Planning Proposal and reference design indicate that a development proposed on this site would be capable of meeting each of these criteria. A site-specific clause is the most appropriate way to ensure these requirements are met, and a draft site-specific clause is included as Attachment 2.

28. **Additional Commercial FSR:** The Applicant has indicated that the current commercial owners/occupants of the building are interested in retaining a presence on the site after redevelopment. The indicative reference design includes approximately 2.2:1 FSR of commercial (office and retail uses) floor space on the site. A site-specific clause can ensure that the requirement for a minimum 1:1 floor space of commercial uses is met and is included in the draft site-specific clause contained at Attachment 2. An additional clause (Clause 5 in Attachment 2) allowing for the additional 1.2:1 of FSR to be permitted without it being included in the maximum FSR is also recommended.

Height of Buildings

29. The reference design features an indicative height of 67 storeys and up to 233m. While the CBD PP removes maximum HOB for most sites in the CBD (including this site), previous Gateway Determinations received for site-specific CBD planning proposals required insertion of a numeric HOB control. It is therefore proposed to be consistent with that approach. To date, all site-specific planning proposals where a Gateway has been issued included a numeric height control. Therefore, Council officers recommend a numeric HOB control that corresponds to the reference design for the site be included in this planning proposal.
30. It is noted that referral to appropriate aviation authorities would likely form part of the requirements of a Gateway Determination on this project, as the Parramatta CBD is affected by a number of protected airspace surfaces. For example, the submitted reference design would exceed the Bankstown Airport Obstacle Limitation Surface of 156m AHD. Appropriate consultation with aviation authorities will be undertaken in line with any relevant conditions of a resulting Gateway Determination.

Built Form and Urban Design

31. The applicant has amended the reference design since its initial lodgement in response to feedback provided by Council officers. The most recent version still contains several matters that require further detailed design resolution. These include issues such as the quality of communal open space provided; street wall setbacks; intersection of under-croft with vehicle entry points and basement entry

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

gradients; provision for successful street tree provision; quality of active street edges due to terrain; relationship to 24 Campbell Street and materiality). Broadly however it has been satisfactorily demonstrated that the site is able to accommodate the FSR being sought and the reference design indicates that a resulting development would be capable of complying with the Apartment Design Guidelines.

32. To ensure the final concept also responds to the context of the site and to meet criteria for Opportunity Site FSR, it is recommended that a site-specific Development Control Plan be prepared to clearly address compliance with the Apartment Design Guide and the criteria that apply to Opportunity Sites, including appropriate street frontage heights, setbacks, and solar and natural ventilation requirements as well as the other matters identified in paragraph 31 above.
33. The DCP will inform any future design competition brief for the site based on this planning proposal.
34. With respect to the alternate design option presented in response to the potential RMS road widening along the O'Connell Street frontage concern is raised that it provides an FSR of greater than 15:1. It is recommended that an alternate scheme be submitted to Council prior to the request for a Gateway determination that provides a maximum FSR of 15:1. As the level of certainty over the need for the road widening is unlikely to be resolved in the short term it is envisaged that both options will be advanced (in a DCP and any future design competition brief) until such time as this issue is resolved. This will allow the proposal to progress in the shorter term yet still provide options depending on the ultimate resolution of this issue.

Traffic and Transport

35. Council's traffic and transport team initially reviewed the planning proposal and advised that due to the status of the CBD Planning Proposal and uncompleted detailed traffic modelling that the maximum total parking provision on any site subject to a Planning Proposal within the CBD should be the same as if the development for the site was at an FSR of 10:1
36. Since that referral was undertaken (February 2017), Council has endorsed (on 10 April 2017) a Strategic Transport Study for the Parramatta CBD and resolved to include reduced parking rates in the CBD PP, pending results of the forthcoming mesoscopic study. This resolution was in part to allow site-specific Planning Proposals to proceed ahead of the mesoscopic modelling. Council's traffic and transport team have advised that they agree with the approach of applying the recently resolved rates to this Planning Proposal. The rates resolved on 10 April 2017 are summarised as follows:

- a. Residential parking rates

Type of Apartment	Spaces/unit
3-bedroom	1 space/unit
2-bedroom	.7 spaces/unit
1-bedroom	.3 spaces/unit
Studio	.1 spaces/unit

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

b. Commercial parking rates

If the FSR > 3.5:1

$$M = (G * A) / (50 * T)$$

where:

M = maximum number of parking spaces;

G = GFA of all office/business premises in the building (m²);A = Site Area (m²);T = Total GFA of all buildings on the site (m²)

37. The current reference design includes approximately 455 apartments; the unit mix and resulting maximum residential parking spaces under the Council-resolved rates are described in the below table.

Type of Apartment	Spaces/unit	Units indicated in reference design	Total
3-bedroom	1 space/unit	122	122
2-bedroom	.7 spaces/unit	258	180.6
1-bedroom	.3 spaces/unit	75	22.5
TOTAL			325

38. The current reference design indicates 7297 m² of commercial floor space. Applying the above formula to the current reference design yields a maximum of 5 car parking spaces for the commercial uses, as follows:

$$M = (G * A) / (50 * T)$$

$$M = (7297 * 3283) / (50 * 48,864)$$

$$M = 23956051 / 2443200$$

$$M = 9.8 \text{ (round to 10)}$$

39. The total number of 335 car parking spaces indicated above (325 + 10 = 335) is well below the number (537) indicated on the detailed area schedule for the reference design. It is proposed that a site-specific clause be applied to the site that can ensure compliance with the above maximum parking rates, as previously resolved by Council, as shown in the draft clause included as part of the Planning Proposal.

40. **Please note:** the above estimated maximum car parking rates apply to the current reference design, and would likely be altered during subsequent design competition and development application processes. However, the numbers above can be taken as an indication of the scale of the quantum of car parking that would be expected to result at this site. Determining the final number of approved car parking spaces would ultimately be a matter for the development application stage.

Heritage

41. Council's heritage officer has reviewed the proposal and advises that whilst the planning proposal would facilitate development of a scale dramatically different to that currently on site, its lateral separation from and absence of overshadowing impact on St John's cemetery will not unacceptably impact upon the heritage values of this State listed site.

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

42. It is noted that this planning proposal has been considered in view of the CBD Planning Proposal framework, which establishes a 15:1 FSR (including an Opportunity Site bonus of 3:1 FSR) and no height control for this site. This is consistent with other B4 Mixed Use sites of sufficient size that are situated in this area of the CBD. These controls have been developed through an extensive planning process, and included a heritage study by consultants Urbis which considered the impact of proposed FSR controls on Heritage items within the CBD context. In light of the Council-endorsed policy position on Opportunity Sites, and this site's position within a relatively dense urban context, it is considered that the visual impacts on the nearby heritage item can be appropriately addressed during the Design Excellence and Development Application processes for this site.

Summary of Assessment

43. Based on the issues discussed in the preceding section this Planning Proposal is, subject to the recommendations of this report, able to be supported. The Planning Proposal and reference design demonstrate that the proposed controls would allow for a built form that appropriately responds to the context of the site, and is aligned with the CBD Planning Proposal.

VOLUNTARY PLANNING AGREEMENT

44. As this Planning Proposal is seeking an uplift aligned with the CBD planning framework review, and because a major feature of that framework is that incentive and opportunity site FSR controls are achievable provided that appropriate contributions to Community Infrastructure are made, it is expected that a VPA will be negotiated as part of this Planning Proposal process.

45. It is expected that the resulting VPA from this process would reflect a proportion of the value uplift associated with (a) Phase 1: the difference between current controls and Incentive controls (5.8:1 in this case) and (b) Phase 2: the 3:1 Opportunity Site FSR controls.

46. On 10 April 2017, Council endorsed rates of \$150/sqm for Phase 1 value sharing and \$375/sqm for Phase 2 value sharing. This is the basis upon which it is recommended that Council officers seek to negotiate a VPA.

47. The applicant has not yet submitted a letter of offer, however, Council officers do not yet have delegation from Council to negotiate a VPA in association with this Planning Proposal. Therefore, it is recommended that delegated authority be given to the Chief Executive Officer to negotiate a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on behalf of Council and that the outcome of negotiations be reported back to Council prior to its public exhibition, and that this negotiation be undertaken in line with Council's resolution on value sharing rates of 10 April 2017.

NEXT STEPS

48. Council officers recommend that the IHAP recommend to Council that it progress the Planning Proposal described in this report, and included at Attachment 1, negotiation of a VPA associated with the Planning Proposal, preparation of a site-specific DCP, simultaneous exhibition of the Planning Proposal/VPA/DCP, and other administrative matters as outlined in the recommendation.

Independent Hearing and Assessment Panel 20 June 2017

Item 5.5

49. Pending the IHAP's endorsement, the expected next step for this Planning Proposal would be reporting to Council for endorsement to send to the Department of Planning and Environment for Gateway Determination.

Neal McCarry
Team Leader - Land Use Planning

Robert Cologna
Service Manager Land Use Planning

Sue Weatherley
Director Strategic Outcomes and Development

ATTACHMENTS:

- | | | |
|---|--|----------|
| 1 | Applicant Planning proposal - 2 O'Connell Street | 33 Pages |
| 2 | Draft Site Specific Clause for 2 O'Connell Street Parramatta | 3 Pages |

REFERENCE MATERIAL

Planning Proposal to amend Parramatta Local Environmental Plan 2011

2 O'Connell Street, PARRAMATTA



Prepared by: Think Planners Pty Ltd

Date: February 2017

Relevant Planning Authority: City of Parramatta

Contents

1. Introduction	2
2. Site and locality description	3
Subject site	3
Locality	4
3. Local planning framework	10
Zoning	10
Building Height	11
Floor space ratio	12
Heritage	13
4. Background	14
5. The Planning Proposal	17
Part 1 – Objectives or intended outcomes	17
Part 2 – Explanation of provisions	17
Part 3 – Justification	18
Section A – Need for the planning proposal	18
Section B – Relationship to strategic planning framework	18
Section C – Environmental, social and economic impact	26
Section D – State and Commonwealth interests	29
Part 4 – Mapping	30
Part 5 – Community consultation	30
Part 6 – Project timeline	30
6. Conclusion	31

1. Introduction

The purpose of this planning proposal is to explain the intended effect and provide a justification for a proposed amendment to the *Parramatta Local Environmental Plan 2011*, and to demonstrate the strategic merit of the amendment proceeding.

The planning proposal relates to a single allotment referred to within this document as the 'subject site'. The subject site is situated at the corner of O'Connell and Aird Streets close to the south-western edge of the Parramatta CBD.

The amendments proposed in this planning proposal are specific to the site and will facilitate a new high quality mixed use development, that will contribute to the housing supply within the Parramatta city centre and commercial activity as well as street level activation along O'Connell and Aird Streets Parramatta.

The planning proposal seeks to amend the Parramatta LEP 2011 by relaxing limitations relating to building height and floor space ratio to allow for the redevelopment of the site for the purposes of a high-density mixed use development. The proposed amendments are driven by a desire to deliver a better built form outcome for the site and has been the subject of an Urban Context and Design Response Report by David Lock Associates, which explores the best development outcomes for the site.

The intended outcome of the LEP amendment is consistent with key directions relating to accelerated housing provision and urban renewal contained within the document *A Plan for Growing Sydney* as well as the strategies described within the *Parramatta City Centre Strategy and draft West Central District Plan*.

The planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment document '*A guide to preparing planning proposals*' (August 2016).

The planning proposal seeks the following:

- a base FSR of 10:1
- FSR bonus provisions including design excellence, opportunity site bonus, environmental performance provision, non-residential FSR exceeding the minimum requirements
- Maximum permitted building height Option 1 of 240m or Option 2 of 225m.

2. Site and locality description

Subject site

The subject site comprises a single allotment of 3,283m² in area and is located at 2 O'Connell Street Parramatta. The site also has 3 street frontages to O'Connell, Aird and Campbell Streets. The land has been nominated in Council's City Centre Strategy for revised key planning controls relating to both FSR and maximum building height.

The site is legally described as SP 20716 but is more commonly known as 2 O'Connell Street Parramatta. The subject site is presently occupied by the Parramatta Business Centre which is a 3-storey mixed commercial building which includes a variety of uses including educational coaching, massage therapy, computer repairs, barista school along with other similar small scale business operations. The upper level of the building appears to be used for residential accommodation.

The aerial photograph provided at *Figure 1* shows the subject site in and the immediate context.



Figure 1: Aerial photograph of subject site

Locality

The immediate locality is characterised by a mix of uses and built form. To the north of the site is the Aird Street multi-deck car park for Westfield Parramatta which has Beaurepairs tyre service centre at the ground level. To the east of the site is a new mixed use development which is under construction but nearing completion/occupation. This development has delivered a 11-storey mixed use building with a retail premises and residential apartments. To the south of the development site is the Wentworth Gardens Department of Housing development which is an older style high-rise residential tower of approximately 17 storeys.

Immediately adjacent to the site to the west is St John's Cemetery which is the oldest existing European burial ground in Australia. This Cemetery is listed as an item of State Significance in the State Heritage Register maintained by the NSW Heritage Council. Views of the subject site are also available from a range of locations within Parramatta. There are view corridors from Parramatta's Old Government House which is listed as a World Heritage Site to the subject site. Buildings approved for development within the city are now or will be visible in these views above the tree canopy that forms the closer context of the heritage items and their immediate setting. The subject site is located on the south west perimeter of these identified view cones from the World Heritage Site.

The current city centre boundary sits to the south and west of the subject site. However, the *Parramatta City Centre Strategy* seeks to extend the boundary to include additional land further south of the subject site.

The southern end of the city centre is characterised by a wide variety of built forms of various ages and diversity of land uses. This locality is dominated by the Parramatta Westfield development and commercial tenancies surrounding the large shopping centre have become somewhat subordinate.

Photographs in the following pages are provided to illustrate the context of the locality.

Item 5.5 - Attachment 1

Applicant Planning proposal - 2 O'Connell Street

Photograph 1: Showing 2 O'Connell Street, Parramatta as viewed from the corner of O'Connell and Aird Streets.



Photograph 2: Showing 2 O'Connell Street, Parramatta as viewed from Aird Street facing west with the St John's Cemetery in the background.



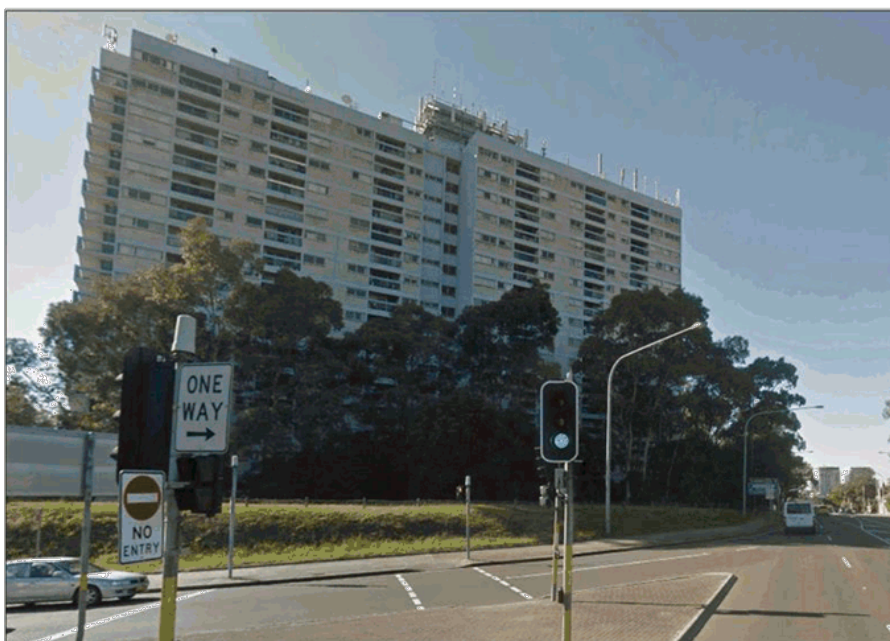
Item 5.5 - Attachment 1

Applicant Planning proposal - 2 O'Connell Street

Photograph 3: Showing 2 O'Connell Street as viewed from the corner of O'Connell and Campbell Street.



Photograph 4: Showing the adjacent development to the south.



Item 5.5 - Attachment 1Applicant Planning proposal - 2 O'Connell Street

Photograph 5: Showing the adjacent Westfield Aird Street multi-deck car park and Beaurepairs service centre at ground floor.



Photograph 6: Showing St John's Cemetery and other medium/high density developments along Campbell Street in the background.



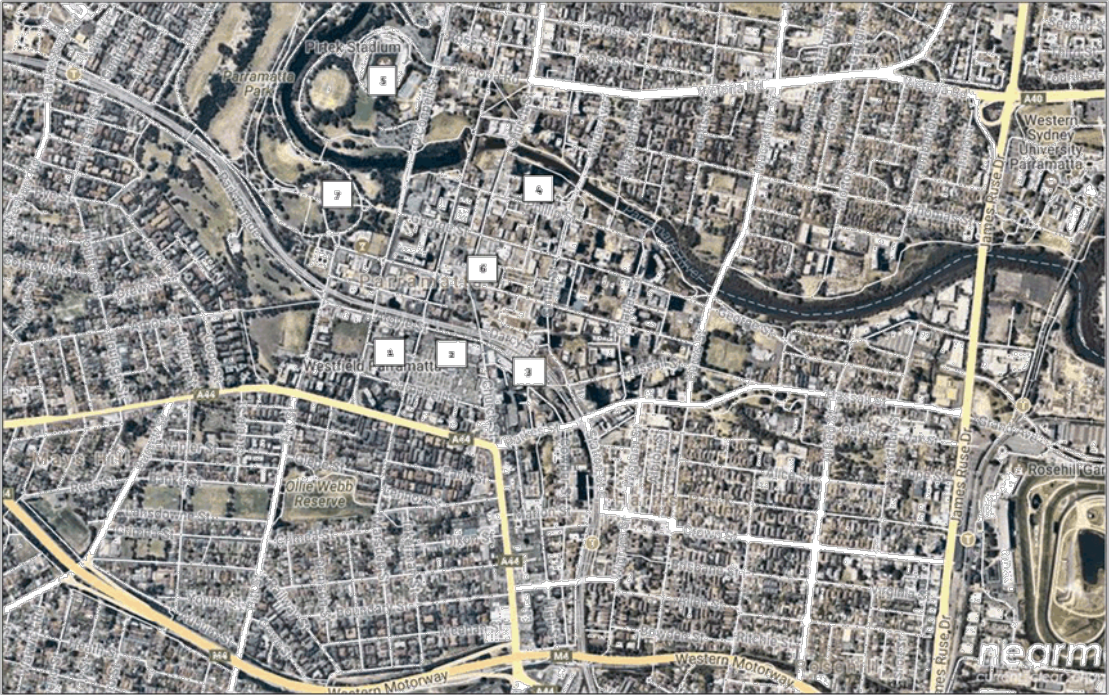
Photograph 7: Shows existing streetscape along Campbell Street with the subject site to the west.



Photograph 8: Shows emerging character of the cityscape within Parramatta CBD.



The aerial photo and table overleaf identifies the sites proximity and distance to key landmarks in and adjacent Parramatta City.



- | | |
|------------------------------------|-----------------------|
| 1. The Site | 5. Parramatta Stadium |
| 2. Parramatta Westfield | 6. Parramatta Square |
| 3. Parramatta Bus Rail Interchange | 7. Parramatta Park |
| 4. River Square | |

3. Local planning framework

Zoning

2 O'Connell Street Parramatta is zoned *B4 Mixed Uses* under the Parramatta LEP 2011. Among other things, development for the purpose of *commercial premises* and *residential flat buildings* are permissible with consent in this zone. The planning proposal does not seek to alter the land use zone. Figure 2 below is an extract from the Land Zoning Map for Parramatta LEP 2011.

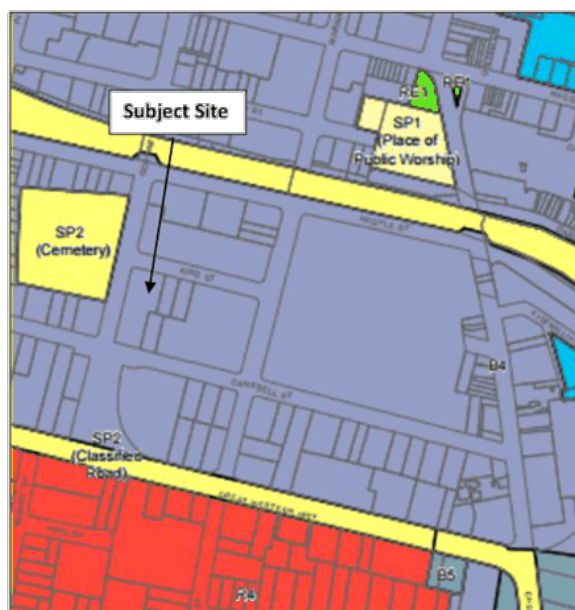


Figure 2: Extract from Parramatta LEP 2011 Land Zoning Map Sheet LZN_010

Building Height

The Height of Buildings Map for the Parramatta LEP 2011 indicates that the maximum building height permitted on the subject site is 36 metres. Figure 3 below is an extract from the Height of Buildings Map for Parramatta LEP 2011.

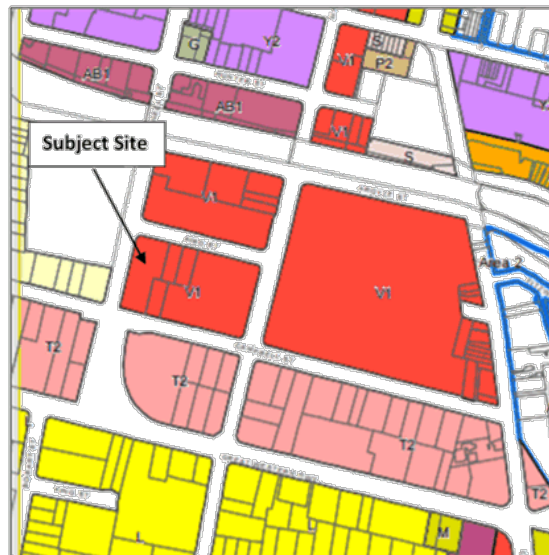


Figure 3: Extract from Parramatta LEP 2011 Height of Buildings Map Sheet HOB_010

Floor space ratio

The Floor Space Ratio Map for the Parramatta LEP 2011 indicates that the site is subject to a maximum floor space ratio control of 4.2:1. Figure 4 below is an extract from the Floor Space Ratio Map for Parramatta LEP 2011.

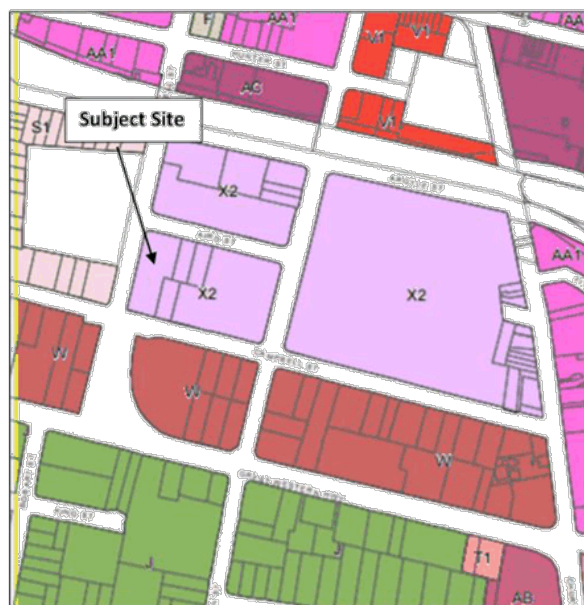


Figure 4: Extract from Parramatta LEP 2011 Floor Space Ratio Map Sheet FSR_010

Heritage

The site is not listed as a heritage item and is not located within a heritage conservation area. The site is near a heritage items being the St John's Cemetery which is adjacent to the site on O'Connell Street. The proposal has been prepared in close coordination with heritage specialists NBRS and their heritage study is provided with this planning proposal. It is considered that the development site is sufficiently separated from the cemetery by O'Connell Street to ensure there is no resultant impact on this heritage item. The urban context and design response report submitted with this proposal also considers the potential impact of overshadowing resulting from the development of the subject site. This analysis is discussed later in this report, however there are no significant impacts on the heritage item (St John's Cemetery).

The planning proposal does not seek to amend any of the heritage conservation provisions, specifically Clause 5.10, of the Parramatta Local Environmental Plan 2011. Any future development application would need to address these provisions as well as the relevant controls in Parramatta Development Control Plan 2011.

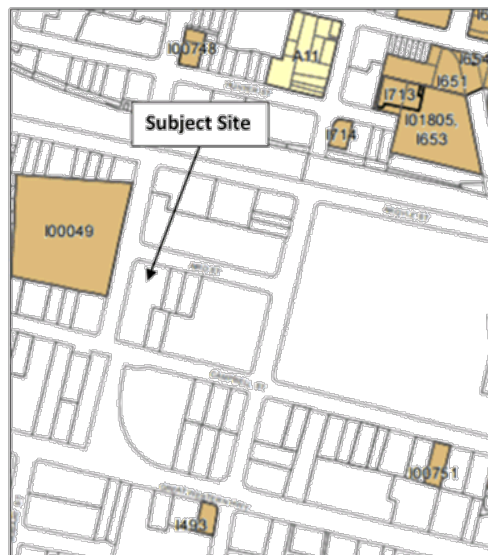


Figure 5: Extract from Parramatta LEP 2011 Heritage Map Sheet FSR_010

4. Background

Meetings with Council

Prior to submission of the planning proposal with Council meetings have been held with relevant Council staff seeking discussion, input and guidance on the City Centre Strategy and the key issues to address in the planning proposal.

Following discussions with Council's Urban Design Manager, 2 scenarios for development of the subject site are being considered. Option 1 proposes a lower tower element being 11 storeys at the southern edge of the site to align with the adjoining existing development with the larger building massing concentrated at the northern end of the site with a tower of 72 storeys. This has been Council's officers preferred approach. This planning proposal also considers a 2nd option known as Option 2 which proposes a tower on the northern edge of 66 storeys and slightly taller tower of 21 storeys on the southern edge of the site. The proposed podium height for both options relate to the street building height. Both options are presented in this planning proposal for Council's consideration and they are also presented in both heritage and urban design studies.

Thus, the urban design analysis and the final objective of the planning proposal has been informed by discussions with Council. The proposal is supported by:

- Urban Context and Design Response Report by David Lock Associates
- Heritage Study by NBRIS
- Traffic Study by Varga Traffic Planning.

Technical Reports

Urban Context and Design Response Report

An Urban Context and Design Response Report was prepared by David Lock Associates that has reviewed the planning context, considered key urban design principles, reviewed the City Centre Urban Design Strategy and identifies the proposed floor plates and elevations and highlights how this proposal responds to its context through transition and design excellence.

The study recommends the adoption of 17 key urban design principles to deliver a superior urban design outcome on this site. These principles include the capitalisation on the site's location within the Parramatta CBD with the site's excellent connections to existing public transport infrastructure and public spaces. Noting that the Parramatta CBD is now recognised as the central CBD within the draft West Central District Plan.

Future development must respond to the emerging pattern of greater intensity of development within Parramatta responding to the height and scale of the existing built form but also taking into consideration the approved built form currently being constructed. The planning proposal seeks to deliver a development that will contribute to the creation of a district of buildings of similar heights. Thus, the development of this site as shown in this planning proposal will reinforce the city skyline, through tall and slender tower forms,

Any development on this site should be designed with a 4-storey podium along all street frontages to respond to the local context and creation of the desired future urban character. The proposed podium must contribute to the public domain to make the site a more memorable, safe and inviting place with activation of the street level and a good mix of activating uses or sleeves of activating land uses. Tower forms should then be setback to maintain a clear low-rise street edge character.

The existing development along O'Connell, Aird and Campbell Streets create an existing hard edged character and the built form on the subject site is to introduce built form on the street boundary to achieve good definition of the public realm while importantly avoiding the creation of potential places of concealment or entrapment. Awnings for all weather protection at the ground level should be delivered.

The Urban Context and Design Response Report recommends that all facades incorporate frequent vertical articulation to provide visual interest at a walking pace. Active land uses at the ground level including retail, restaurants and cafes should be designed to take advantage of good solar access and views to the primary public space. To activate the street frontage the development needs to address all 3 streets with doors, windows and balconies to provide passive surveillance opportunities at all times of the day and night.

The future development must also include adequate building separation to allow for equitable development outcomes on adjacent properties.

The Urban Context and Design Response Report concludes that the redevelopment of this site will contribute to an improved pedestrian experience around the site and provide visual interest as well as activity at the ground level while introducing a new mix of uses to the area. The site as it currently sits feels cut off by the Westfield building. The Urban Context and Design Response Report presents 2 options for redevelopment and both are supported however, option 1 is the preferred option for the following reasons:

- It responds to the limited sensitivities from a height perspective surrounding the site.
- It responds to the local topography, views and the city skyline.
- The slenderness of the towers will ensure the proposal will contribute positively to the cityscape, whilst not unreasonably overshadowing the public realm.

In summary, the Urban Context and Design Response Report concludes that it is considered that the proposed development realise the opportunity presented with such a large site in this location, making an important contribution to achieving an attractive and distinctive skyline within Parramatta CBD.

Heritage Study

A heritage study has been carried out by NBRS Architecture which concludes that future development of the subject site would not have any significant adverse impact on the identified significance of the St Johns Cemetery which is located adjacent to the site.

The subject site is located within the sensitive zone identified with regard to the setting and views to and from Old Government House and the Domain Precinct (World Heritage Site) but would not result in any significant additional impacts over that created by existing developments to the east which impinge into the identified view cones.

Item 5.5 - Attachment 1Applicant Planning proposal - 2 O'Connell Street

Finally, the heritage study concludes that the site itself has no heritage values and is unlikely to have archaeological significance relating to earlier development. Thus, both options put forward in the planning proposal are supported on heritage grounds.

The study recommends that design of the podium levels and street tree landscape embellishment would need to be considered at the detailed design stage for future development of the site in line with relevant planning controls including the heritage provisions of the LEP and DCP.

Traffic and Parking Assessment

The Traffic and Parking Assessment has reviewed the planning context, analysed public transport availability and servicing, considered the proposed development and assessed its impacts, and reviewed the likely parking and access requirements.

The key findings of the assessment include:

- The subject site is in a prime public transport corridor where there is an extensive variety of sustainable transport options available, including trains, buses, ferries, walking and cycling.
- The projected increase in traffic generation potential because of the planning proposal is minimal and will clearly not have any unacceptable traffic implications in terms of road network capacity.
- The site can accommodate the vehicle access, passing bay, loading and car parking layout which complies with the relevant requirements specified in Australian Standards.
- Finally, the traffic study concludes that the planning proposal will not have any unacceptable traffic and parking implications.

5. The Planning Proposal

Part 1 – Objectives or intended outcomes

The objective of the planning proposal is:

To provide suitable building height and floor space ratio controls which facilitate urban renewal of the subject site and provision of high-density housing in-line with State Government planning strategies.

Part 2 – Explanation of provisions

The stated objective will be achieved by:

- Amending the Floor Space Ratio Map for Parramatta LEP 2011 to permit a maximum permissible floor space ratio of 10:1 on the site. This is the base FSR control with additional FSR being achieved through:
 - The design excellence 15% bonus is to remain applicable to the site, which would permit an FSR of up to 11.5:1 for the site.
 - Opportunity site bonus of 3:1 bonus to remain applicable to this site.
 - Environmental performance provision providing an additional FSR of 0.5:1.
 - Non-residential FSR exceeding the minimum requirements above to be exempt from the overall maximum FSR for this site which equates to 3:1. Including the provision of a minimum of 1:1 FSR for non-residential development in the mixed-use zone.
- Amending the Height of Building Map for Parramatta LEP 2011 to permit a maximum permissible building height of either:
 - Option 1 – 240m on this site or
 - Option 2 – 225m on this site.

Part 3 – Justification

Section A – Need for the planning proposal

Q1. Is the planning proposal the result of any strategic study or report?

The planning proposal has been initiated following a review of the Architectus CBD Planning Strategy which was placed on public exhibition by Parramatta Council. It is anticipated that the Parramatta CBD Planning Strategy would allow for the same increase in building height and FSR as the proposal. The planning proposal assists in amending the planning controls ahead of the Parramatta CBD Planning Strategy's expected timeframe.

The proposal is consistent with the key directions and strategies described in *A Plan for Growing Sydney* and the *draft West Central District Plan*. Discussion on the consistency of the planning proposal with these strategies is contained in the response to *Question 3*.

The proposed amendments to building height and floor space ratio limitations are informed by a detailed urban study prepared by David Lock Associates. The study is included as an attachment to this planning proposal. The study presents an urban design analysis of the site and its context as well as identifying proposed floor plates and elevations.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal assists in amending the planning controls ahead of the Parramatta CBD Planning Strategy's expected timeframe. The planning proposal is certainly the most efficient mechanism available for stimulating urban renewal and accelerating delivery of high-density housing.

Section B – Relationship to strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)

The stated objective of the planning proposal closely aligns with a number of State Government strategies:

Metropolitan Strategy: A Plan for Growing Sydney (Department of Planning and Environment, December 2014)

A Plan for Growing Sydney outlines the State Government's plan to deliver homes, jobs and infrastructure to support a growing population. Key directions described in the Plan relate to accelerating housing supply and urban renewal across Sydney, with a focus on providing homes in areas well serviced by existing or planned infrastructure.

The Plan identifies that there is a significant gap between current housing production and future housing needs and that it is critical to remove the barriers to increased housing production in order to facilitate accelerated housing supply. The Plan explains that the Government intends to work with

Item 5.5 - Attachment 1Applicant Planning proposal - 2 O'Connell Street

councils and the development sector to put in place flexible planning controls which enable housing development in feasible locations.

The Plan states that Parramatta is Sydney's second CBD and confirms that the city and region is forecast for significant increase in employment and housing.

The planning proposal will assist in achieving key intentions of the Plan by permitting additional density to provide housing in close proximity to existing services such as transport, education, health precincts, employment centres and lifestyle opportunities.

The planning proposal seeks to relax building height and floor space ratio controls to allow the delivery of high-density housing in an area that is considered to be capable of accommodating increased population.

The planning proposal is considered to be consistent with the objectives and actions of *A Plan for Growing Sydney* as it enables residential development of the site at a higher density and in an appropriate location close to employment, facilities and services.

Draft Amendment to the Metropolitan Strategy: A Plan for Growing Sydney (Greater Sydney Commission, November 2016)

On 21 November 2016, the Greater Sydney Commission published a draft amendment to the Plan for Growing Sydney to revise the Plan to ensure it aligns with the draft District Plans that were released on the same day.

The critical component of the amendment is the reconceptualisation of Sydney and the vision for Greater Sydney as a metropolis of three cities. This is an important step and shift away from previous thinking that envisioned Sydney with only a single central business district or monocentric approach. The revised vision is depicted in the extract overleaf and as can be seen Parramatta is to become the Central City.

This amendment presents an honest polycentric approach to Sydney which emphatically re-enforces the significant role of Parramatta as the Central City within Greater Sydney. Greater Sydney experiences a step change in population growth, with population growth levels being revised even further upwards since the release of *A Plan for Growing Sydney*. To accommodate this population growth and respond to issues of housing affordability housing supply in key locations including Parramatta need to be accelerated. Urban renewal in locations such as Parramatta CBD is set up as a key priority particularly with the focus of new housing in existing centres with frequent public transport that can carry large number of passengers and in locations that have already the community infrastructure in place such as medical services, social services, educational facilities, recreational opportunities and employment.

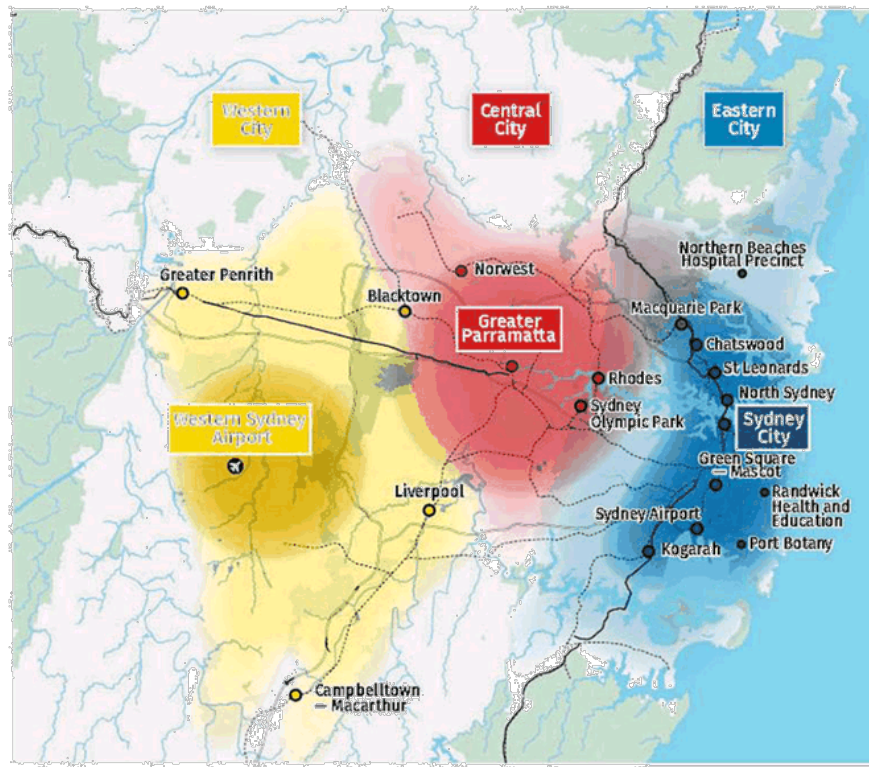


Figure 6: Extract from draft amendment to A Plan for Growing Sydney

Draft Central West District Plan

The draft Central West District Plan sets out the priorities and actions for this District and these are structured around 3 key themes of a Productive City, a Liveable City and a Sustainable City. As relevant to the subject site the importance of Parramatta's CBD and growing this CBD in terms of both jobs and housing are continually emphasised in the draft District Plan. Particularly with reference to the 30-minute city. The planning proposal seeks to deliver both additional housing but also jobs within a 30-minute city scenario.

Expediting the delivery of housing brings more dwellings to the market which in turn drives prices down. Delivering more dwellings and within shorter timeframes aims to respond to the current housing crisis in Western Sydney where scarcity has resulted in an affordable housing shortage. The planning proposal seeks to deliver housing to the market quickly and in a highly liveable location within the Parramatta CBD.

In summary, this planning proposal seeks to deliver on the vision set forward in the draft Central West District Plan by:

- Increasing diversity of housing choice

Item 5.5 - Attachment 1**Applicant Planning proposal - 2 O'Connell Street**

- Delivering housing to meet both the 5 and 20-year strategic housing supply targets. Parramatta is scheduled to deliver more than 21,000 new homes over the coming 5 years which is ambitious target that can only be met with significant increases to permitted building heights and FSRs.
- Expediting the delivery of new housing stock to ease the pressure of demand resulting in a generally more affordable housing product.
- Contribution to energy efficiency through aims to deliver a development that meets environmental performance criteria.
- Reduced emissions through both building environmental performance but also through reduction in reliance on private vehicle travel. Focusing increased housing on the subject site which is highly accessible to local bus and train services means that future residents are more likely to walk, cycle and use integrated public transport systems.
- Enhancing the role of Parramatta as the economic anchor within the Greater Parramatta Olympic Peninsula vision by delivering both jobs and housing.

The objectives of the planning proposal are considered to align closely with the documented priorities for the Central West District.

Q4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Parramatta 2038 – Community Strategic Plan (June 2013)

Parramatta 2038 is the Community Strategic Plan for the City of Parramatta. *Parramatta 2038* is described as a long-term vision for the Parramatta Local Government Area and links to the long-term future of Sydney. The planning proposal will contribute toward achieving the goals identified in the plan.

Parramatta 2038 identifies six strategic objectives to deliver the vision for Parramatta and the intended outcome of the planning proposal is considered to be consistent with these objectives. Specifically, the redevelopment of the subject site will contribute to the economic growth of Parramatta, will encourage diversity and liveability of places and will enhance the status of Parramatta as a City in which people want to reside.

Parramatta CBD Planning Strategy

As discussed previously, the CBD Planning Strategy is the key strategic planning document for the city centre, and that will inform the future content of an LEP.

The strategy identifies the creation of significant uplift in height and FSR across the city.

Accordingly, the planning proposal is consistent with this Strategy as it proposes increased height, FSR, and housing on land within the city centre. Furthermore, consideration has been given to the most appropriate built form option for the site, along with the way environmental impacts are managed.

Item 5.5 - Attachment 1

Applicant Planning proposal - 2 O'Connell Street

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the planning proposal.

Table 2: Consideration of SEPPs

SEPP	Relevance	Comment
SEPP (State and Regional Development) 2011	✓	Should the planning proposal proceed, it is likely that future development of the site will constitute Regional Development and be determined by the Sydney West Central Planning Panel.
SEPP (Affordable Rental Housing) 2009	-	The planning proposal is consistent with the aims or provisions of this SEPP. It is not proposed to carry out development under the provisions of this instrument.
SEPP (Exempt and Complying Development Codes) 2008	-	The planning proposal is consistent with the aims or provisions of this SEPP. This SEPP is not relevant in the context of the planning proposal.
SEPP (Infrastructure) 2007	✓	The planning proposal is consistent with the aims or provisions of this SEPP. Future development will likely constitute traffic generating development and trigger an assessment under this SEPP.
SEPP (Temporary Structures) 2007	-	The planning proposal is consistent with the aims or provisions of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	✓	The planning proposal is consistent with the aims or provisions of this SEPP. Future development incorporating a BASIX affected building will be subject to the provisions of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	-	The planning proposal is not inconsistent with the aims or provisions of this SEPP. It is not proposed to carry out development under the provisions of this instrument.
SEPP No. 65 - Design Quality of Residential Flat Development	✓	The planning proposal seeks to facilitate high-density housing in the form of residential flat buildings. An Urban Design Study prepared by David Lock Associates and submitted with this planning proposal considers potential design options which address the provisions of SEPP 65.
SEPP No. 64 - Advertising and Signage	-	The planning proposal is consistent with the aims or provisions of this SEPP. Where future development incorporates signage, the provisions of this SEPP will need to be considered.
SEPP No. 55 - Remediation of Land	✓	The planning proposal is consistent with the aims and provisions of this SEPP. The planning proposal does not seek to alter the zone or the range of land uses permitted within that zone. Future redevelopment of the site will need to address the requirements of the SEPP.

Item 5.5 - Attachment 1

Applicant Planning proposal - 2 O'Connell Street

SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)	-	The planning proposal is consistent with the aims and provisions of this SEPP. The subject site is presently zoned to permit housing. The intent of the planning proposal seeks to increase housing density in a well located area and as such accords with this SEPP.
SEPP No. 1 - Development Standards	-	This SEPP does not apply to land subject to Parramatta Local Environmental Plan 2011.

The following table provides a brief assessment of consistency against each Deemed SEPP relevant to the planning proposal.

Table 3: Consideration of Deemed SEPPs

Deemed SEPP	Relevance	Comment
REP (Sydney Harbour Catchment) 2005	✓	The planning proposal is not inconsistent with the aims or provisions of this deemed SEPP. Future development will be subject to the provisions of this deemed SEPP.

Q6. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The following table provides a brief assessment of consistency against each s.117 direction relevant to the planning proposal.

Table 4: Consideration of s.117 directions

Direction	Relevance	Comment
1. Employment and Resources		
1.1. Business and Industrial Zones	✓	The planning proposal is consistent with the direction. The planning proposal relates to land within a mixed use zone and does not seek to alter the zone. The planning proposal will increase the total potential floor space area for employment uses and related public services.
1.2. Rural Zones	-	The planning proposal does not detract from the protection of agricultural production values of rural land as it does not involve the development of rural land.
1.3. Mining, Petroleum Production and Extractive Industries	-	The planning proposal is not in the vicinity of an extractive industries.
1.4. Oyster Aquaculture	-	The planning proposal is not in the vicinity of any Priority Oyster Aquaculture Areas.
1.5. Rural Lands	-	The planning proposal does not relate to rural land.

Item 5.5 - Attachment 1

Applicant Planning proposal - 2 O'Connell Street

2. Environment and Heritage		
2.1. Environment Protection Zones	-	The planning proposal does not relate to any environmentally sensitive areas.
2.2. Coastal Protection	-	The planning proposal does not relate to land within the coastal zone.
2.3. Heritage Conservation	✓	The proposal is located adjacent to St John's Cemetery which is on the opposite side of O'Connell Street. The planning proposal has considered the potential impact on these items and areas of significance. The planning proposal does not seek to amend provisions already within the Parramatta LEP pertaining to the conservation of environmental heritage. A heritage study prepared by NBRS is submitted with this proposal which has revealed that the planning proposal does not impact upon the appropriate conservation of items and areas of environmental heritage and is consistent with this direction.
2.4. Recreation Vehicle Areas	-	The planning proposal does not comprise recreation vehicles, sensitive land or conservation areas.
3. Housing, Infrastructure and Urban Development		
3.1. Residential Zones	✓	The planning proposal is considered to be consistent with the direction. The planning proposal seeks to facilitate the development of high-density housing through the application of appropriate FSR and building height controls. The planning proposal represents a significant and more efficient use of existing infrastructure and services and reduces the consumption of land for housing through urban renewal.
3.2. Caravan Parks and Manufactured Home Estates	-	The planning proposal does not include any caravan parks.
3.3. Home Occupations	✓	Home occupations are permitted without consent in this zone, B4 Mixed Use and no changes are proposed to the existing zone.
3.4. Integrating Land Use and Transport	✓	The planning proposal is considered to be consistent with the direction. The subject site is within the Parramatta CBD which is well serviced by transport infrastructure and has optimal access to employment opportunities. The proposal does not seek to amend the existing zoning.
3.5. Development Near Licensed Aerodromes	-	The planning proposal is not currently within the vicinity of a licensed aerodrome. A building that penetrates the Obstacle Limitation Surface requires approval under that legislation, via the Commonwealth Department of Infrastructure and Regional Development.
3.6. Shooting Ranges	-	The planning proposal is not in the vicinity of a shooting range.

Item 5.5 - Attachment 1

Applicant Planning proposal - 2 O'Connell Street

4. Hazard and Risk		
4.1. Acid Sulfate Soils	✓	The Acid Sulfate Soils Map for Parramatta LEP 2011 indicates that the site contains Class 5 acid sulfate soils. Given the classification and that the planning proposal does not seek to expand the suite of land uses currently permissible within B4 zone, an acid sulfate soils study is not necessary in this case. Future development of the site will require detailed consideration of this issue as per clause 6.1 of the Parramatta LEP 2011.
4.2. Mine Subsidence and Unstable Land	-	The subject land is not identified as having a mine subsidence hazard.
4.3. Flood Prone Land	-	It is understood that the site is not flood affected.
4.4. Planning for Bushfire Protection	-	The subject site is not land mapped as being affected by bushfire.
5. Regional Planning		
5.1. Implementation of Regional Strategies	-	No relevant strategies for this land.
5.2. Sydney Drinking Water Catchments	-	The land is not within the Sydney Water drinking catchment.
5.3. Farmland of State and Regional Significance on the NSW Far North Coast	-	The planning proposal does not comprise any farmland.
5.4. Commercial and Retail Development along the Pacific Highway, North Coast	-	The land is not on the North Coast of NSW.
5.8. Second Sydney Airport: Badgerys Creek	-	The subject site is not within the ANEF contours for Sydney's Second Airport.
5.9. North West Rail Link Corridor Strategy	-	This direction does not apply to land within Parramatta Council.
6. Local Plan Making		
6.1. Approval and Referral Requirements	✓	The planning proposal is considered to be consistent with the direction. The planning proposal does not trigger the need for any additional concurrence, consultation or referral to a Minister or Public Authority.
6.2. Reserving Land for Public Purposes	-	The proposal does not reduce land set aside for public purposes.

Item 5.5 - Attachment 1

Applicant Planning proposal - 2 O'Connell Street

6.3. Site Specific Provisions	-	The planning proposal does not seek to amend the current zone.
7. Metropolitan Planning		
7.1. Implementation of a Plan for Growing Sydney	✓	The planning proposal is considered to be consistent with the direction. The planning proposal is consistent with the principles, directions and priorities prescribed in a Plan for Growing Sydney, the draft amendment prepared by the Greater Sydney Commission as well as the Central West District Plan and this has been discussed in detail in the response to Q3.
7.2. Implementation of Greater Macarthur Land Release Investigation	-	The subject site is not located within Campbelltown or Wollondilly Council Areas.
7.3. Parramatta Road Corridor Urban Transformation Strategy	-	The subject site is not located within land subject to this Strategy.

Section C – Environmental, social and economic impact

Q7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

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

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal seeks to amend the building height and floor space ratio controls contained within Parramatta LEP 2011 in order to facilitate the redevelopment of the subject site for the purpose of high-density mixed use development. The anticipated environmental effects associated with the higher-density development that will be permitted by the amendment are discussed below.

Heritage

The Heritage Study has reviewed the historical context and analysed the potential impacts likely to result from developing the subject site. The key findings of the assessment include –

- Future development of the subject site would not have any significant adverse impact on the identified significance of the St Johns Cemetery which is located adjacent to the site.
- Development would not result in any significant additional impacts on view cones from the World Heritage Site being Old Government House over that created by exiting developments to the east.

Item 5.5 - Attachment 1Applicant Planning proposal - 2 O'Connell Street

- The site itself has no heritage values and is unlikely to have archaeological significance relating to earlier development.

The study recommends that design of the podium levels and street tree landscape embellishment would need to be considered at the detailed design stage for future development of the site in line with relevant planning controls including the heritage provisions of the LEP and DCP.

Finally, the heritage study concludes that both options put forward in the Planning Proposal are supported on heritage grounds.

Overshadow

The Urban Context and Design Response Report has conducted an overshadow impact analysis which considers the potential impacts resulting from the additional building height. The key findings of this assessment include:

- Slim tower designed being orientated so that its longest axis is north-south minimises overshadowing impacts.
- Within the CBD there is an existing amount of overshadow impact as the urban form is more compact with build to boundary designs and generally taller buildings.
- Both options expressed in this planning proposal create fast moving shadows which mitigates the impact of overshadowing due to the slender tower forms.
- Both options avoid overshadowing of the heritage listed cemetery.
- Option 1 results in a slightly larger overshadow impact however, this is a faster moving shadow therefore the impact will pass quickly over affected properties. This is the preferred option in urban design terms as the option 2 creates a greater overshadow impact within the vicinity of the site.

Traffic and access

The Traffic and Parking Assessment has reviewed the planning context, analysed public transport availability and servicing, considered the proposed development and assessed its impacts and reviewed the likely parking and access requirements.

The key findings of the assessment include:

- The subject site is in a prime public transport corridor where there is an extensive variety of sustainable transport options available, including trains, buses, ferries, walking and cycling.
- The projected increase in traffic generation potential because of the planning proposal is minimal and will clearly not have any unacceptable traffic implications in terms of road network capacity.
- The site can accommodate the vehicle access, passing bay, loading and car parking layout which complies with the relevant requirements specified in Australian Standards.
- Finally, the traffic study concludes that the planning proposal will not have any unacceptable traffic and parking implications.

Item 5.5 - Attachment 1Applicant Planning proposal - 2 O'Connell Street

Built character

The proposed amendments to building height and floor space ratio controls are informed by a detailed urban context and design response report prepared by David Lock Associates. The study is included as an attachment to this planning proposal and presents an urban design analysis of the site and its context as well as potential design considerations for future redevelopment.

The urban fabric of Parramatta CBD and surrounds is experiencing a period of transition and the potential design options for the future redevelopment of the subject site as illustrated in the urban design study reflect this change. A number of projects are taking place which are shaping the scale and context of development in areas around the subject site.

Key urban design elements for future development include:

- Taking advantage of the site's location within Parramatta CBD and capitalising on the site's access to public transport, existing infrastructure and access to public spaces.
- Responding to the greater intensity of development within Parramatta while responding to the height and scale of approved developments and developments that are under construction.
- Creating a district of new buildings of similar heights and reinforcement of the city skyline through tall and slender tower forms.
- Podium development is to create a 4-storey street wall height responding to the existing hard edged local context.
- Ground level activated land uses to make a positive contribution to the desired future urban character by creating a safe and inviting environment for pedestrians.
- Awnings at the ground level for all weather protection for pedestrians and assisting with the creation of an inviting pedestrian environment.
- Tower forms setback from the podium to ensure the clear and low-rise street edge character is maintained.
- Adequate building separation to allow for equitable development outcomes on adjacent properties.

The Urban Context and Design Response Report concludes that the redevelopment of this site will contribute to an improved pedestrian experience around the site and provide visual interest, activity while introducing a new mix of uses to the area. The site as it currently sits feels cut off by the Westfield building. The Urban Context and Design Response Report presents 2 options for redevelopment and both are supported however, option 1 is the preferred option for the following reasons:

- It responds to the limited sensitivities from a height perspective surrounding the site.
- It responds to the local topography, views and the city skyline.
- The slenderness of the towers will ensure the proposal will contribute positively to the cityscape, whilst not unreasonably overshadowing the public realm.

In summary, the Urban Context and Design Response Report concludes that it is considered that the proposed development realises the opportunity presented with such a large site in this location, making an important contribution to achieving an attractive and distinctive skyline within Parramatta CBD. The urban design study demonstrates that potential development of the subject site is consistent with the scale of urban renewal envisaged by State Government strategies. A more generous building

28

Item 5.5 - Attachment 1

Applicant Planning proposal - 2 O'Connell Street

height and floor space ratio will lead to development that respects the changing context of Parramatta without any unreasonable impact on the amenity of surrounding land.

Q9. Has the planning proposal adequately addressed any social and economic effects?

The social and economic effects of the planning proposal are most appropriately described in the context of the challenges associated with a growing population as described in the State Government document *A Plan for Growing Sydney*. Among other things, the Plan explains that to meet the needs of a larger population and to maintain economic growth, urban renewal in combination with infrastructure delivery must occur in strategic urban centres.

As previously described, the objective of the planning proposal aligns closely with the strategic direction identified in *A Plan for Growing Sydney* and the *draft Central West District Plan*. The delivery of high-density mixed use development in Parramatta CBD, which is well serviced by infrastructure is considered to represent a positive social outcome. The planning proposal will facilitate future development that will result in higher population densities in Parramatta. In this regard, the planning proposal will support the emergence of Parramatta as Sydney's second CBD which will in turn contribute to continued economic growth.

In a local context the planning proposal will facilitate the urban renewal of a key site, providing a much needed injection of new dwellings to accommodate anticipated population growth. Additional housing stock contributes to housing choice and eases pressure on demand which has flow on impacts that increase the affordability of housing in the locality.

Section D – State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

The site is located in an established urban area and has access to a range of existing and operating services.

Given the close proximity of the subject site to local bus services and Parramatta Railway Station, it is anticipated that a significant proportion of new residents would opt to use public transport rather than private vehicle. A traffic and access study has been submitted with the planning proposal which considers the likely impact of any future development on the local road network.

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

Q11. What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway determination?

The planning proposal has not yet received Gateway determination. Following Gateway determination the relevant authorities will have the opportunity to provide comment as part of the formal exhibition.

Part 4 – Mapping

It is understood that mapping will be prepared by Parramatta City Council to accord with the standard instrument mapping layouts prior to the planning proposal being reported to the Council for consideration. The planning proposal seeks amendments to the Height of Buildings Map and the Floor Space Ratio Map.

Part 5 – Community consultation

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

Part 6 – Project timeline

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

6. Conclusion

This planning proposal explains the intended effect of and provides a justification for a proposed amendment to the *Parramatta Local Environmental Plan 2011* (Parramatta LEP 2011). The planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's document '*A guide to preparing planning proposals*' (August 2016).

The planning proposal seeks to amend the Parramatta LEP 2011 by relaxing limitations relating to building height and floor space ratio to allow for the redevelopment of the site for the purposes of high-density mixed use development.

The planning proposal describes how the intended outcome of the proposed LEP amendments align closely with the strategic directions established in State Government documents *A Plan for Growing Sydney*, the *West Central District Plan* as well as the Strategy prepared by Parramatta City Council for the CBD.

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

Item 5.5 - Attachment 2**Draft Site Specific Clause for 2 O'Connell Street Parramatta****Draft Site-Specific Clause for 2 O'Connell Street Parramatta**Part 7 Additional Local Provisions – Parramatta City Centre

Clause 7.xx Development on land at 2 O'Connell Street, Parramatta

- (1) This clause applies to land at 2 O'Connell Street, Parramatta, being legally known as SP 20716 and identified as area ### on the Special Provisions Area map.
- (2) Despite Clause 4.4, the consent authority may grant consent to development involving the construction of a new building with a floor space ratio of up to 11.5:1 if:
 - a. The site area proposed for development is at least 2,000 sqm;
 - b. Commercial floor space of at least 1:1 floor space ratio is included in the development.
 - c. The development is able to demonstrate an appropriate transition to any heritage items or conservation areas;
 - d. The development includes Community Infrastructure to the satisfaction of the consent authority, whether or not provided on the development site or an alternative site nominated by the consent authority; and
 - e. The Design Excellence requirements contained in Clauses 7.10(3), 7.10(4) and 7.10(5) are satisfied.
- (3) Despite Clause 4.4, the consent authority may grant consent to development involving construction of a new building with a floor space ratio of up to 12:1, if:
 - a. The requirements of Clause 7.xx(2) have been satisfied, and
 - b. The following High Performing Buildings standards are met:
 - i. Any part of the building used for office premises must comply with the following standards:
 1. The energy target is a maximum 140 kg/m² per year.
 2. The water target is a maximum .65 kL/m² per year.
 - ii. Any part of a mixed use development which is used for commercial premises must comply with the following standards:
 1. The energy target is a maximum 140 kg/m² per year.
 2. The water target is a maximum .65 kL/m² per year.
 - iii. Any part of the building used for retail premises (if the total retail premises gross floor area of the development is 5,000 square metres or greater) must comply with the following standards:
 1. The energy target is a maximum 100 kg/m² per year
 2. The water target is a maximum .95 kL/m² per year
 - iv. Any part of the building used for a dwelling must comply with the following standards:

Item 5.5 - Attachment 2**Draft Site Specific Clause for 2 O'Connell Street Parramatta**

1. The energy target is a minimum 10-point increase in the BASIX score compared to current requirements.
 2. The water target is a minimum 10-point increase in the BASIX score compared to current requirements.
 - v. A report prepared by a qualified consultant is provided to the satisfaction of the Council which verifies that, if all of the commitments relating to the building design (namely the building form and layout) listed in the report are fulfilled, the development will comply with all of the targets which apply to the development under subclause 7.xx(3), as the case may require.
- (4) Despite Clause 4.4, the consent authority may grant consent to development involving construction of a new building with a floor space ratio of up to 15:1, if:
- a. The requirements of Clause 7.xx(3) have been satisfied;
 - b. The development includes additional Community Infrastructure to the satisfaction of the consent authority above that provided under clause 7.xx(2), whether or not provided on the development site or an alternative site nominated by the consent authority;
 - c. A development control plan that provides for the following matters has been prepared for the development site:
 - i. Requirements as to the form and external appearance of proposed development so as to improve the quality and amenity of the public domain,
 - ii. Requirements to minimise the detrimental impact of proposed development on view corridors,
 - iii. How the proposed development addresses the following matters
 1. The suitability of the land for development
 2. The existing and proposed uses and use mix
 3. Any heritage issues and streetscape constraints
 4. The impact on any conservation area
 5. The inclusion of community infrastructure
 6. The location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form
 7. The bulk, massing and modulation of buildings
 8. Street frontage heights
 9. Environmental impacts such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity
 10. The achievement of the principles of ecologically sustainable development

Item 5.5 - Attachment 2**Draft Site Specific Clause for 2 O'Connell Street Parramatta**

11. Pedestrian, cycle, vehicular, and service access and circulation requirements, including the permeability of any pedestrian network
 12. The impact on, and any proposed improvements to, the public domain,
 13. Achieving appropriate interface at ground level between the building and the public domain
 14. The excellence and integration of landscape design
 15. The incorporation of high quality public art into the fabric of buildings in the public domain or in other areas to which the public has access.
- (5) Despite Clause 4.4, the consent authority may grant consent to a development including additional 1.2:1 non-residential floorspace (beyond the 1:1 commercial floorspace required in in 7.xx(2)(b). This additional floorspace:
- a. May be excluded from the maximum floorspace otherwise described in this clause, and
 - b. Is not subject to a further Design Excellence bonus beyond that included as part of in clause 7.xx(2); and
 - c. Must meet the same requirements for High Performing Buildings as described in Clause 7.xx(3), and
 - d. Is not subject to a further contribution to Community Infrastructure beyond that described in clauses 7.xx(2) and 7.xx(4).
- (6) Despite Clause 4.3, the consent authority may grant consent to a development up to a maximum height of RL233.
- (7) The maximum parking rates for any development proposed under this clause are as follows:
- a. The maximum parking rates which apply to any part of the building used as a dwelling are:
 - i. For each studio dwelling – 0.1 spaces, and
 - ii. For each 1 bedroom dwelling – 0.3 spaces, and
 - iii. For each 2 bedroom dwelling – 0.7 spaces, and
 - iv. For each 3 or more bedroom dwelling – 1 space.
 - b. The maximum parking rates for any part of a building used for the purposes of commercial or community uses is established by the following formula:
- $$M = (G \times A) / (50 \times T)$$
- Where:
- M is the maximum number of parking spaces,
- G is the gross floor area of all commercial and community uses in the building in square metres, and
- A is the site area in square metres, and
- T is the total gross floor area of all buildings on the site in square metres.

