



PLANNING PROPOSAL

**23-27 HAROLD STREET & 53 SORRELL STREET,
PARRAMATTA**

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Think Planners	November 2015

Council versions:

No.	Author	Version
1.	City of Parramatta Council	20 June 2017 - IHAP Meeting recommending Gateway Determination

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INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (April 2013), 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

On 17 December 2015, City of Parramatta Council received a Planning Proposal and supporting documents from Think Planners Pty Ltd on behalf of Trebel 88 Pty Ltd (the proponent) seeking to amend development standards at 23-27 Harold Street and 53 Sorrell Street, Parramatta. The Planning Proposal seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site by:

- Increasing the maximum building height on part of the site from 11m (approx. 3 storeys) to 70m (approx. 22 storeys) at 23-27 Harold Street; and
- Increasing the maximum floor space ratio (FSR) of part of the site from 0.8:1 to 6:1 at 23-27 Harold Street and retaining the FSR of 0.6:1 at 53 Sorrell Street.

The subject site is located on the corner of Harold Street to the north and Sorrell Street to the east. It is located within the Parramatta CBD area. The site consists of four allotments (legally described as Lot 3, DP18261, Lot 4, DP18261, Lot 5, DP18261 and Pt 1, DP19079) with a total area of 2,410.6m². The site is shown below in Figure 1 (outlined in red).



Figure 1 – Site at 23-27 Harold Street and 53 Sorrell Street, Parramatta subject to the Planning Proposal
Source: Architectus, 2017

The site is currently occupied by four dwellings as shown below (Figures 2-4). The sites at 23, 25 and 27 Harold Street, Parramatta currently contain three separate single storey residential

dwelling. The site at 53 Sorrell Street, Parramatta currently contains a two storey residential dwelling that is listed as a local heritage item under the PLEP 2011.



Figure 2 – View of 53 Sorrell Street (left) and side view from Harold Street, part of subject site and heritage item.



Figure 3 – View of 23 Harold Street (street view – left) and looking towards Church St (right), part of subject site.



Figure 4 – View of 25 Harold Street (left) and 27 Harold Street (right), part of subject site.

Under Parramatta Local Environmental Plan 2011 the site:

- is part zoned R4 High Density Residential and part zoned R3 Medium Density Residential (refer to Figure 16 in Part 4 – Mapping);
- has a maximum building height of 11 metres (refer to Figure 17 in Part 4 – Mapping);
- has a maximum floor space ratio (FSR) of part 0.8:1 at 23-27 Harold St and part 0.6:1 at 53 Sorrell St (refer to Figure 18 in Part 4 – Mapping); and
- includes part of the site (53 Sorrell St) as a local heritage item and within the Sorrell Street Heritage Conservation Area (refer to Figure 19 in Part 4 – Mapping).

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the *Parramatta Local Environmental Plan 2011* (PLEP 2011) to enable the redevelopment of the land at 23-27 Harold Street, Parramatta in accordance with the current R4 High Density Residential zone for high density residential development and to conserve the heritage item at 53 Sorrell Street, Parramatta.

The intended outcomes for the Planning Proposal are to:

- Deliver housing to assist in meeting the projected demand within the Greater Parramatta area consistent with A Plan for Growing Sydney and the GOP Vision.

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *PLEP 2011* in relation to the height and floor space ratio controls. In order to achieve the desired objectives, the following amendments to the *PLEP 2011* would need to be made:

1. Amend the maximum building height in the **Height of Buildings Map** (Sheet HOB_009) from 11m to the following:
 - On land at 23-27 Harold St, a maximum height of buildings of 70m.
 - On land at 53 Sorrell St, retain the maximum height of buildings of 11m.

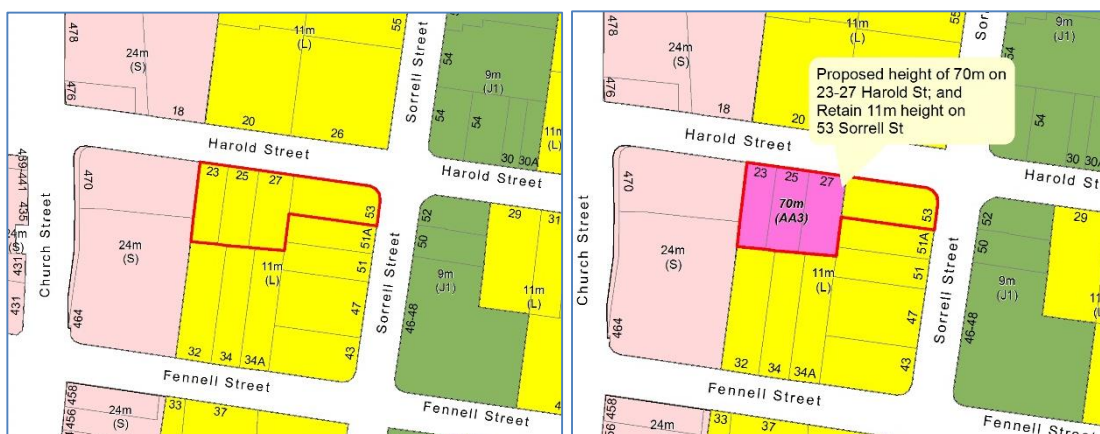


Figure 5 - Existing Height of Buildings (left) and Proposed Height of Buildings (right)

2. Amend the maximum FSR in the **Floor Space Ratio Map** (Sheet FSR_009) from part 0.8:1 and part 0.6:1 to part 6:1 and part 0.6:1 as shown below. The land at 53 Sorrell St is to remain at 0.6:1.



Figure 6 - Existing Height of Buildings (left) and Proposed Height of Buildings (right)

2.1 Other relevant matters

2.1.1 Voluntary Planning Agreement

The site and proposed development potential uplift being sought lends itself to the provision of public benefits, consistent with Council's Voluntary Planning Agreements policy. The proponent has expressed interest in entering into a Voluntary Planning Agreement (VPA). A formal letter of offer was received from the proponent on 10 May 2016 confirming that they are willing to enter into discussions with Council regarding a VPA under Section 93F of the *Environmental planning and Assessment Act 1979*.

2.1.2 Draft Development Control Plan (DCP)

A site-specific draft DCP will be required to inform future built form controls and any site specific issues. The DCP will manage the bulk and scale of the development to ensure the outcome complements the surrounding area, including the heritage conservation area. The DCP will also manage setbacks to ensure the built form does not adversely impact on the adjoining heritage item. This will be assessed separately and ideally exhibited in conjunction with the planning proposal and draft VPA.

The site-specific DCP will be prepared following Gateway determination with the intention that it will be exhibited with the Planning Proposal and will form an amendment to Part 4 of the Parramatta Development Control Plan 2011.

PART 3 – JUSTIFICATION

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

3.1 Section A - Need for the planning proposal

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

3.1.1 Is the Planning Proposal a result of any study or report?

The primary outcome of this Planning Proposal is to enable a higher density of development on the subject site, whilst retaining the heritage listed dwelling. This stems from local and State government strategic plans including the NSW Government's *A Plan for Growing Sydney*, GPOP Vision, Parramatta CBD Planning Strategy and Parramatta CBD Heritage Study. Notably, *A Plan for Growing Sydney* states the Government will work with Council to review expansion opportunities in the Parramatta CBD including updated building height controls and removal of barriers to growth to promote more efficient land use outcomes.

Consistently, these plans and strategies highlight Parramatta's role as Sydney's second CBD and as a key area for future development to cater for projected increases in the residential and working population of the region.

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

A Planning Proposal seeking to amend PLEP 2011 is the most effective way of providing certainty for Council, the local community and the landowner and allows for orderly and economic development of the land. The existing height and FSR standards would not permit the form of development envisaged in the planning proposal nor respond to the relevant strategic studies and reports.

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's *A Plan for Growing Sydney*, *Draft Towards a Greater Sydney 2056*, *Draft West Central District Plan*, *Greater Parramatta and the Olympic Peninsula (GPOP)*, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

A Plan for Growing Sydney

On 14 December 2014, the NSW Government released '*A Plan for Growing Sydney*' which outlines actions to achieve the Government's vision for Sydney which is a 'strong global city and a great place to live'.

The City of Parramatta is part of the West Central Subregion. *A Plan for Growing Sydney* identifies the following directions, actions and priorities for Parramatta and the West Central Subregion that are relevant to the site and planning proposal:

1.2 Grow Greater Parramatta – Sydney's Second CBD

- Grow Parramatta as Sydney's second CBD by connecting and integrating Parramatta CBD, Westmead, Parramatta North, Rydalmere and Camellia.

2.1 Accelerate housing supply across Sydney

- Accelerate housing supply and local housing choices.

2.2 Accelerate urban renewal across Sydney – providing homes closer to jobs

- Undertake urban renewal in transport corridors which are being transformed by investment, and around strategic centres.

3.4 Promote Sydney's heritage, arts and culture

- Assess the heritage significance of urban renewal sites and incorporate appropriate heritage protection into the precinct's planning controls and encourage re-use of heritage.
- Assess the potential for additional housing to be located in heritage conservation areas in Sydney, without compromising the protection of heritage significance.
- Apply the best practice guidelines in the ICOMOS Burra Charter and the NSW Heritage Manual, which require detailed research of the history and development of an area to establish heritage significance, balanced against an assessment of where growth should go and how this should impact on heritage significant buildings.

A Plan for Growing Sydney includes the subject site as the 'Parramatta CBD' as per the below figure.

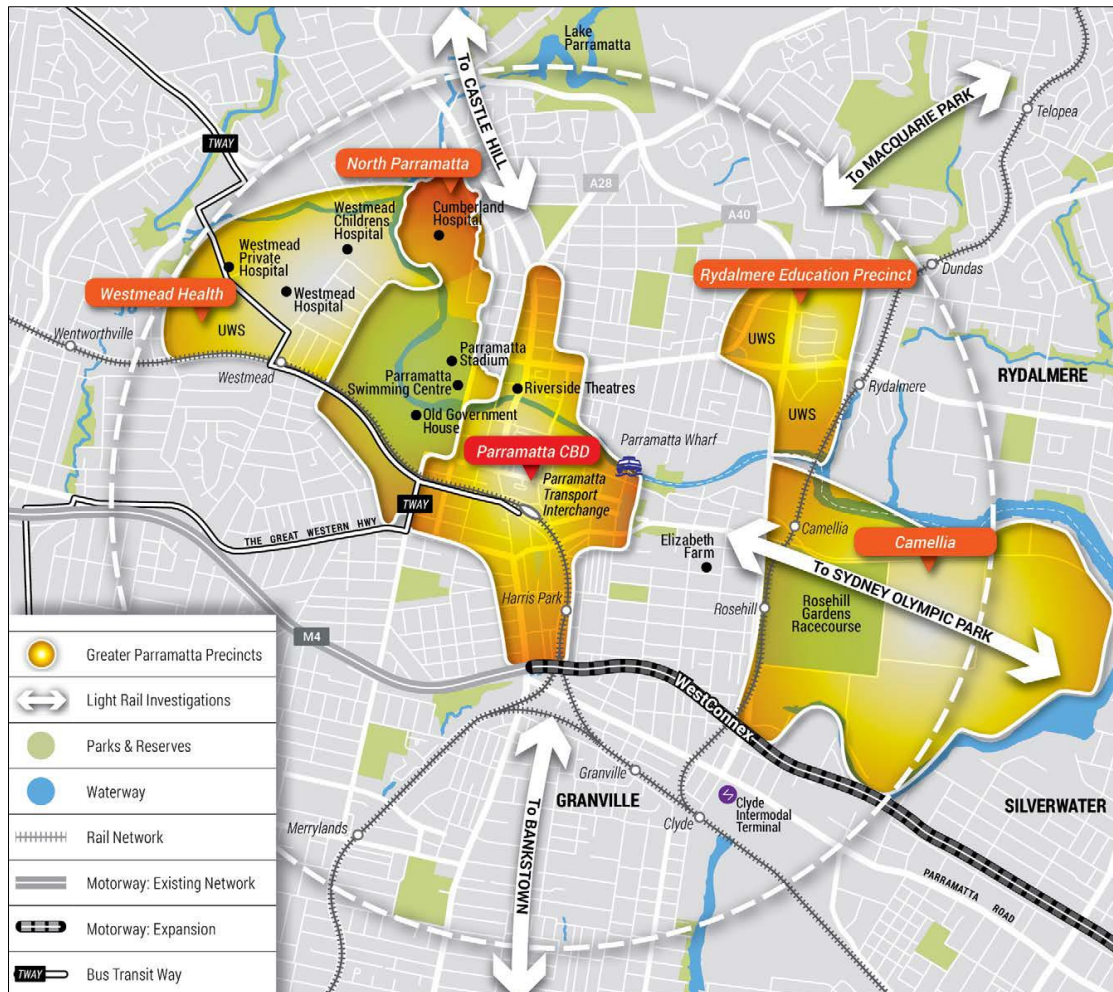


Figure 7 - Subject site identified within the Rydalmere Education Precinct
 Source: A Plan for Growing Sydney, Figure 9 Greater Parramatta

Comment:

The Planning Proposal is consistent with A Plan for Growing Sydney as it will provide additional housing supply through the delivery of approximately 116 dwellings and facilitate urban renewal on a site close to an existing public transport corridor (5 minutes' walk). The Planning Proposal will also protect the heritage item on part of the site and provide an adequate separation distance between the new residential tower and the heritage item and conservation area.

Draft Towards our Greater Sydney 2056

In November 2016, the Greater Sydney Commission released *Towards our Greater Sydney 2056* - a draft amendment to A Plan for Growing Sydney. The document aligns with the district plans and introduces the concept of three cities – Eastern City, Central City and Western City. The City of Parramatta LGA is located within the Central City.

Towards our Greater Sydney 2056 identifies the following directions, actions and priorities for the Central City and Greater Parramatta that are relevant to the site and Planning Proposal:

A Productive Greater Sydney

Metropolitan priority: A growing city

- accommodate 1.74 million additional people and more than 725,000 new homes

Metropolitan priority: A 30-minute city

- Improve the ability to walk to local services and amenities

Accelerate housing opportunities

- The feasibility of development, including financial viability across a range of housing configurations (one, two and three+ bedrooms) and consistency with market demand. Proximity to services including schools and health facilities.
- Consideration of heritage and cultural elements, visual impacts, natural elements such as flooding, special land uses and other environmental constraints.
- Consideration of local features such as topography, lot sizes, strata ownership and the transition between the different built forms.

A Liveable Greater Sydney

Metropolitan priority: An equitable, polycentric city

- provide equitable access to health, open space and community and cultural infrastructure

Metropolitan priority: A city of housing choice and diversity

- support a range of housing choices at different price points to suit people through all stages of life
- increase housing supply that broadens choice and diversity
- in existing areas, prioritise new housing in places where daily needs can be met within walking distance or by public transport.

Metropolitan priority: A collaborative city

- achieve pathways for collaborative and shared use of social infrastructure, community resources and underutilised public assets such as schools, open spaces and residual government owned land to promote liveability, quality of life and resource efficiency
- lead the collaboration in the development of major city-shaping areas, such as the Western Sydney Airport and GPOP.

Comment:

In general, the Planning Proposal is consistent with the *Draft Towards Our Greater Sydney 2056*. Specifically, the Planning Proposal does the following:

- Provides additional housing (approximately 116 additional dwellings) within the Parramatta CBD where there are a growing number of employment opportunities for future residents.
- The subject site is within close proximity to the future Parramatta light rail corridor and bus services along Church Street. All are within walking distance.

Draft West Central District Plan

The Draft West Central District Plan (DWCDP) was released in November 2016 and outlines the Greater Sydney Commission's 20-year vision for the West Central District which comprises Blacktown, Cumberland, The Hills and the City of Parramatta local government areas (LGAs).

The relevant actions and priorities within the DWCDP which are applicable to the Planning Proposal are:

Productivity - priorities and actions

Action	<i>P1: Collaborate to create, own and deliver GPOP</i>
Outcome	<i>Increase total jobs and dwellings and increase the proportion of health and education and knowledge and professional services jobs</i>

Response:

The Planning Proposal is consistent with this action as it seeks to provide approximately 116 dwellings (133 dwellings with design excellence). In addition, the site is located within the northern part of the Parramatta CBD and within close proximity to the future light rail stop on Church Street. Further discussion about the consistency of the Planning Proposal with GPOP is provided below.

Liveability – priorities and actions

Action	<i>L2: Identify the opportunities to create the capacity to deliver 20-year strategic housing supply targets</i>
Outcome	<i>Creation of housing capacity</i>

Action	<i>L3: Councils to increase housing capacity across the District</i>
Outcome	<i>Creation of housing capacity and increase in diversity of housing choice</i>

Response:

The site has been identified for urban renewal and is capable of providing additional housing capacity. The Planning Proposal is consistent with these actions as it provides for approximately 116 new dwellings (133 dwellings with design excellence) on the subject site.

Action	<i>L11: Provide design-led planning to support high-quality urban design</i>
Outcome	<i>Contribute to improved sustainability, productivity and liveability outcomes</i>

Response:

The Planning Proposal is supported by an Urban Design Report and Concept Plan, prepared by Architectus which has formed the basis on the proposed amendments to the PLEP 2011.

Greater Parramatta and the Olympic Peninsula (GPOP)

In October 2016, the NSW Government through the Greater Sydney Commission released the *Greater Parramatta and the Olympic Peninsula (GPOP) Vision*. GPOP has been identified as a new priority growth area in *A Plan for Growing Sydney*. GPOP is an urban renewal area spanning from Strathfield to Westmead and from Carlingford to Lidcombe and Granville, along the planned Parramatta Light Rail corridor. The subject site has been identified in the GPOP Vision as being within the 'Parramatta CBD' (see Figure 8 below).

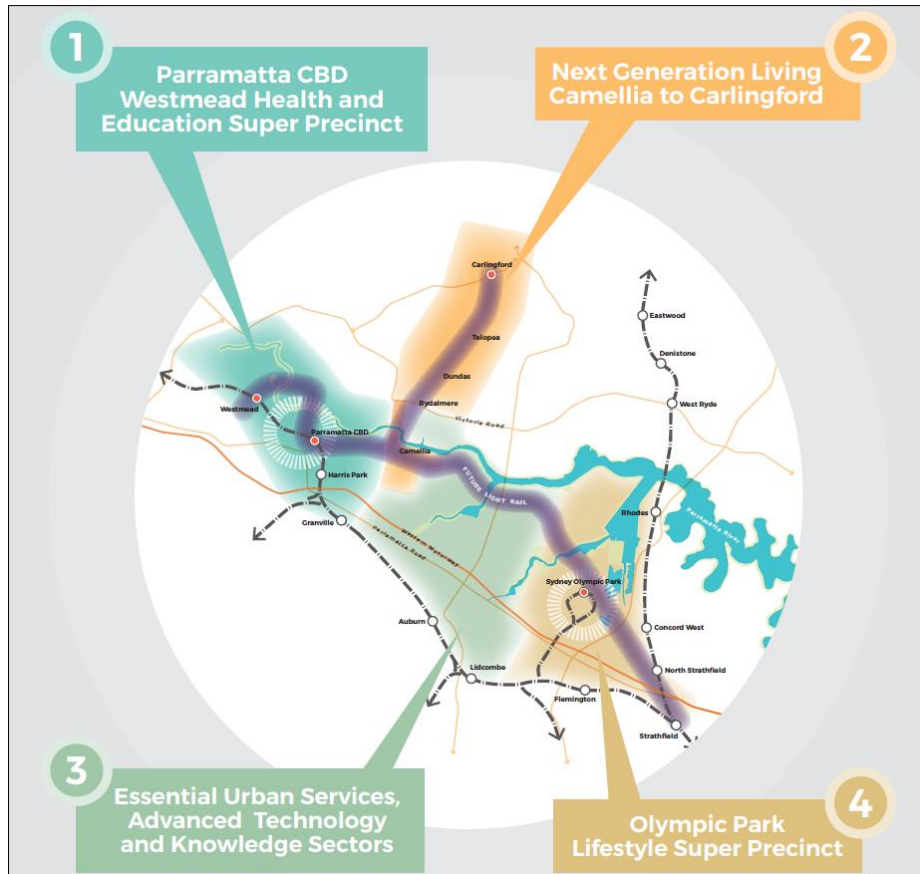


Figure 8 - Subject site identified within the Parramatta CBD

Source: GPOP Vision

The following directions in the GPOP Vision are relevant to the proposal:

- Design Parramatta as our central ‘30-minute city’, with good connectivity within GPOP and beyond to the north, south, east and west;
- Deliver a rich mix of housing to create inclusive and diverse ‘inner-city’ liveability across GPOP, to attract and retain talent; and
- Shape attractive and effective built environments and public spaces that reflect a focus on great urban design and environmental excellence.

Comment:

The Planning Proposal is generally consistent with the GPOP Vision. It provides new higher density housing in the Parramatta CBD close to jobs, amenities, schools and services.

3.2.2 Is the planning proposal consistent with the local council’s Community Strategic Plan or other local strategic plan?

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

Parramatta 2038 Community Strategic Plan

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

The Planning Proposal is considered to meet the strategies and key objectives identified in the plan including; to help build the City as a centre of high, value-adding employment and a driving force behind a generation of prosperity for Western Sydney.

The Planning Proposal is considered to meet the strategies by allowing for the concentration of housing around transport nodes and contributing towards dwelling targets for the Parramatta LGA.

Parramatta CBD Planning Strategy

Council adopted the "Parramatta CBD Planning Strategy" at its meeting of 27 April 2015. The Strategy is the outcome of detailed technical studies which reviewed the current planning framework and also a significant program of consultation with stakeholders and the community. The objectives of the Strategy are as follows:

1. To set the vision for the growth of the Parramatta CBD as Australia's next great city.
2. To establish principles and actions to guide a new planning framework for the Parramatta CBD.
3. To provide a clear implementation plan for delivery of the new planning framework for the Parramatta CBD.

The Planning Strategy recommended increasing the existing CBD boundary to include the subject site and notes a potential 6:1 FSR for the area 'subject to further urban design refinement'.

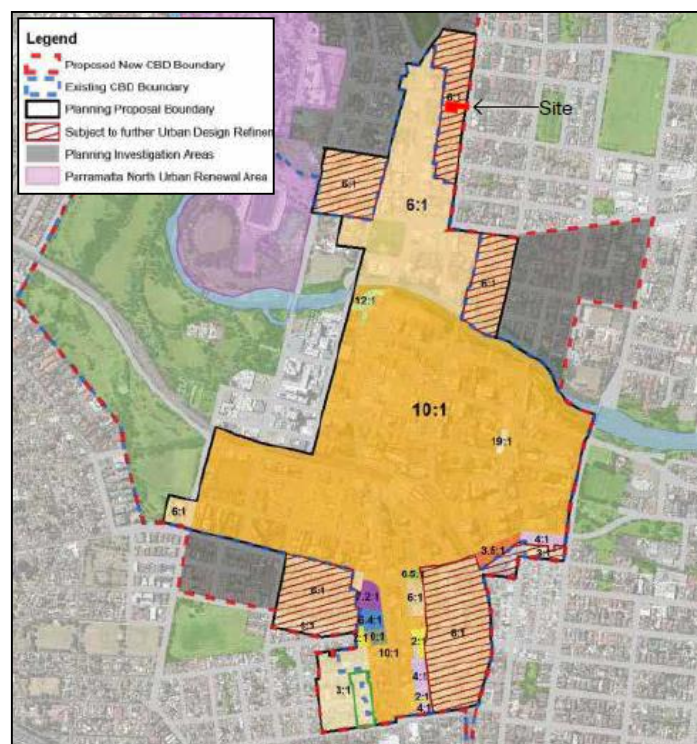


Figure 9 – Extract from Parramatta CBD Planning Framework

Comment:

The Planning Proposal is generally consistent with the above Strategy in that it will allow for redevelopment of the site for residential development and that part of the site will be amended from 0.8:1 to 6:1. However, the recommended FSR for the heritage item at 53

Sorrell St is not consistent with this Strategy. This is because of further urban testing, subsequent studies and an analysis on heritage impacts has not supported the increase in FSR on the lot with the heritage item and within the Heritage Conservation Area.

Since the Strategy was adopted Council Officers have since undertaken urban design testing/refinement of built form outcomes on several sites throughout the CBD to assess the impact of the proposed planning controls on adjacent heritage items and conservation areas. As a requirement of the NSW Heritage Council and Section 117 Directions (Direction 2.3 Heritage Conservation), a heritage study was also undertaken to analyse how the proposed planning controls respond to heritage. These studies sought to inform appropriate built form controls to apply to areas that are in close proximity to heritage items or HCAs in order to create transition zones between the heritage items and HCAs, and areas identified for significant redevelopment and increased densities.

Parramatta CBD Heritage Study

The Parramatta CBD Heritage Study (Urbis, 2015) recommended a height transition between the Sorrell Street heritage conservation area and the higher density development along Church Street. The report recommended retaining the existing planning controls in the heritage conservation area with particular regard to the heights, setbacks and massing. In relation to 53 Sorrell Street, the report specifically stated that the site is a small lot with no additional development potential and that the existing FSR (0.6:1) should be maintained.



Figure 10 – Recommended transition approach for development adjoining Sorrell Street HCA
Source: Urbis & Parramatta City Council, 2015

Parramatta CBD Planning Proposal

The Parramatta CBD Planning Proposal (CBD PP) was adopted by Council on 11 April 2016. The CBD PP sets controls responding to the vision for the growth of the Parramatta CBD as Australia's next great city. The CBD PP identifies a need for significant growth in the Parramatta City Centre to which this planning proposal respond.

The CBD PP proposes that a potential increase in height and FSR can be sought for sites within the Parramatta CBD subject to the provision of community infrastructure and other requirements. The CBD PP generally proposes no height limit, instead allowing maximum heights to be governed by sun access planes and aviation authorities.

The CBD Planning Proposal presents an extended city centre boundary (including the subject site) to facilitate higher density development in the area. Accordingly, the CBD Planning Proposal presents amended LEP planning controls for the area including a draft 'Incentive Floor Space Ratio Map' which designates an FSR of 6:1 across the subject site at 23-27 Harold Street and 53 Sorrell Street, including the heritage item. These adopted controls were inconsistent with the controls recommended in the Parramatta CBD Heritage Study.

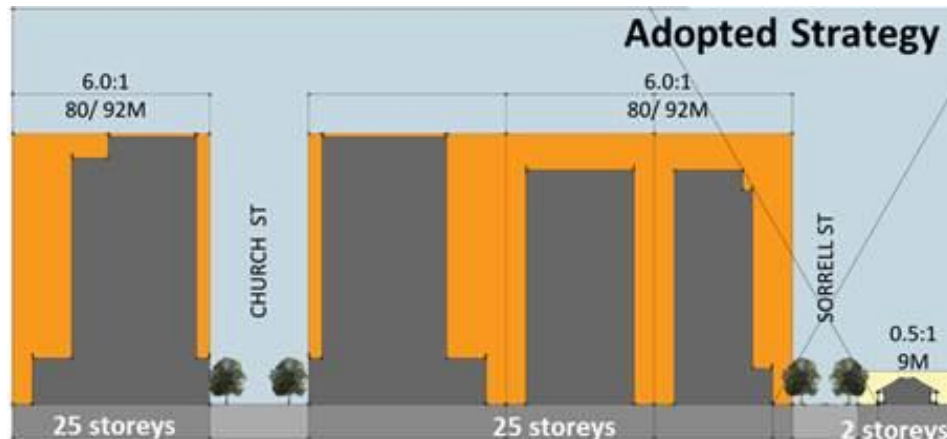


Figure 10 – Adopted controls in Parramatta CBD PP for subject site
Source: Urbis & Parramatta City Council, 2015

Comment:

This Planning Proposal is generally consistent with the framework of the Parramatta CBD Planning Proposal. However, the 6:1 FSR for land at 53 Sorrell St (heritage item) is not supported. Following the adoption of the CBD Planning Proposal, it was recommended that a further review of heritage issues around the interface between the CBD and surrounding areas be undertaken to inform both site specific PP's and the CBD Planning Proposal.

Draft Heritage Interface Study

Council initiated the Draft Parramatta CBD Heritage Study of Interface Areas 2017 by Hector Abrahams Architects (Draft Heritage Interface Study). The role of this study was to review the findings of the Urbis Review and investigate the issue of the appropriate way to deal with Heritage Transition between sites within and along the edges of the proposed CBD and adjoining HCAs and Heritage Items.

The Draft Heritage Interface Study has recommended retaining the current planning controls for the site at 53 Sorrell St (Heritage Item) – maximum height of 11m and FSR of 0.6:1. The Study has further recommended removing any incentive clauses on properties that are heritage items or within HCAs and has provided recommendations for DCP controls such as providing an adequate setback between the heritage item and the new building. The Planning Proposal is generally consistent with these recommendations. More discussion is provided below.

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

An assessment of the Planning Proposal against applicable State Environmental Planning Policies (SEPPs) is provided in Table 1 below.

Table 1 – Comparison of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistent		N/A	Comment
	Yes	No		
SEPP No 1 Development Standards			X	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development			X	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 6 – Number of Storeys in a Building			X	Standard instrument definitions apply.
SEPP No 32 Urban Consolidation (Redevelopment of Urban Land)	X			The Planning Proposal is consistent with SEPP 32 by providing additional housing in an area where there is existing public transport and is close to employment, leisure and other opportunities.
SEPP No 55 Remediation of Land			X	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 60 – Exempt and Complying Development			X	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 64 – Advertising and Signage			X	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	X			SEPP 65 was recently amended and no longer requires that a provision be included in a draft instrument to ensure the achievement of design quality in accordance with the design quality principles; and having regard to the Apartment Design Guide. SEPP 65 is required to be considered during the assessment of any future development application on the site that includes three or more storeys and four or more dwellings and it is reasonable to expect that a design concept supporting a planning proposal demonstrates compliance with the Apartment Design Guide.
SEPP No.70 Affordable Housing (Revised Schemes)			X	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009			X	Not relevant to proposed amendment.
SEPP (BASIX) 2004	X			Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008	X			May apply to future development of the site.

State Environmental Planning Policies (SEPPs)	Consistent		N/A	Comment
	Yes	No		
SEPP (Infrastructure) 2007	X			May apply to future development of the site.
Sydney Regional Environmental Plan No 18–Public Transport Corridors			X	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005			X	The proposed development is not located directly on the Sydney Harbour Catchment foreshore. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed at DA stage.
SEPP (Urban Renewal) 2010			X	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.

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

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

Table 2 – Comparison of planning proposal with relevant Section 117 Directions

Section	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	The subject site is currently zoned for residential uses and the Planning Proposal does not propose any zoning changes.	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	One of the four allotments that constitute the subject site is listed as a Local Heritage Item under Schedule 5 of the Parramatta LEP 2011. 53 Sorrell Street, Parramatta is listed as a Heritage Item and contains a two storey residential dwelling. The subject site is partly within and partly adjacent to the Sorrell Street Heritage Conservation area and is surrounded by a number of heritage items as seen in Figure	Yes

	5. The Planning Proposal does not include any alterations to the existing residence. Council is satisfied that the integrity of the item can be maintained under an FSR of 6:1 and maximum building height of 70m (approx. 22 storeys) at 23-27 Harold Street and retaining the existing FSR of 0.6:1 and maximum building height of 11m at 53 Sorrell Street. Consistent with the Heritage Interface Study report by Hector Abrahams Architects (2017), an adequate separation distance between the heritage item and the proposed building will need to be provided. A site-specific DCP will be prepared to minimise the impact of the proposed development on the existing heritage item and Heritage Conservation Area. Further refinement and detail will need to be provided during the Design Excellence process and later at the Development Application stage which will be suitable in ensuring the heritage item is managed appropriately.	
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	The Planning Proposal is consistent with this direction, in that it: • facilitates additional housing within the Parramatta CBD • provides residential development in an existing urban area that will be serviced by existing and proposed infrastructure	Yes
Direction 3.4 - Integrating Land Use and Transport	The Planning Proposal is consistent with this direction, in that it: • will provide new dwellings in close proximity to existing public transport links • will enable residents to walk or cycle to work if employed in the Parramatta City Centre or utilise future light rail services • makes more efficient use of space and infrastructure by increasing densities on an underutilised site	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	The site is identified as Class 5 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2011. Acid sulfate soils are generally not found in Class 5 areas however this will be addressed further at the development application stage.	Yes
Direction 4.3 - Flood Prone Land	The site is not flood prone and is above the 1:100 year flood level.	Yes

	Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage. This will also include any design detail required to ensure compliance with Council's water management controls within the Parramatta DCP 2011.	
6. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes

3.3 Section C – Environmental, social and economic impact

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

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

The site is located within a highly modified urban environment and it is very unlikely to contain critical habitat or threatened species, populations or ecological communities, or their habitats.

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

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

- Heritage impacts
- Urban Design and Built Form
- Traffic and Accessibility Assessment
- Acid Sulfate Soils

Urban Design and Built Form

An indicative building design prepared by Architectus (see **Appendix 1**) demonstrates the intended redevelopment concept for the site, being a 22 storey residential tower, with retention of the heritage listed site at 53 Sorrell Street, Parramatta.

Council officers have worked extensively with the proponent to refine the Concept Plan for the subject site. An indicative concept plan is shown below in Figure 11 (shaded in charcoal gray) based on a previously submitted concept. However, this will need to be amended prior to submission to Gateway to reflect the recommendations of this Planning Proposal. The image below also shows the adjoining site at 470 Church Street which received Gateway determination in March 2017 for a mixed use tower of 80 metres (25 storeys) and an FSR of 6:1

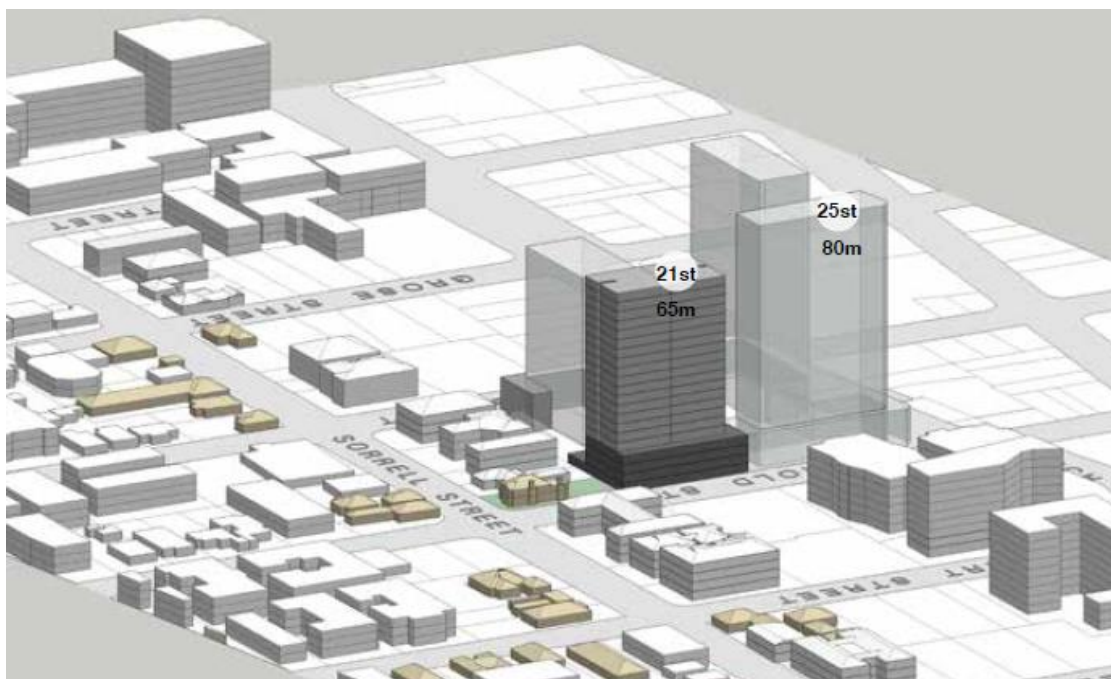


Figure 11 – Draft development concept (to be amended to reflect Council officer's recommendation)
Source: Architectus

The Planning Proposal will result in a tall, slender residential apartment building approximately 70 metres (22 storeys) in height with an FSR of 6:1 on part of the site at 23-27 Harold St. The heritage building at 53 Sorrell St will be retained and a separation distance of 21 metres between the heritage item and the proposed tower footprint will be provided to mitigate impacts.

The Planning Proposal will result in a dwelling yield of approximately 116 apartments which has been calculated based on 9,848.4m² residential GFA under an FSR of 6:1 and 85m² for each apartment as shown in Table 3 below. In addition, an additional FSR of 0.9:1, under the design excellence provision, could lead to a further 1,477m² residential floor space or 17 apartments.

Table 3 - Development yield under the proposed development concept

Total site area	2,410.6 sqm
Site area (excluding 53 Sorrell St)	1,641.4 sqm
FSR 6:1 (excluding 53 Sorrell St)	9,848.4 sqm 116 dwellings (at 85 sqm each)
Design excellence bonus (0.9:1)	1,477 sqm 17 dwellings
TOTAL FSR 6.9:1 (incl. design excellence)	11,325.4 sqm 133 dwellings (at 85 sqm each)

The Planning Proposal will result in some overshadowing impacts as shown below in Figure 12 which indicates the impacts on June 21 (winter solstice). The Sorrell Street HCA will retain morning to midday sun access at all times of the year, however there will be some afternoon overshadowing.

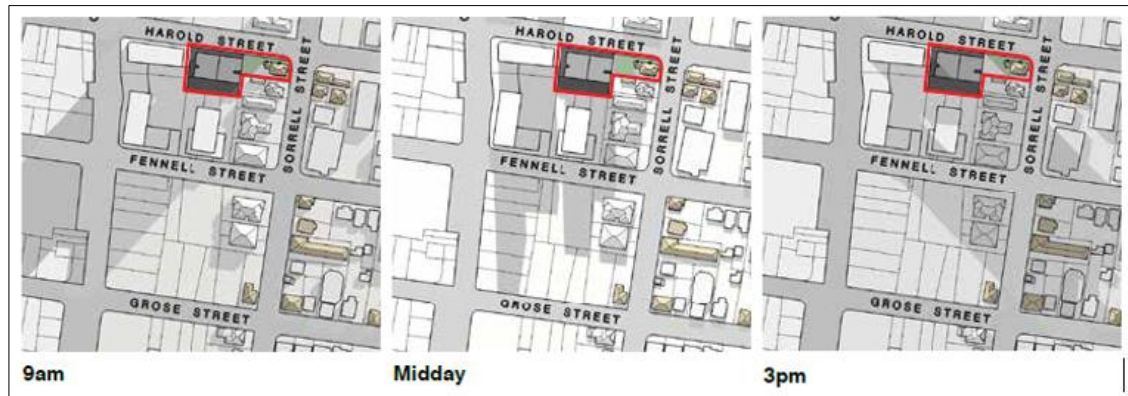


Figure 12 – Overshadowing diagram for the Planning Proposal on June 21
Source: Architectus

Council officers are supportive of a maximum building height of 70 metres and FSR of 6:1 on part of the site (23-27 Harold St), subject to appropriate site-specific DCP controls and an acceptable response to the heritage item and HCA. Council's Urban Design team have recommended the following controls to be incorporated into the site-specific DCP:

- a separation distance of 21m between the heritage item and proposed tower footprint be provided;
- a front street setback of 4 metres with deep soil be provided along Harold Street (see Figure 7 below) to allow for large canopy tree planting along the front of the building;
- a rear setback of 12m be provided;
- a recessed street wall condition between 470 Church Street and the subject site be provided as illustrated below; and
- the car parking entry should be as recessive as possible and setback as far as possible from the street edge.

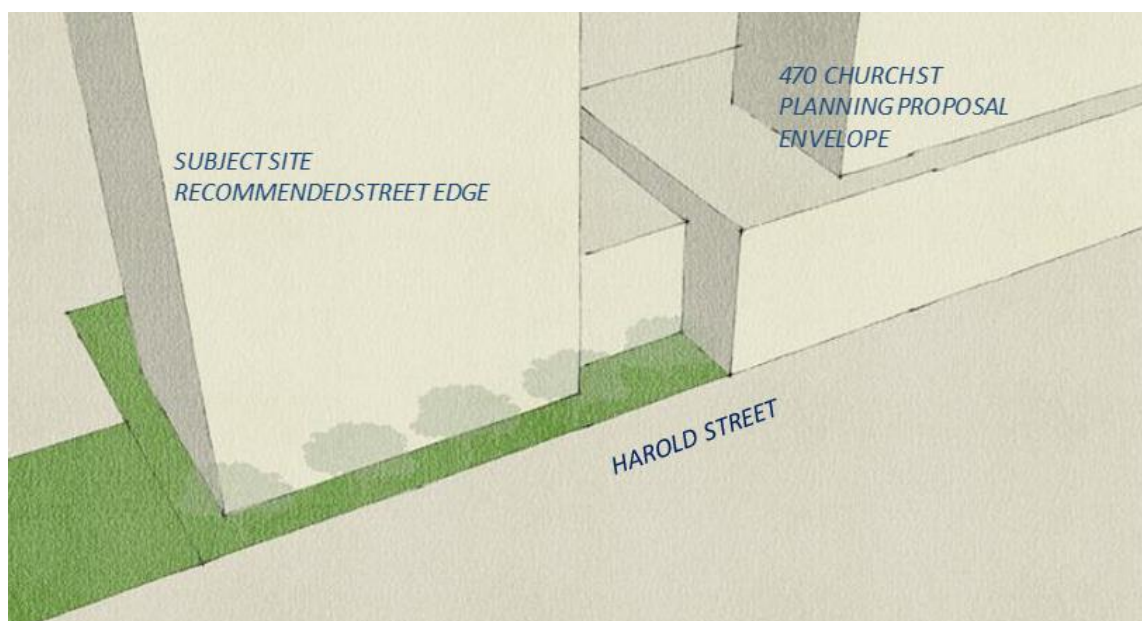


Figure 13 – Overshadowing diagram for the Planning Proposal on June 21
Source: City of Parramatta

If the applicant wishes to obtain an additional 15% design excellence bonus on top of the recommended maximum building height of 70 metres, the proposal would require a design excellence competition. The design excellence brief should include specific building envelope provisions to achieve adequate separation and improved transition

between the proposed development and the existing Heritage Conservation Area and low rise surrounding context.

Heritage

The site at 53 Sorrell Street, Parramatta is listed as a local heritage item (I420) in Schedule 5 of the Parramatta LEP 2011. It is described as a two storey residence, known as *Currawong*, and is believed to have been constructed around 1885. The house is an asymmetrical, double fronted Victorian Italianate house that is of significance to Parramatta for historical and aesthetic reasons, and as a relatively rare example of a high quality, Victorian Italianate villa in the area. The item is in good condition and makes a strong contribution to the streetscape and the Sorrell Street heritage conservation area. The Planning Proposal does not include any alterations to the existing residence.



Figure 14 – View of 53 Sorrell St (left) and side view from Harold St, part of subject site and heritage item.
Source: Heritage21

The Parramatta CBD Heritage Study (Urbis, 2015) notes that Sorrell Street was one of the early streets developed north of the Parramatta River and that the area contains 63% of the dwellings that existed here in 1895. The Sorrell Street HCA contains multiple local heritage items within close proximity to the subject site, as detailed in the table below:

Table 4 - Local and State heritage items within the vicinity of the subject site.

Item number	Property address	Description	Level of significance
I422	56 Sorrell Street Parramatta	Single storey residence	Local
I00379	54 Sorrell Street, Parramatta	Endrim	State
I419	52 Sorrell Street, Parramatta	Single storey residence	Local
I418	50 Sorrell Street, Parramatta	Single storey residence	Local
I417	44 Sorrell Street, Parramatta	Single storey residence	Local
I416	42 Sorrell Street, Parramatta	Timber cottage	Local
I415	38 Sorrell Street, Parramatta	Two storey conjoined residences	Local
I371	46 Grose Street, Parramatta	Single storey residence	Local
I500	44 Grose Street, Parramatta	Single storey residence and potential archaeological site	Local

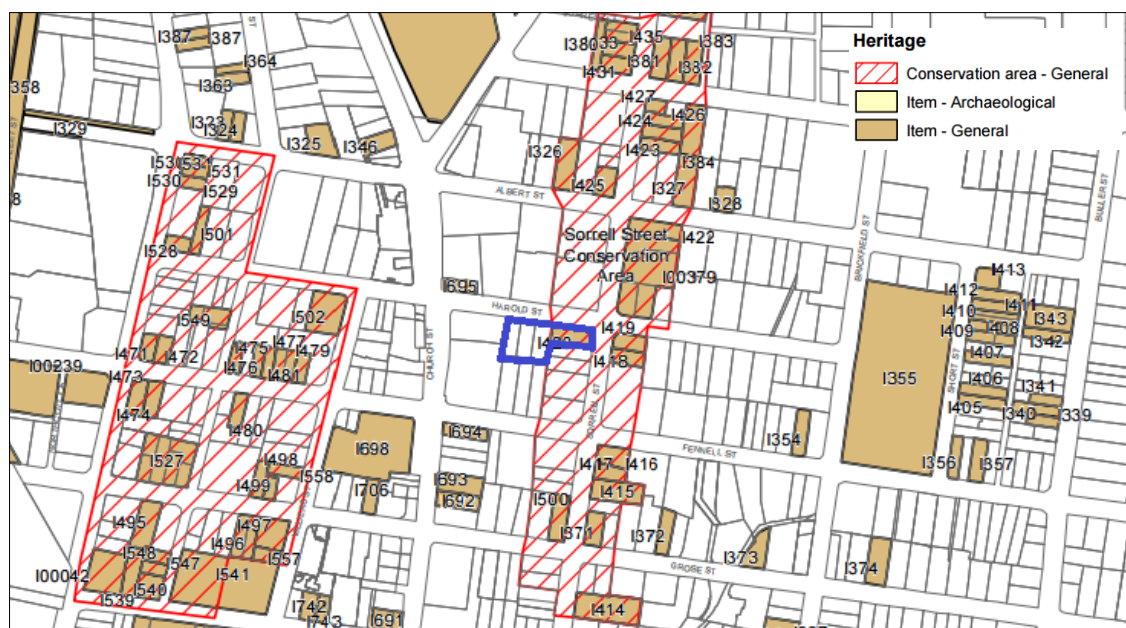


Figure 15 – Subject site showing location of Sorrell St Conservation Area and heritage items in close proximity

As discussed above, the Planning Proposal is generally consistent with the recommendations of the 2017 Draft Heritage Interface Study. Council officers have worked with the applicant to revise the concept plan which has resulted in a planning proposal that is consistent with the Study and retains the current planning controls for 53 Sorrell St. The impacts upon the heritage property and HCA will be mitigated through the following controls:

- providing an adequate buffer zone of 21 metres between the heritage house and proposed apartment building.
- The building will be setback 4 metres from Harold Street to ensure a consistent setback and alignment with the heritage item at 53 Sorrell St.
- Deep soil areas surrounding the proposed building on Harold Street and at the rear of the site (southern edge) will provide opportunities for large tree planting which will soften the massing and provide a further buffer to the heritage property and HCA.

The above controls will be provided through the site-specific DCP. Furthermore, the design excellence provisions for the site will encourage further mitigation measures and detailed consideration of built form and materials.

The Planning Proposal was accompanied by two heritage studies – a Heritage Impact Statement by Heritage21 (**Appendix 3**) and a Heritage Issues Identification Report by NBRS Architects (**Appendix 4**). These reports have considered the subject site, surrounding heritage items and Sorrell St HCA and concluded that the Planning Proposal does not adversely or unacceptably impact upon the identified heritage significance of the nearby local heritage items, State Heritage Register listed items, Commonwealth heritage listed places, or National and World Heritage listed properties. The reports note that the Planning Proposal is likely to have a negligible and acceptable impact in heritage terms.

Recommendations:

- It is recommended that any heritage reports relating to the Planning Proposal be amended to reflect the revised concept plan, prior to public exhibition.
- It is further recommended that a Conservation Management Plan be prepared at the development application stage to ensure appropriate ongoing management of the property and identify any necessary conservation works.

Traffic and Transport

The subject site is located 1.8km from Parramatta Transport Interchange which is outside the 800m walking radius to transport nodes. However, the site is located in close proximity to a bus stop on Church Street that is frequented by 8 services. The site is also located within close proximity to the future Parramatta Light Rail line with a proposed stop within easy walking distance of the site.

Active transport opportunities are also available within close proximity to the site. A number of on-road and off-road bicycle facilities are located near the site and there are a number of parks within walking distance such as Sherwin Park, Prince Alfred Square, Dan Mahoney Reserve and Doyle Ground sports field. Parramatta Park is also within walking distance.

A Traffic and Parking Assessment Report (TPAR) assessing the Planning Proposal has been prepared by MRCagney (**Appendix 2**). The Assessment finds that the Planning Proposal is acceptable in terms of traffic, transport and parking. The TPAR includes trip generation rates likely to be generated by the proposal, based on the RMS trip generation rates. Although the Planning Proposal has been revised since originally submitted, it is most similar to Option 2 in the report, based on 22 storeys and 116 apartments. This means that the likely trip generation rate will be approximately 22 AM peak trips and 17 PM peak trips.

Option	Apartments	AM Peak Trips	PM Peak Trips
2	116	22	17

The Planning Proposal and TPAR was referred to Council's Traffic and Transport section for comment, who cited the Traffic and Transport Study being conducted by Council as part of the Parramatta CBD Planning Strategy, based on the cumulative impact of a 10:1 and 6:1 FSR growth scenario. The advice recommended determining the Planning Proposal in accordance with the outcome of this study.

Since that referral was undertaken, 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

The current concept plan includes approximately 116 apartments. Although the unit mix has not yet been advised, for the purposes of calculating an approximate number of

spaces, an estimated mix of 20% one bedroom, 60% two bedrooms and 20% three bedrooms has been used. This results in approximately 79 car parking spaces.

Further consideration of the traffic implications will be required to be undertaken as part of a future development application.

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

The Planning Proposal has the potential to increase the concentration of residential uses in the area, which will in turn provide greater housing types to respond to the local population market demand, potentially contributing to housing choice and affordability.

Based on the assumed development outcomes the proposal has the potential to generate jobs during the construction phase. Furthermore, the proposal will increase the resident population base, which can further support local businesses in the area.

The site contains a local heritage item at 53 Sorrell Street, Parramatta. Further refinement of the built form is required to ensure the ongoing protection and maintenance of the site for the benefit of the community and its cultural heritage.

Concerns of the local community and/or state government agencies will be addressed via public exhibition of the planning proposal and accompanying DCP and VPA. Furthermore, the assessment of any future development application will explore the social and economic benefits in more detail.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

The subject land is approximately 200m walking distance from existing bus stops along Church Street and is within the vicinity of proposed light rail routes. Civil and utility infrastructure is suitably accessible to service the subject land and support the proposed development. Redevelopment of the subject site and further development within the area can optimise public infrastructure investment. However, it is recommended that the relevant infrastructure agencies be consulted during the planning proposal process.

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

Approvals from the Office of Environment and Heritage will be necessary at development application stage for any development on the site. However, it is recommended that State and Commonwealth authorities will be consulted in accordance with Section 57 of the *EP&A Act 1979*, following the outcomes of the gateway determination.

PART 4 – MAPPING

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

4.1 Existing controls

This section contains map extracts from PLEP 2011 which illustrate the current controls applying to the site.

Zoning

The existing zoning is shown in Figure 16 below, which illustrates the existing part R4 High Density Residential, and part R3 Medium Density Residential zoning applying to the site.

This Planning Proposal is not seeking to amend the zoning of the subject site.

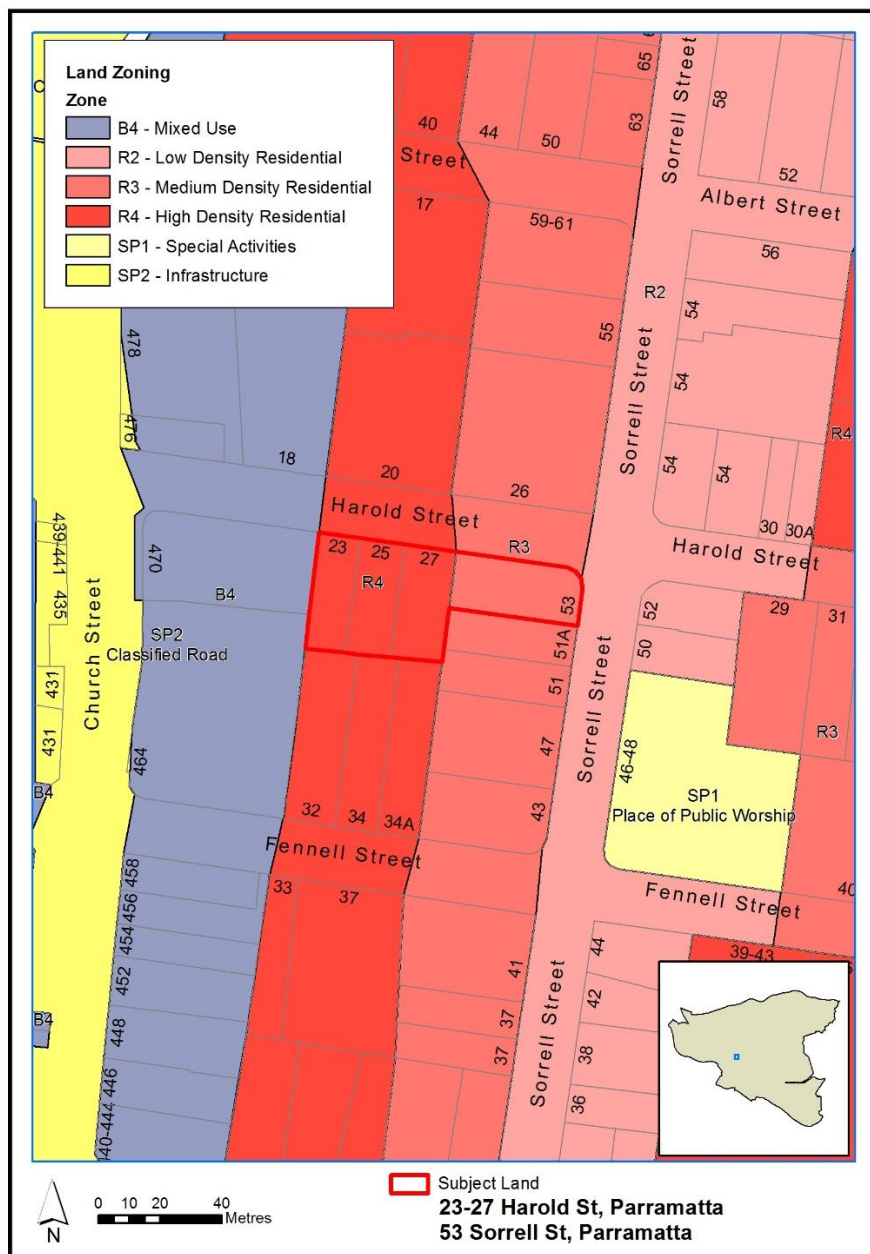


Figure 16 – Existing land zoning extracted from PLEP 2011 Land Zoning Maps

Height of Buildings

The existing height standard is shown in Figure 17 below, which illustrates the existing 11 metre height limit applying to the site.

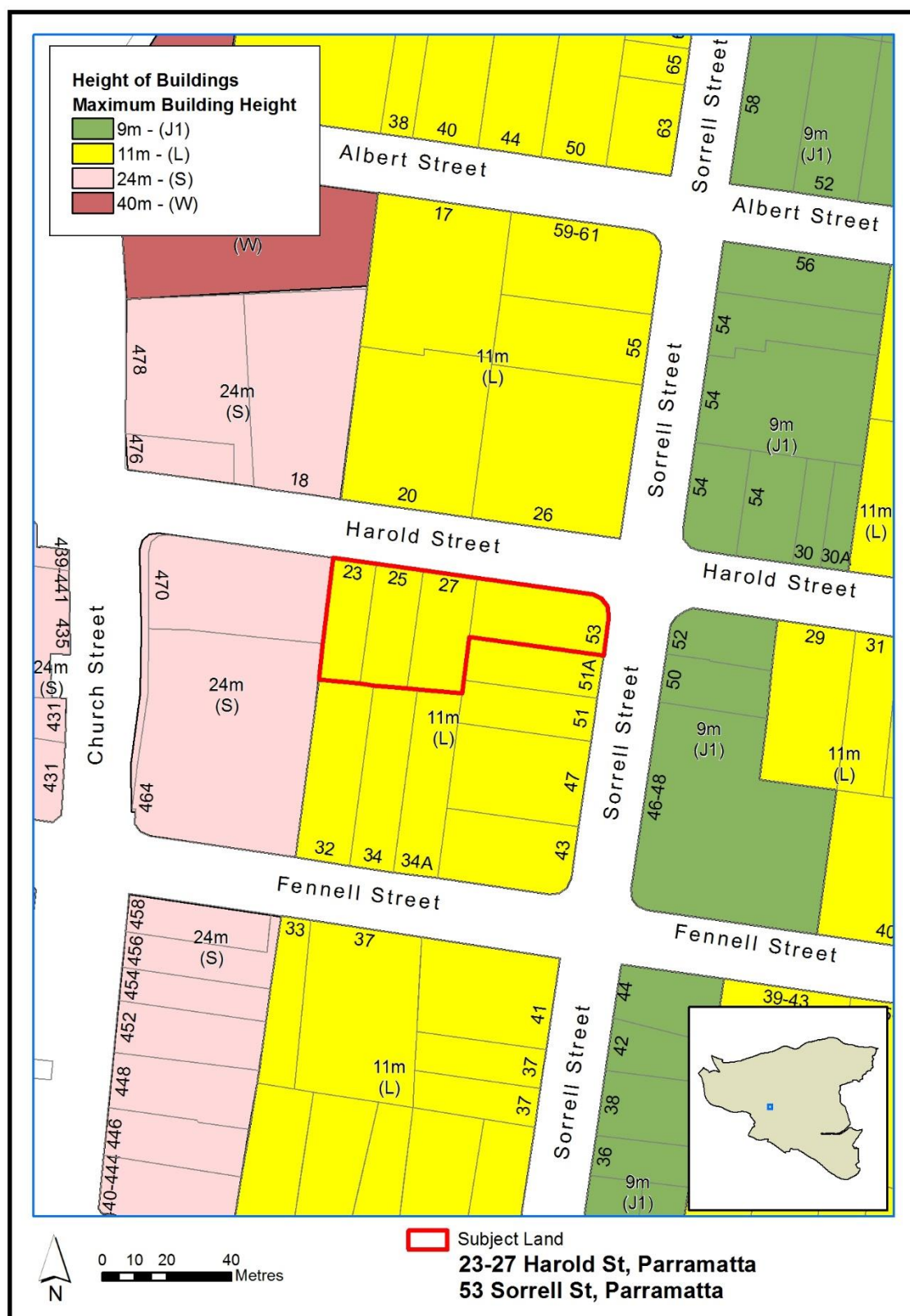


Figure 17 – Existing building heights extracted from PLEP 2011 Height of Buildings Maps

Floor Space Ratio (FSR)

The existing FSR standard is shown below in Figure 18, which illustrates the existing part 0.8:1, and part 0.6:1 FSR applying the site.



Figure 18 – Existing floor space ratio extracted from the PLEP 2011 Floor Space Ratio Map

4.2 Proposed controls

The figures in this section (Figures 20 and 21) illustrate the proposed building height and floor space ratio controls sought by this planning proposal.

Height of Buildings

Figure 20 below illustrates the proposed maximum building height of 40 metres over the sites at 23-27 Harold Street, Parramatta. No changes are proposed to the maximum building height for the site at 53 Sorrell Street, Parramatta.

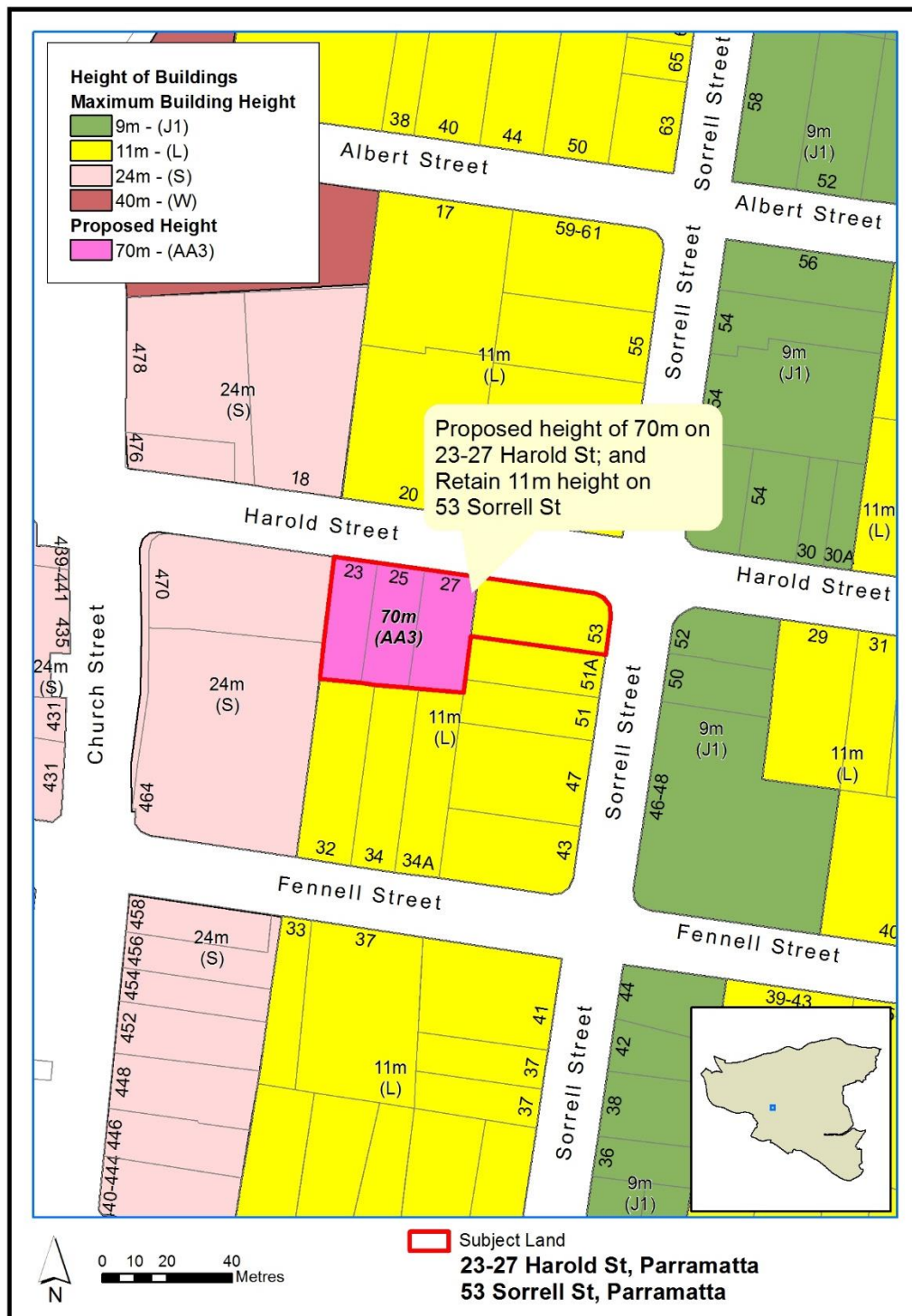


Figure 20 – Proposed amendment to the PLEP 2011 Height of Building Map

Floor Space Ratio

Figure 10 below illustrates the proposed FSR of 6:1 for the sites at 23-27 Harold Street, Parramatta. No changes are proposed to the FSR for the site at 53 Sorrell Street, Parramatta.

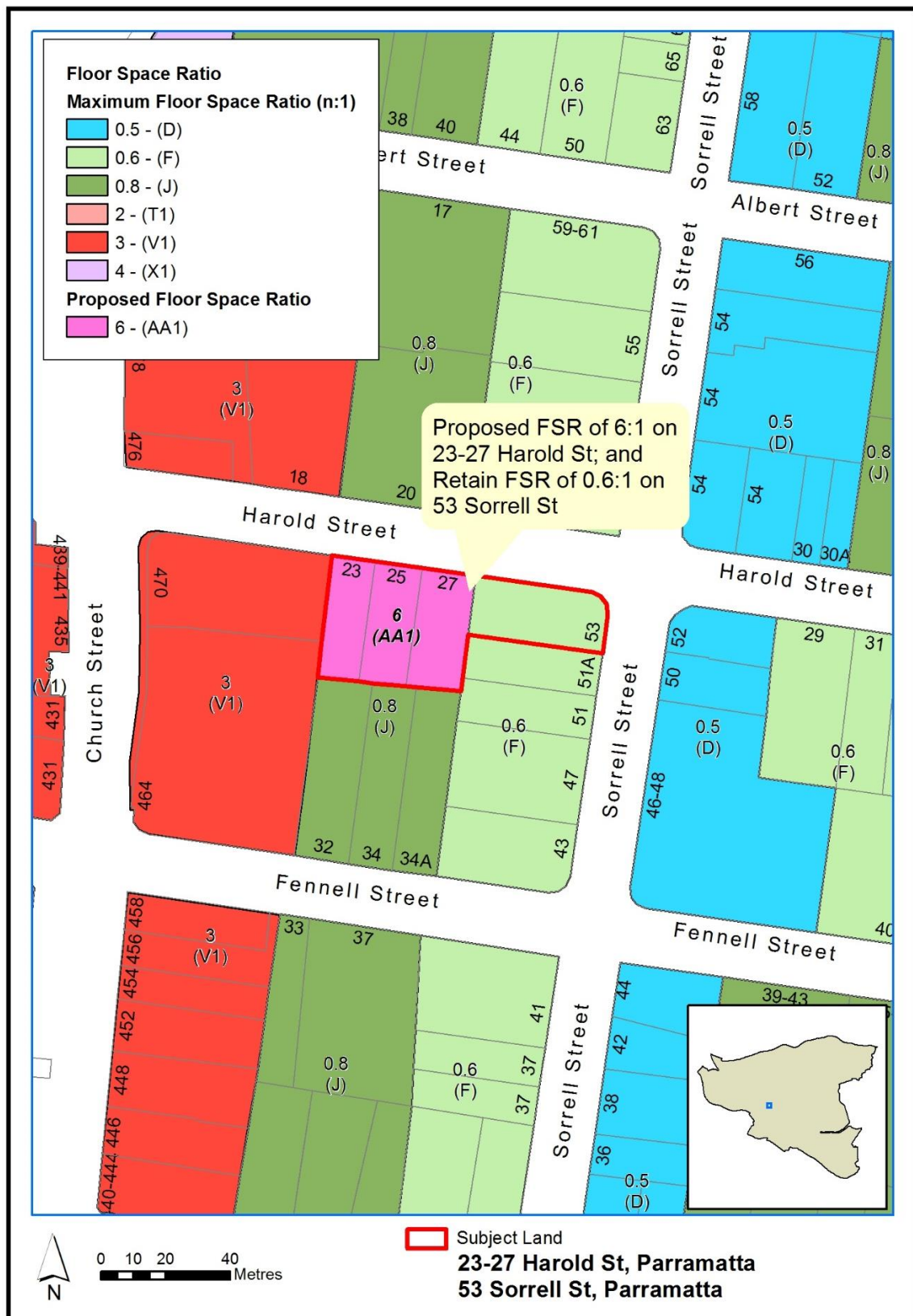


Figure 21 – Proposed amendment to the PLEP 2011 Floor Space Ratio Map

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
- Commencement and completion dates for public exhibition period and government agency notification
- Consideration of submissions
- Consideration of proposal post exhibition and reporting to Council
- Submission to the Department to finalise the LEP
- Notification of instrument

Appendix 1 – Urban Design Report

Appendix 2 – Traffic & Parking Assessment Report

Appendix 3 – Heritage Impact Statement

Appendix 4 – Heritage Issues Identification Report



Prepared by City of Parramatta Council

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