



PLANNING PROPOSAL

14-20 Parkes Street, Harris Park

PARRAMATTA WE'RE BUILDING **AUSTRALIA'S NEXT GREAT CITY**

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Caladines Town Planning Pty Ltd.	April 2015

Council versions:

No.	Author	Version
1.	Parramatta City Council	February 2016- Council Meeting recommending Gateway Determination
2.	Parramatta City Council	February 2016- Section 56(1) submission to the DP&E

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The precinct in which the site is located is characterised by a mix of residential, retail and commercial built forms that vary in bulk, scale and building form. Buildings within the immediate vicinity range from two storeys, to approximately 15 storeys. Further to the north along Hassall Street approvals have been issued for buildings up to 40 storeys.

Under *Parramatta Local Environmental Plan 2011 (PLEP 2011)*, the site:

- is zoned B4 Mixed Use (refer to Figure 4.1 in Part 4 – Mapping);
- has a maximum building height of 54 metres (refer to Figure 4.2 in Part 4 – Mapping);
and
- has a maximum floor space ratio (FSR) of 4:1 (refer to Figure 4.3 in Part 4 – Mapping).

This planning proposal does not seek to amend the land use zoning.

Under

city

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

In accordance with Clause 117(2) of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Regional planning
- Local plan making
- Metropolitan planning

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

Section	Comment	Consistent
1 Employment and resources		
1.1 Business and industrial zones	This planning proposal is consistent with this direction in that: • It does not propose to change the zoning of the site. The proposed mixed use remains consistent with the current zoning of the site. • By increasing the height of buildings and FSR controls of the site, this will facilitate the proposed development and commercial use, which will contribute to employment growth.	Yes
3 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	This planning proposal is consistent with this direction in that it will: • Encourage a variety and choice of housing types by facilitating a mixed use development that will provide 39 storeys of residential development. • Facilitate an increase of residential densities and housing choice in a location that is close to existing infrastructure including public transport, shops, and employment	Yes
3.4 Integrating Land Use and Transport	This planning proposal is consistent with this direction in that it will: • Provide increased dwellings and housing choice in	Yes

	proximity to transport nodes including cycle ways, walking catchments, Parramatta Railway station and Parramatta bus interchange. This will support the viability of existing transport as well as support future transport options. • As the residential development is located near transit, it will increase the use of public transport and reduce motorised travel for people (both those employed within the city centre and residents). • Increased higher density development near transit will place increased demand on the need for more infrastructure including transport. • Provide 600 square metres of commercial/retail space in proximity to transport.	
3.5 Development near licensed aerodromes	This planning proposal is consistent with this direction in that: • The proposed height of 122.5 metres is below the 156 metre Bankstown Airport Obstacle Limitation Service for Parramatta CBD.	Yes
4. Hazard and Risk		
4.1 Acid Sulfate Soils	The site under this planning proposal is affected by Class 4 Acid Sulfate soils. This planning proposal does not seek to amend the acid sulfate provisions under the Parramatta LEP 2011. Any further investigation will be addressed at the development assessment stage.	Yes
4.3 Flood Prone Land	This site is identified as flood prone under the Parramatta LEP 2011. The supporting flood advice indicates that the development of the site is able to be designed consistently with the Floodplain Development Manual 2005 and relevant Council flood planning controls. The planning proposal is also considered to be consistent with the Section 117 Direction 4.3 – Flood Prone Land. Further detailed	Yes

	design features and evacuation measures to respond to the flood affectation can be implemented at the DA stage.	
7. Metropolitan Planning		
7.1 Implementation of a Plan for Growing Sydney	As detailed above in in section 3.2.1, the planning proposal is consistent with the directions, actions and priorities for Parramatta and the West Central Subregion as set out in <i>A Plan for Growing Sydney</i> .	Yes

Section C – Environmental, social and economic impact

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

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

The supporting studies accompanying this planning proposal indicate that the subject site does not contain any critical habitat, or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of this proposal.

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

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

- Urban Design and Built Form
- Flooding
- Traffic and Transport

Urban Design and Built Form

The Urban Design Analysis in Appendix 1 provides an indicative development scheme for the site to reflect the objectives of the planning proposal.

The proposed built form has been designed to respond to the local context, and to ensure impacts on amenity are minimised whilst allowing the site to achieve its maximum development potential.

The table below indicates the development concept for the site investigated in the urban design study provided at Appendix 1.

Site	FSR		Height of Buildings	
	Base	With 15% design excellence bonus	Base	With 15% design excellence bonus
14-20 Parkes Street, Harris Park	10:1	11.5:1	122.5 metres	140.5 metres (including flood features)

PART 5 – COMMUNITY CONSULTATION

In accordance with Section 57(2) of the *EP&A Act 1979*, the Director-General of Planning must approve the form of the planning proposal, as revised to comply with the gateway determination, before community consultation is undertaken.

Public exhibition is likely to include:

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

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

Pursuant to Section 57(8) of the *EP&A Act 1979* the Responsible Planning Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing.

PART 6 – PROJECT TIMELINE

The detail around the project timeline is expected to be prepared following the referral to the Minister for a Gateway Determination.

The following steps are anticipated:

- Referral to Minister for a Gateway determination (February 2016)
- Issue of Gateway determination (April 2016)
- Commencement and completion dates for public exhibition period and government agency notification (June 2016)
- Consideration of submissions (July 2016)
- Consideration of proposal post exhibition and reporting to Council (August 2016)
- Submission to the Department to finalise the LEP (October 2016)
- Notification of instrument (December 2016)

Appendix 1 – Urban Design Report

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Overview

Scope

This report addresses the development potential for 18 Parkes Street, Parramatta.

Key Issues

- Site is flood prone so above ground parking needs to be considered.
- Opportunity to maximise views to River and Parklands.

The Proposal

The proposal outlined in this report is for a 4-storey podium with the following options:

- FSR 4.0:1, 54m height and 17-storey tower (complying with existing controls).
- FSR 6.0:1, 79m height and 25-storey tower.
- FSR 8.0:1, 100m height and 32-storey tower.
- FSR 10.0:1, 122.5m height and 39-storey tower.
- FSR 11.5:1, 141m height and 45-storey tower.

