

PLANNING PROPOSAL

2 - 12 River Road West,
Parramatta, NSW



PLANNING PROPOSAL – REZONING OF 2 - 12 RIVER ROAD WEST, PARRAMATTA

Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to enable the redevelopment of the existing industrial site known as 2 – 12 River Road West, Parramatta for the purpose of a mixed used development incorporating retail, commercial (medical and child care facilities) and residential uses (permanent and tourist).

Part 2 – Explanation

The following amendments are required to the *Draft Parramatta Local Environmental Plan 2010* (Draft LEP):

1. Amendment of the Draft LEP Zoning Map in accordance with the proposed zoning map; and
2. Amendment of the Draft LEP Height Map in accordance with the proposed height map which provides a maximum permissible height of 12 storeys; and
3. Amendment of the Draft LEP Foreshore Building Line Map in accordance with the proposed zoning map.

Part 3 – Justification

Section A – Need for the Planning Proposal

1. *Is the planning proposal a result of any strategic study or report?*

No, this Planning Proposal is not a result of a strategic study or report. The Planning Proposal has resulted from the strong opportunity that exists to create a vibrant river front development, which will enhance pedestrian usage of the foreshore from the site through to the Parramatta CBD. The Planning Proposal seeks to create a destination space at the eastern entrance point to Parramatta. The proposal seeks to incorporate various uses to create a continuous pulse of activity, within a mixed use environment, that will complement the CBD of Parramatta.

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

Yes, this planning proposal has been instigated as a result of discussions with Parramatta City Council to ensure that the gazettal of the Draft LEP is not delayed, given the size and scale of this proposal which would otherwise warrant re-exhibition of the Draft LEP. It is therefore considered that this planning proposal represents the best means of achieving the objectives.

3. *Is there a net community benefit?*

Yes, this planning proposal will result in a net community benefit. It is the Council's specific intention for this area to create a vibrant riverfront precinct and the proposal, as detailed in its entirety will unquestionably assist to stimulate and achieve this Objective. In specific terms, the planning proposal will allow for a mix of uses on site including cafes and restaurants, medical and childcare facilities, tourist accommodation and residential apartments. This diversity of uses will create a continual pulse of activity,

resulting in an activated river front environment, with the intended uses such as café's and restaurants serving to benefit surrounding residents and workers beyond the confines of the site. Creating a complementary retail hub will enable the establishment of a destination space that assists to support the immediate locality. Given the sites proximity to Parramatta CBD, this will also reinforce the economic vitality of the area as a whole. Residential uses on site will provide permanent residential accommodation to people within close proximity of the Parramatta CBD.

By creating a mixed use precinct, the foreshore link between the site and the locality including the CBD, the university and other strategic land uses and employment locations, the proposal is given a greater purpose. Currently the site, and in particular, the foreshore, remains under utilised; however, as detailed above, it is the Council's specific intention to create a vibrant riverfront precinct in this location.

The proposal will enable this to be achieved, through the creation of a destination space, providing a direct linkage between the site and the broader land uses, as they become more convenient and accessible as a result of this proposal. The site currently precludes the achievement of the objectives for an accessible foreshore and without rejuvenation of this site in a mixed use form that is provided with a continuous pulse of activity, such objectives are not achievable.

The Planning Proposal will facilitate a mixed use development of high quality architectural outcomes far superior to the current situation along the foreshore and at the gateway entrance point to the CBD. The proposal will significantly improve the land-water interface as a whole, resulting in a net community benefit, creating publicly accessible spaces within a broader community context.

Section B – Relationship to Strategic Planning Framework

4. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

This planning proposal is consistent with the objectives and actions contained within the *City of Cities: A Plan for Sydney's Future 2005 (COC)* and the *Draft West Central Sub Regional Strategy 2007 (SRS)*.

The *SRS* identifies the site as being located within the Sub Regional City of Parramatta. The planning proposal is consistent with the directions of the *SRS* as it will provide local employment opportunities at a ratio approximately ten times greater than the current industrial uses of the site generate. The proposal will also allow for housing growth close to public transport corridors and improve access to existing open space areas that are currently under utilised.

The site is located within the River Road West Employment Area which has been identified for retention for industrial purposes. While the proposal would not see retention for industrial purposes, the employment outcomes will result in a ten-fold increase in employment opportunities over and above the existing situation. The current industrial facilities provide limited employment in their current form and the limitations of this precinct in terms of industrial growth do not warrant significant capital investment to infrastructure on this site. The returns, which have been investigated, do not warrant the investment required to compete with more modern industrial outcomes.

In addition to the above, one of the key planning principles which must be balanced is the use of foreshore land for public purposes. Without creating a land use precinct which provides for a destination point at this location, significant and valuable contributions to the public foreshore are not achievable. The industrial use of land, in this river front location, will not enable such objectives to be achieved.

Therefore, while contrary to express principles of the SRS, it is considered that the employment opportunities associated with a mixed use environment are far superior to retention of the land for industrial purposes. In addition, the public contributions to the open space network will enable vital linkages within the public foreshore network established.

5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The *Draft Parramatta Residential Development Strategy 2006 (RDS)* was adopted with a philosophy to concentrate new residential development in areas that best support and sustain population growth. This RDS was developed to inform the Draft LEP and identifies centres within the Local Government Area of Parramatta for which residential growth will be focussed.

The site is not located within one of the defined centres and, according to **Section 4.6** of the *RDS*, only low density residential housing should be encouraged.

Section 2.9 of the *RDS* identifies certain sites outside of *RDS* Study Areas that have been identified as warranting investigation for future residential development. Whilst the site is not expressly identified, the planning principles are reproduced below with a justification as to why the site also satisfies these criteria.

- *They are of a size and configuration that offers design flexibility for quality residential development.*

The site is XXXXm² in area and therefore, in terms of size alone, has the capability to host a large scale mixed use development including for residential purposes.

The site also significantly benefits from direct foreshore access and dual street frontages, allowing for adequate pedestrian and vehicular opportunities, as well as a high level of amenity as a result of its strategic location on the river. It is therefore reasonable to assume that the site offers design flexibility for a quality residential development.

- *They are either well-positioned or of a size that can offer an element of self-containment (eg, through establishment of shops and other uses on site)*

This Planning Proposal seeks for a rezoning to allow a mix of uses within the site, including residential and convenience retail, cafes and restaurants, medical and child care facilities. These land use outcomes will enable a level of self containment complementary to the existing facilities located within proximity of the site at the Parramatta CBD. It is therefore reasonable to conclude that the site is both of a size to cater for a retail component that will offer an element of self-containment and positioned closely to the Parramatta CBD and other existing retail land uses which enable complementary land use relationships to be established.

- *Their size suggests a capacity to influence establishment or upgrading to transport corridors*

The site is strategically located at the foreshore of the Parramatta River adjoining existing pedestrian linkages that access the Parramatta CBD. As a result of the Planning Proposal it is likely that the existing foreshore linkage will be extended and upgraded. It is therefore reasonable to accept that the site is of a capacity that will influence the upgrading of the existing pedestrian transport corridor along the foreshore of Parramatta River.

The site also benefits from its location to nearby train stations. The re-zoning of the site will reinforce their use and further influence their development in the future.

6. *Is the planning proposal consistent with applicable state environment planning policies?*

Compliance with the relevant State Environmental Planning Policies has been detailed below.

a) *Sydney Regional Environmental Plan - No. 28 – Parramatta*

The provisions of the SREP No. 28 have been embedded within the Draft LEP and would be overturned as a result of this Planning Proposal.

b) *Sydney Regional Environmental Plan 2005 – Sydney Harbour Catchment (SREP Sydney)*

The Planning Proposal is generally consistent with the Aims and Objectives of *SREP Sydney* in seeking to protect and enhance the foreshore of the Parramatta River. As identified at **Clause 14**, the site is located within a Foreshores and Waterways area. The Objectives relating to this Clause seek to enhance public pedestrian access to the river. The Planning Proposal will result in significant opportunity for the enhancement of public access to the waterway and is therefore consistent with the objectives of this clause.

c) *State Environmental Planning Policy - No. 65 Design Quality of Residential Flat Buildings (SEPP No 65)*

Compliance with this *SEPP 65* would be demonstrated with lodgement of any future development application. It is however considered that the requirements are achievable.

d) *State Environmental Planning Policy (Infrastructure) (SEPP Infrastructure)*

Upon the lodgement of a development application on site, a proposal resulting in more than 300 dwellings would require referral to the Roads and Traffic Authority, as required at Schedule 3 of *SEPP (Infrastructure)*. A detailed Traffic Impact Assessment accompanies this application, demonstrating the negligible effects a mixed used development would have on local traffic as a result of the Planning Proposal.

- e) *State Environmental Planning Policy (Major Development) (SEPP Major Development)*

In the event that any future development application maintained a capital investment of more than \$100 million value, Part 3A of the Environmental Planning and Assessment Act 1979 (the Act) would apply, as identified at Schedule 1 of *SEPP (Major Development)*. This would be addressed as part of any future development application.

- f) *State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land) (SEPP 32)*

SEPP 32 aims to promote the orderly and economic use and development of land by enabling urban land that currently is zoned so that it prohibits residential development to be able to be redeveloped for multi unit housing or other related development. Given that the site is located within close proximity to existing public infrastructure, employment and leisure, this Planning Proposal is considered consistent with the Objectives of *SEPP 32*.

- g) *State Environmental Planning Policy No 55—Remediation of Land (SEPP 55)*

Any works as per a development application will adhere to the requirements of *SEPP 55* and Draft Parramatta LEP with respect to remediation to accommodate the intended uses.

Such matters would be dealt with as part of any future development application.

7. *Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)*

Direction 1.1 issued on 1 July 2009 relates to **Business and Industrial Zones**. This direction seeks to retain areas of existing industrial zones and not reduce the total potential floor space of industrial uses. The following objectives relate to this direction.

- (a) *Encourage employment growth in suitable locations;*

The Planning Proposal will result in the rezoning of the site from industrial to mixed use. It is intended for the mixed use component to incorporate various retail elements. These retail elements will offer employment opportunities approximately tenfold over the current situation, thereby increasing current employment opportunities.

- (b) *Protect employment land in business and industrial zones;*

Given that the planning proposal is seeking a mixed used zoning, it is accepted that the site can be classified as employment land. Given the intended mixed use component on site will be substantially increased over the existing situation.

- (c) *Support the viability of identified strategic centres*

The planning proposal will assist with the viability of the strategic centres identified within the Draft Parramatta Residential Design Strategy by complementing the existing strategic centre of the Parramatta CBD.

Direction 2.3 addresses **Heritage Conservation**. The site incorporates an environmental heritage item along the foreshore consisting of the existing wetlands. The Planning Proposal will retain the existing requirements stipulated in the *Draft LEP* that relate to this heritage item to ensure it remains protected. The planning proposal will have little bearing on existing heritage items within the vicinity of the site as any future development application will take into consideration the existing view corridors and resulting in an appropriate design outcomes on site.

Direction 4.3 addresses integrating **Land Use and Transport**. The planning proposal is consistent with the objectives of this Direction as the site is within close proximity of transport and also provides adequate access to pedestrian walkways and cycle tracks.

Section C – Environmental, Social and Economic Impact

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

No, it is likely that foreshore environment will benefit from the proposal as the rezoning will eliminate the potential pollutants that the industrial zoning somewhat currently exposes the foreshore to.

In addition, it is the intention that the development will enable and contribute to the creation of a riverfront landscaped walkway that will aid the natural environment.

Detailed studies would be provided as part of any future development application.

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

The site is susceptible to flooding and this has been addressed in the accompanying Flood Impact Assessment prepared by HKMA Engineers. Any future building on site as a result of the Planning Proposal will be of a design that satisfies the relevant flooding controls.

An assessment of the site has found that there are currently contaminated areas at the north east and the middle of the site. The necessary remediation will be undertaken as part of any future development proposal.

Further details in both regards would be provided with any future application.

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

The Planning Proposal serves to benefit the local area socially and economically. A mixed use development would provide an ideal social hub on the foreshore of Parramatta River for people to visit as a destination space, provided with a continual pulse of activity and activation. The site will also be accessed via a foreshore walk, enhancing the social pedestrian link along the foreshore to the CBD.

Economically, the Planning Proposal will provide for a variety of employment options for the local community. These include hospitality employment in restaurants and cafes as well as professional childcare employment opportunities, should a child care centre be incorporated on site, as well a medical centre and convenience retail.

Therefore, it is considered that the Planning Proposal serves to benefit the community through an improved use of the site offering a pleasant social setting and a variety of employment opportunities.

Section D – State and Commonwealth Interests

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

Not Applicable.

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

Such views will be established as part of the consultation process.

Part 4 – Community Consultation

It is intended that consultation will be undertaken with the relevant government agencies and the Council throughout the assessment of this proposal.

In this regard, it is considered likely that consultation will be required, at a minimum with the following agencies:

- Roads & Traffic Authority;
- Department of Environment, Conservation, Climate Change & Water; and
- Department of Fisheries.

Such consultation would be coordinated in conjunction with the Council, upon lodgement of this application.