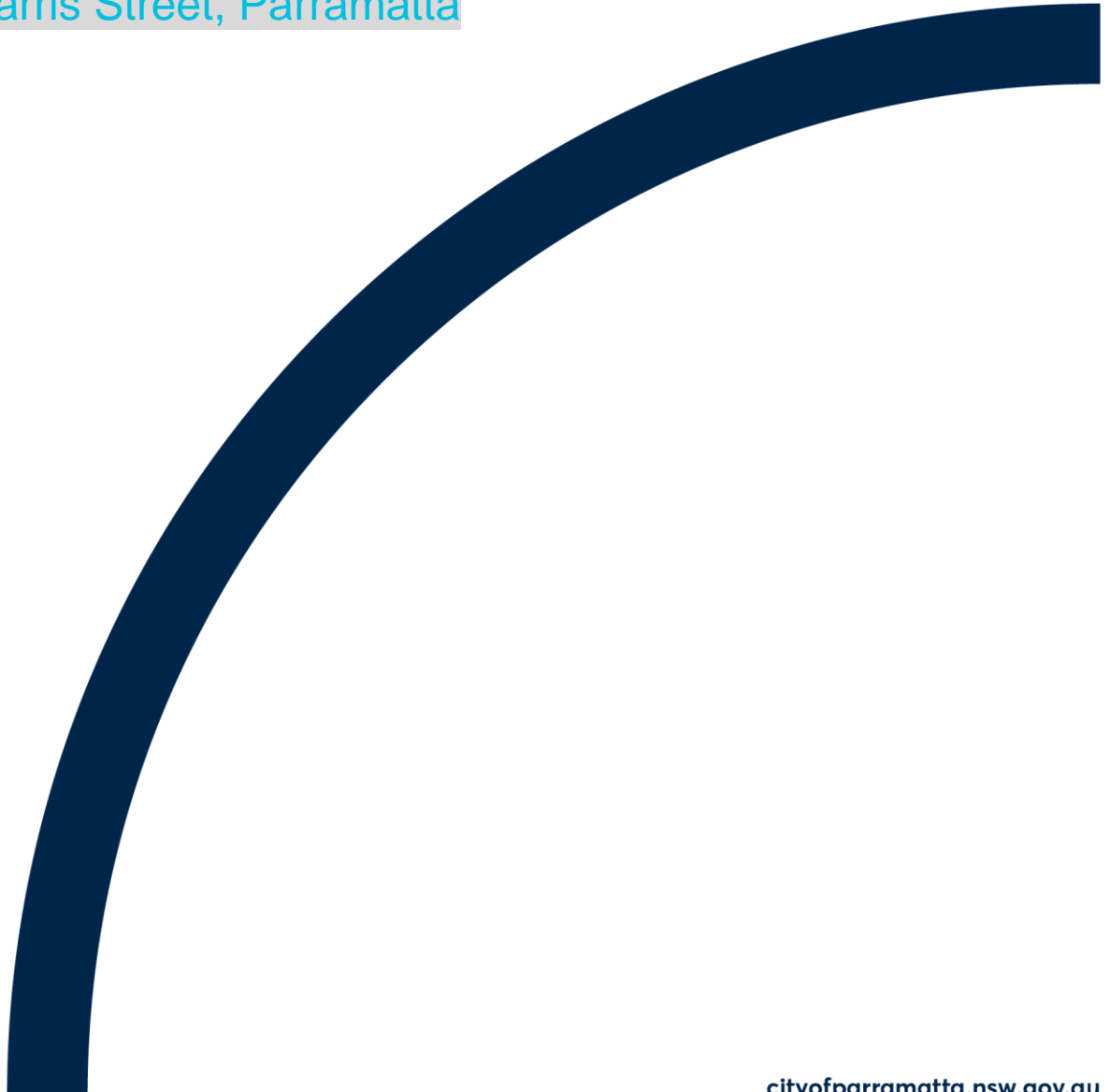


PLANNING PROPOSAL

114-118 Harris Street, Parramatta





**CITY OF
PARRAMATTA**

PLANNING PROPOSAL

114-118 Harris Street, Parramatta

[Status]

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Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Think Planners	14 May 2020

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel and Council on the assessment of planning proposal and submission to DPIE for Gateway determination

INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011* to modify the maximum building height and floor space ratio (FSR) controls that apply to land at 114 -118 Harris Street Parramatta (legally described SP 35413 and SP 53257) consistent with the broader Parramatta CBD Planning Proposal.

These amendments are sought with the intent to construct a mixed use development comprising a podium with commercial uses and a residential tower above.

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 (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Description of the site and surrounds

The subject site is located at 114-118 Harris Street Parramatta and the legal property description is SP 35413 and SP 53257.

Background and context

The planning proposal was originally submitted in August 2018. When lodged the planning proposal sought a maximum floor space ratio of 14.5:1 with no maximum building height limit. This planning proposal was submitted at the same time as two other planning proposals on adjoining land at 26-30 Parkes Street and 24 Parkes Street.

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 at the edges of the Parramatta city centre and contribute to the renewal of the town centre and character of Parramatta.

The proposed amendments are driven by a desire to deliver a superior urban design outcome for the site which addresses Council's vision for stepping buildings down in height and density from the centre of the CBD to the South Parramatta Conservation Area but also delivering development which is consistent with the desired future character of Parramatta. The proposed amendments to planning controls will facilitate the delivery of high quality development contributing to much needed housing supply within this strategic centre. The proposal has been the subject of a design review that analyses broader urban design principles as well as site specific reference architecture.

This planning proposal was submitted ahead of the finalisation the Parramatta CBD Planning Proposal due to site specific conditions that are addressed in this planning proposal. The draft LEP provisions published for the Parramatta CBD comprise controls to allow an incentive Height and Floor Space Ratio.

This planning proposal has since been amended over time to align with the sliding scale floor space ratio as proposed in the Parramatta CBD Planning Proposal. The subject site, 114-118 Harris Street has a total site area of 1776m² and is located within proximity to the south eastern

edge of the Parramatta CBD. The site fronts onto Harris Street to the east, the canal to the north and is shown in Figure 1, below.

To east of the site is the mid-sized Robin Thomas Reserve, which is one of the few city centre open space areas and contributes to the character and amenity of the area.

To the south of the site, across Parkes St, are apartment buildings that are estimated to date from the 1970s and 1980s. To the north of the site Clay Cliff Creek (an open concrete channel) immediately adjoins the boundary.

The locality is characterised by a mix of uses and built form. To the west of the site is generally aged building stock that is currently undergoing a transition in character because of development approvals under construction and recent Planning Proposals at 14-20 Parkes St Parramatta. It is noted the strategic context map provided below demonstrates the sites location.



Figure 1 – Site at 114-118 Harris Street Parramatta subject to the planning proposal

Existing planning controls

Pursuant to Parramatta Local Environmental plan 2011 (PLEP 2011):

- The site is zoned B4 Mixed Use;
- Has a maximum building height of 54m and a maximum FSR of 4:1.

- The site is not identified as an item of local heritage significance, however is in close proximity of Experiment Farm and is affected by solar access provisions which ensure Experiment Farm is not impacted by overshadowing.
- Is the subject of additional local provisions under Part 7 given the sites location within the Parramatta City Centre
- Identified as Class 4 Acid Sulfate Soils.
- The site is identified as being flood-prone and affected by the PMF.

An extract of each the above maps is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to seek the revisions to the maximum building height and floor space ratio controls for land at 114-118 Harris Street Parramatta to facilitate a mixed use comprising approximately 218 dwellings, 2,095m² of commercial floor space at the ground and first floor within the mixed use building.

To facilitate the site's redevelopment, it is proposed the Parramatta Local Environmental Plan 2011 (PLEP) is to be amended to:

- Has a maximum building height of 126 m and a maximum mapped FSR of 10:1.
- Include site-specific controls that provide for the following:
 - Controls for the management of flooding.
 - Requirement that the mapped FSR of 10:1 is subject to sliding scale requirements.
 - Requirement for mandatory 1:1 of commercial floor space.
 - Requirement for a maximum car parking rate in accordance with the Parramatta CBD Strategic Transport Study and resolution of Council of 10 April 2017.
 - Requirement to demonstrate Experiment Farm is not overshadowed by development of the site.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta LEP 2011 (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_010]) from 54 metres to 126 metres which equates to 32 storeys. Refer Figure [#] in Part 4 of this planning proposal.
2. Amend the maximum FSR in the **Floor Space Ratio Map** (Sheet FSR_010]) from 4:1 to 10:1. Refer Figure # in Part 4 of this planning proposal.
3. Amend the Special Areas Provision Map (Sheet CL1_010) to identify the site. Refer to Figure # in Part 4 of this planning proposal.
4. Insert a new Clause in Part 7 to include site specific provisions as follows:
 - a. Inclusion of controls to deal with management of flooding including, but not limited to, provisions for safe refuge and ensure the building is capable of withstanding and does not obstruct flood flows.
 - b. Provision outlining that the mapped FSR of 10:1 is subject to the sliding scale requirements of Clause 7.2 of the draft LEP provisions of the Parramatta CBD Planning Proposal
 - c. Requirement for minimum 1:1 commercial floor space.
 - d. Maximum parking rates, in line with the resolution of the City of Parramatta Council on 26 November 2019 with regard to parking rates in the CBD Planning Proposal.
 - e. Requirement to demonstrate Experiment Farm is not overshadowed by development of the site.

1.1. Other relevant matters

1.1.1. Voluntary Planning Agreement

A draft Planning Agreement has been prepared with the applicant to require them to contribute towards the provision of community infrastructure in the Parramatta CBD. Pursuant to Council's resolution on 10 July 2017, the draft Planning Agreement is to be publicly exhibited concurrently with the planning proposal and the draft DCP.

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 on the proposal.

3.1.1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The planning proposal is a result of an application from the landowner seeking to increase the density of development permitted on the site. The planning proposal was amended to reflect the Parramatta CBD Planning Strategy (the Strategy) and the Parramatta CBD Planning Proposal (CBD PP).

Council adopted the Strategy at its meeting of 27 April 2015. The Strategy is the outcome of a study which reviewed the current planning framework and also a significant program of consultation with stakeholders and the community. The Strategy sets the vision for the growth of the Parramatta CBD. Council has subsequently prepared a planning proposal which has been informed by workshops and Council resolutions.

The CBD PP was adopted by Council on 11 April 2016 and submitted to the Department of Planning and Environment. The CBD PP seeks a potential increase in height and FSR for sites within the Parramatta CBD subject to provision of community infrastructure.

The Department of Planning issued a Gateway in December 2018 and the CBD PP is Council's most recently adopted position on density increases in the Parramatta CBD.

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

It is considered that the planning proposal is the best means of achieving the stated objective of urban revitalisation of this land. The planning proposal is certainly the most efficient mechanism available for stimulating urban renewal and accelerating delivery of high-density housing in a manner consistent with the strategic directions established in the documents the Plan for Growing Sydney, A Metropolis of Three Cities – Greater Sydney Region Plan, the Central City District Plan, the Greater Parramatta and Olympic Peninsular Plan, the CBD Planning Proposal and the Parramatta CBD Strategy.

The planning proposal assists in amending the planning controls ahead of the Parramatta CBD Planning Strategy's expected timeframe.

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 Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objective/s supported by a Strategy or Strategies. Those objectives and or strategies relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in Table 3a, below.

Table 3a – Consistency of planning proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	This Planning Proposal is consistent with the objectives of this direction as the site is less than 600m from Parramatta Rail Station. Bus stops associated with bus services linking Parramatta and Macquarie Park via Epping and Parramatta and Pennant Hills are immediately adjacent to the site.
	O2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	O3: Infrastructure adapts to meet future need	Redevelopment of the site in accordance with the Planning Proposal will result in an increase in the residential population, however this is not considered to be significant.
	O4: Infrastructure use is optimised	Further a Letter of Offer has been submitted by the land owner with this planning proposal to enter into a VPA making contributions in accordance with Council's Value Sharing Policy.

Liveability

An assessment of the planning proposal's consistency with the GSRP's relevant Liveability objectives is provided in Table 3b, below.

Table 3b – Consistency of planning proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
A city for people	O6: Services and infrastructure meet communities' changing needs	As noted above, as part of the Planning Proposal the land owner has offered to enter into a Planning

		Agreement with Council in accordance with the adopted Value Sharing Policy. Therefore, the increased demand for infrastructure will be managed as part of the draft Planning Agreement to be entered into with Council in conjunction with the planning proposal and Section 7.12 contributions at the DA stage.
	O7: Communities are healthy, resilient and socially connected	The Planning Proposal is to be supported by a site specific development control plan that will guide the built form of the proposed development to ensure it responds to the unique urban characteristics of the fringe of the Parramatta CBD, particularly those posed by the topography of the site, the adjoining road, Robin Thomas Reserve and nearby Harris Park conservation area.
	O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	
	O9: Greater Sydney celebrates the arts and supports creative industries and innovation	
Housing the city	O10: Greater housing supply	The site reference plan which accompanies the Urban Design Analysis prepared for the Planning proposal, identifies that, if development proceeds in accordance with that plan, approximately 218 new dwellings will be located on the site. Therefore, it is considered that the Planning proposal is consistent with the objectives of this direction.
	O11: Housing is more diverse and affordable	
A city of great places	O12: Great places that bring people together	The planning proposal is located nearby Experiment Farm and has been design to a maximum building height that results in no impact to overshadow Experiment Farm. The proposed maximum building height will ensure there is no impact when a future DA is prepared and detailed designs for the site.
	O13: Environmental heritage is identified, conserved and enhanced	

Productivity

An assessment of the planning proposal's consistency with the GSRP's relevant Productivity objectives is provided in Table 3c, below.

Table 3c – Consistency of planning proposal with relevant GSRP Actions – Productivity

Productivity Direction	Relevant Objective	Comment
A well connected city	O14: The plan integrates land use and transport creates walkable and 30 minute cities	The site is located within the GOP Corridor of the Central City and locates additional housing in the vicinity of major transport corridors. The planning proposal satisfies O14 and O15 of the region plan.
	O15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	

Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	This Planning Proposal is generally consistent with the vision under O19 of the region plan. It provides higher density housing in Parramatta with proximity to public transport, local schools, amenities and services. Parramatta Railway Station is 600m from the site and provides direct regular services to other parts of Western Sydney and the Sydney CBD.
	O22: Investment and business activity in centres	The planning proposal will provide more than 2,000m ² of commercial/retail floor space which will generate space for small scale business activities on the site.

Sustainability

An assessment of the planning proposal's consistency with the GSRP's relevant Sustainability objectives is provided in Table 3d, below.

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	O31: Public open space is accessible, protected and enhanced	The planning proposal will create an active frontage to Robin Thomas Reserve which assists with the casual surveillance and general enhancement of this space. The proposal also comprises its own communal open space including a large deep soil area running parallel with the canal which forms the northern boundary of the site.
	O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths	
An efficient city	O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	The proposal does not include sustainability initiatives such as recycled water, sustainable building materials, photovoltaics. Should the proposal proceed, initiatives towards net-zero emissions by 2050, methods of recycling construction and ongoing waste should be investigated as part of the Development Application stage. Further consideration should be given to Council's Environmental Sustainability Strategy when delivering the proposal.
	O34: Energy and water flows are captured, used and re-used	
	O35: More waste is re-used and recycled to support the development of a circular economy	

Implementation

An assessment of the planning proposal's consistency with the GSRP's relevant Implementation objectives is provided in Table 3d, below.

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Implementation

Implementation Direction	Relevant Objective	Comment
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Implementation	O39: A collaborative approach to city planning	Should the planning proposal be satisfactory following feedback and issues raised from stakeholders during the exhibition period it should proceed in accordance with Section 3.34.
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Great Parramatta to the Olympic Peninsula (GPOP) Vision

In October 2016, prior to the release of the draft district plans, the Greater Sydney Commission released a visioning document for the Greater Parramatta to Olympic Peninsula (GPOP) area. GPOP is a centrepiece of the Greater Sydney Commissions District plan for the Central City within which the bulk of the GPOP is located.

The vision for GPOP is: “our 2036 vision: GPOP will be Greater Sydney’s true centre – the connected, unifying heart”.

It is focused on driving 12 directions to deliver the GPOP Vision. The document also noted that the GPOP area is the subject of several land use planning activities which are to progress alongside, and consistent with, the developing GOPO Vision, such as the GPOP Land Use and Infrastructure Strategy, Department of Planning and Environment.

The site is located within the Parramatta CBD Westmead Health and Education Super Precinct. The planning proposal is consistent with the vision and directions of GPOP Vision as it will:

- Deliver additional housing and employment within Parramatta CBD that will revitalise the city centre and support the commercial core.
- Provide a mix of housing (Studios and 1 to 3 bedroom units) to suit individual household needs, preferences and budgets.
- Respect the heritage values of items within the vicinity of the site.
- Redevelop a site that has good access to public transport, jobs, services, recreational, educational and other opportunities.

Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* (“CCDP”) is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions. Those Planning Priorities and Actions relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal’s consistency with the CCDP’s relevant Infrastructure and Collaboration Priorities and Actions is provided in Table 4a, below.

Table 4a – Consistency of planning proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
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<p>A city supported by infrastructure</p> <p>O1: Infrastructure supports the three cities</p> <p>O2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>O3: Infrastructure adapts to meet future need</p> <p>O4: Infrastructure use is optimised</p>	<p>PP C1: Planning for a city supported by infrastructure</p> <ul style="list-style-type: none"> • A1: Prioritise infrastructure investments to support the vision of <i>A metropolis</i> • A2: Sequence growth across the three cities to promote north-south and east-west connections • A3: Align forecast growth with infrastructure • A4: Sequence infrastructure provision using a place based approach • A5: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans • A6: Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities 	<p>This proposal seeks to permit additional density of the site to deliver a high density mixed use development with 218 apartments.</p> <p>Further, the site is situated along a classified road and 600m of the Parramatta Station (and proposed metro rail stop). Any uplift in residential yield for the site should consider the place-based approach that responds to the built form.</p> <p>The VPA Letter of Offer also includes a number of infrastructure provisions to support the development changes for the site and surrounding vicinity. These items will contribute to the provisions of existing infrastructure assets in the area and support the actions of PP C1.</p>
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Liveability

An assessment of the planning proposal's consistency with the CCDP's relevant Liveability Priorities and Actions is provided in Table 4b, below.

Table 4b – Consistency of planning proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
<p>A city for people</p> <p>O6: Services and infrastructure meet communities' changing needs</p>	<p>PP C3: Provide services and social infrastructure to meet people's changing needs</p> <ul style="list-style-type: none"> • A8: Deliver social infrastructure that reflects the need of the community now and in the future • A9: Optimise the use of available public land for social infrastructure 	<p>The planning proposal exhibits a layout that aims to maximize the existing public domain, contribute to construction of a new road adjacent to the site and enhance facilities at the nearby public recreation area at Robin Thomas reserve.</p>
<p>O7: Communities are healthy, resilient and socially connected</p> <p>O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p>O9: Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>PP C4: Working through collaboration</p> <ul style="list-style-type: none"> • A10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d). • A11: Incorporate cultural and linguistic diversity in strategic planning and engagement. • A12: Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. • A13: Strengthen the economic self-determination of Aboriginal communities by engagement and 	<p>The planning proposal exhibits a range of new dwelling types which will serve a large range of different household types in the future residential community.</p>

	<p>consultation with Local Aboriginal Land Council's.</p> <ul style="list-style-type: none"> • A14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden including (a-c). • A15: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places 	
<p>Housing the city</p> <p>O10: Greater housing supply</p> <p>O11: Housing is more diverse and affordable</p>	<p>PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</p> <ul style="list-style-type: none"> • A16: Prepare local or district housing strategies that address housing targets [abridged version] • A17: Prepare Affordable Rental housing Target Schemes 	<p>The planning proposal seeks to increase the yield of residential dwelling on the site with a gross floor area of 21,062m² and approximately 218 new dwellings. The proposal make a contribution to the housing targets for the Parramatta LGA and the Central City district.</p>
<p>A city of great places</p> <p>O12: Great places that bring people together</p> <p>O13: Environmental heritage is identified, conserved and enhanced</p>	<p>PP C6: Creating and renewing great places and local centres, and respecting the District's heritage</p> <ul style="list-style-type: none"> • A18: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e) • A19: Identify, conserve and enhance environmental heritage by (a-c) • A20: Use place-based planning to support the role of centres as a focus for connected neighbourhoods • A21: In Collaboration Areas, Planned Precincts and planning for centres (a-d) • A22: Use flexible and innovative approaches to revitalise high streets in decline. 	<p>The CCDP encourages a place-based and collaborative approach throughout planning, design and development stages with a focus on centres supported by connected neighbourhoods.</p> <p>The planning proposal exhibits planning principles that support a place-based approach that connects the site with the vicinity and nearby land uses in Parramatta and Harris Park.</p>

Productivity

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4c, below.

Table 4c – Consistency of planning proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
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<p>A well-connected city</p> <p>O19: Greater Parramatta is stronger and better connected</p>	<p>PP C7: Growing a stronger and more competitive Greater Parramatta</p> <ul style="list-style-type: none"> • A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] • A24: Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead • A25: Support the emergency services transport, including helicopter access • A26: Prioritise infrastructure investment [abridged] • A27: Manage car parking and identify smart traffic management strategies • A28: Investigate opportunities for renewal of Westmead East as a mixed use precinct 	<p>The planning proposal wishes increase the dwelling capacity of the site for high density residential uses in Parramatta. Council officers are satisfied that the planning proposal contributes to the competitiveness and vibrancy of Greater Parramatta, with the 218 dwellings supported by the future draft site specific DCP and a draft VPA. Items towards public domain and streetscape improvements are included in the VPA to assist in prioritizing investment and managing traffic and transport in the area. The planning proposal also includes a Traffic and Transport assessment and will be included as part of the exhibition to satisfy A27.</p>
<p>Jobs and skills for the city</p> <p>O15: The Eastern, GOPP and Western Economic Corridors are better connected and more competitive</p>	<p>PP C8: Delivering a more connected and competitive GOPP Economic Corridor</p> <ul style="list-style-type: none"> • A28: Investigate opportunities for renewal of Westmead East as a mixed use precinct PPC8 • A29: Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GOPP Economic Corridor • A30: Prioritise transport investments that enhance access to the GOPP between centres within GOPP 	<p>The planning proposal, future site specific DCP and draft Planning Agreement include infrastructure arrangements towards the adjacent public domain, proposed roads, traffic signalling and nearby public reserve. These infrastructure works contribute to a more connected and competitive GOPP corridor and satisfy the actions of this section under A29 and A30.</p>
<p>O14: The plan integrates land use and transport creates walkable and 30 minute cities</p> <p>O16:</p>	<p>PP C9: Delivering integrated land use and transport planning and a 30-minute city</p> <ul style="list-style-type: none"> • A32: Integrate land use and transport plans to deliver a 30-minute city • A33: Investigate, plan and protect future transport and infrastructure corridors • A34: Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network • A35: Optimise the efficiency and effectiveness of the freight handling and logistics network by (a-d) • A36: Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train link from Schofields to WS 	<p>The planning proposal is situated on a site in close proximity to the Parramatta Railway, future Metro Rail and light rail transport corridors. The proposal demonstrates that it is consistent with the objective to integrate land use with transport.</p>

	Airport as well as Outer Sydney Orbital and Bells Line of Road-Castlereagh connections	
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Sustainability

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4d, below.

Table 4d – Consistency of planning proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
A city in its landscape O25: The coast and waterways are protected and healthier	PP C13: Protecting and improving the health and enjoyment of the District's Waterways <ul style="list-style-type: none"> • A60: Protect environmentally sensitive areas of waterways • A61: Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport • A62: Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes • A63: Work towards reinstating more natural conditions in highly modified urban waterways 	The site is not located in an environmentally sensitive location.
O31: Public open space is accessible, protected and enhanced	PP C17: Delivering high quality open space <ul style="list-style-type: none"> • A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged] 	The planning proposal will create an active frontage to Robin Thomas Reserve which assists with the casual surveillance and general enhancement of this space. The proposal also comprises its own communal open space including a large deep soil area running parallel with the canal which forms the northern boundary of the site.
An efficient city O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change O34: Energy and water flows are captured, used and re-used O35: More waste is re-used and recycled to support the development of a circular economy	PP C19: Reducing carbon emissions and managing energy, water and waste efficiently <ul style="list-style-type: none"> • A75: Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050 • A76: Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency • A77: Protect existing and identify new locations for waste recycling and management • A78: Support innovative solutions to reduce the volume of waste and 	The proposal does not include sustainability initiatives such as recycled water, sustainable building materials, photovoltaics. Should the proposal proceed, initiatives towards net-zero emissions by 2050. These actions were introduced as part of the new district plans, following which the proposal as initiated. Council and the applicant should investigate further opportunities for the development to reflect Council's Environmental Sustainability Strategy when delivering the proposal at the Development Application stage.

	<p>reduce waste transport requirements</p> <ul style="list-style-type: none"> • A79: Encourage the preparation of low carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimising car parking provisions where an increase in total floor in 100,000sqm 	
<p>O36: People and places adapt to climate change and future shocks and stresses</p> <p>O37: Exposure to natural and urban hazards is reduced</p> <p>O38: Heatwaves and extreme heat are managed</p>	<p>PP C20: Adapting to the impacts of urban and natural hazards and climate change</p> <ul style="list-style-type: none"> • A81: Support initiatives that respond to the impacts of climate change • A82: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards • A83: Mitigate the urban heat island effect and reduce the vulnerability to extreme heat • A84: Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley • A85: Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD 	<p>The proposal is not located in a location identified as impacted by natural hazard zones such as bushfire. Initiatives listed in the abovementioned sustainability priorities contribute to A83 to mitigate urban heat island effect in the area. The proposal is satisfactory under PP C20.</p>

3.2.1. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local 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 by allowing for appropriate mix of residential and non residential uses located in a centre with public transport, shops and community facilities in close proximity. The proposal will activate the street and improve the walkability of the city centre with retail on the ground floor. The development will also allow for concentration of housing around transport nodes and contribute towards dwelling targets for NSW.

Parramatta CBD Planning Proposal

The CBD PP was adopted by Council on 11 April 2016. The CBD PP is the outcome of detailed studies which reviewed the current planning framework. The CBD PP seeks controls responding to the vision for growth of the Parramatta CBD as Australia's next great city. The CBD PP identified a need for significant growth in the Parramatta City Centre to which this planning proposal responds.

In line with the Strategy, Council subsequently prepared the Parramatta CBD PP which was informed by Councillor workshops held 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 FSRs 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 increased in the Parramatta CBD. Council is received a Gateway Determination in December 2018 for the CBD PP.

Under the CBD PP, the following key planning controls are identified for the site at 114-118 Harris Street Parramatta:

- Zoning: the current B4 Mixed Use zoning is retained.
- Height of buildings: the Base HOB control for this site retains the current planning control of 54m, while there is no incentive HOB control assigned to this site. This is consistent with the general policy direction of the CBD PP, which is that for most site in the CBD – there are no incentive height controls, with maximum building heights being effectively controlled by sun access planes and aviation operational parameters.
- FSR: the total maximum FSR achievable for this site under the CBD PP is 11.36:1 comprising the following:
 - The based FSR is 4:1 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.
 - The incentive FSR control for the site is 10:1. Under the CBD PP Incentive FSR controls are achievable provided that an appropriate contribution to Community infrastructure is made.
 - 15% bonus of the incentive FSR provided that a Design Excellence process has been undertaken in accordance with the PLEP 2011.

A summary of the proposed controls for the site in line with the CBD PP are detailed below.

Height

The CBD provides that the maximum height limit (incentive height) of 243m AHD apply to the majority of land zoned B4 Mixed Uses within the CBD subject to the delivery of community infrastructure.

Previous Gateway Determinations received for other site-specific CBD planning proposals required insertion of a numeric HOB control. Accordingly, it was recommended that a numeric HOB control that corresponds to the reference design for the site be included in this planning proposal. The proposal also has potential to impact on the overshadowing of Experiment Farm as such the maximum building height of 126 m (145 m – 38 storeys with design excellence) is proposed for this site.

Floor space ratio

Under the CBD PP the majority of sites in the CBD are identified on the new Incentive FRS map as 10:1, with additional floor space bonuses on certain sites up to 15:1.

The planning proposal has been amended to apply for an FSR of 10:1 in line with a mandatory 1:1 of commercial floor space provided (also in line with the CBD PP).

The site is subject to the FSR sliding scale which on this site is calculated as follows:

Site area = 1,776m²

X = (site area – 1,000) 800

X = 0.97

Formula = 6 + (4 x 0.97):1

Thus = 9.88:1 + 15% design competition = 11.362:1

Non residential floor space

A local clause is proposed in the CBD PP that requires a minimum of 1:1 FSR of commercial floor space to be provided as part of a mixed use development on certain sites zoned B4 Mixed Use.

The policy objective of this control is to contribute employment generating floor space consistent with Parramatta's role as a key employment centre in Western Sydney. The current market conditions have seen the majority of B4 zoned sites obtain approvals for and be developed for almost entirely residential purposes with nominal ground floor retail uses.

Site specific clause

A site specific clause has been included in this planning proposal to:

- Provide for the management of flooding.
- Provide for the mapped FSR of 10:1 to be subject to sliding scale requirements.
- Provide for a minimum 1:1 commercial floor space.
- Ensure parking is provided in accordance with Council's parking rates consistent with the CBD PP.
- Demonstrate Experiment Farm is not overshadowed by development of the site.

Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement came into effect on 31 March 202 and this document sets out the 20-year vision for land use planning for the City of Parramatta. The LSPS contains 16 planning priorities under 4 key themes which are:

1. Local planning priorities
2. Liveability planning priorities
3. Productivity planning priorities
4. Sustainability planning priorities.

The planning proposal delivers new housing and non residential floor space within the CBD which is entirely aligned with the LSPS. The planning proposal will assist with growing the economy with the Parramatta CBD and enhance liveability through the provision of new housing in a highly accessible location.

Parramatta Local Housing Strategy

The Local Housing Strategy (LHS) seeks to provide direction at the local level about when and where future housing growth will occur.

This planning proposal assists with delivering Planning Priority C9 of the LHS by providing housing that is within the 30-minute city scenario being located within the Parramatta CBD. The housing will also have access to existing as well as planned new infrastructure including the light rail and future Metro railway stations.

The planning proposal will deliver approximately 218 new dwellings that will complement the economic significance of both the Central City and the City of Parramatta meeting Planning Priority C7 for Growing a stronger and more competitive Great Parramatta.

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.

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

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 5 below).

Table 5 – Consistency of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP 33 – Hazardous and Offensive Development	✓	Not relevant to proposed amendment.
SEPP No 55 Remediation of Land	✓	The existing uses of the site include residential development which are unlikely to result in contamination of the land. May be relevant to future DAs.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	✓	Detailed compliance with SEPP 65 will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal. During the design development phase, detailed testing of SEPP 65 and the Apartment Design Guidelines was carried out and the indicative scheme can demonstrate compliance with the SEPP.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to proposed amendment.

SEPP (BASIX) 2004	✓	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 (Affordable Rental Housing) 2009	✓	May apply to future development of the site.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the site.
SEPP (Infrastructure) 2007	✓	May apply to future development of the site.
SEPP (State and Regional Development) 2011	✓	May apply to future development of the site.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	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 appropriately at DA stage.
SEPP (Urban Renewal) 2010	N/A	Not relevant to proposed amendment.

3.2.3. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 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
- Housing, Infrastructure and Urban Development
- Local plan making

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

Table 6 – Consistency of planning proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	This Planning Proposal does not seek to rezone the land from the existing B4 Mixed Use zone.	Yes

2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	<p>The subject site does not contain any heritage items or conservation areas however, the impact of a development must ensure the solar access to Experiment Farm is protected.</p> <p>The proposed building envelope and indicative architectural plans within the Urban Design Analysis (Appendix A) show the development does not overshadow Experiment Farm.</p> <p>Council is satisfied that there is no overshadow impact to Experiment Farm under the proposed indicative massing. 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 item is managed appropriately.</p>	Yes
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> • facilitates additional housing in the Parramatta City Centre • provides residential development in an existing urban area that will be fully serviced by existing infrastructure • does not reduce the permissible residential density of land. 	Yes
Direction 3.4 - Integrating Land Use and Transport	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> • 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 the heavy rail service. • will maintain and provide additional commercial premises in proximity to existing transport links • 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 4 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2011. This will be addressed further at the development application stage.	Yes
Direction 4.3 - Flood Prone Land	<p>The site is flood prone as it is located within the Clay Cliff Creek floodplain. The proposal can be developed with a minimum floor level to comply with flood planning requirements and is generally suitable for residential development from a flood risk perspective. It is proposed that provisions be added to the Planning Proposal that require development to address floodplain risk management in a manner consistent with the approach adopted in the Parramatta CBD Planning Proposal.</p> <p>Controls will require safe areas for refuge and ensure the building is capable of withstanding and does not obstruct flood flows. At the DA stage, design details will be considered to ensure that controls in the relevant planning documents are appropriately addressed.</p>	Yes

5. 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
Direction 6.3 - Site Specific Provisions	The Planning Proposal does not introduce any site specific provisions.	Yes
6. Metropolitan Planning		
Direction 7.1 - Implementation of A Plan for Growing Sydney	<p>This proposal is consistent with the objectives and strategies of A Plan for Growing Sydney as outlined in the Planning Proposal report. The Planning Proposal is consistent with the NSW Government's A Plan for Growing Sydney. Refer to Part 3 – Justification of this report, Section B – Relationship to Strategic Planning Framework of the Planning Proposal for an explanation of the consistency of the Planning Proposal with A Plan for Growing Sydney.</p> <p>The planning proposal achieves the overall intent of the Plan and seeks to implement the achievement of its vision, land use strategy, policies, outcomes or actions.</p> <p>This planning proposal seeks to facilitate development of this key parcel of land within the Quarter which will encourage economic investment in this strategic centre, employment</p>	Yes
Direction 7.5 – Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	<p>The planning proposal is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan. The land is identified as a potential precinct targeted for growth, particularly within 1km of the new light rail stops. The land is within Parramatta CBD which is within proximity the planned Parramatta Light Rail with swift connections access to Westmead, Silverwater and Olympic Park.</p> <p>The planning proposal is entirely consistent with this Direction.</p>	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 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.

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

- Flooding
- Transport and Accessibility Assessment

Heritage

A heritage analysis has been carried out by Cracknell & Lonergan Associates Pty Ltd has been commissioned to assess the impact of the proposed works heritage interface precinct along Harris Street, and its potential impacts upon the Experiment Farm heritage item and surrounding public domain elements. This analysis is to be provided under separate cover. The report evaluates the context and setting; the cultural significance of the heritage item and the heritage conservation area(s), and it has assessed the proposed development along Harris Street and Parkes Street against the statutory and development controls for the heritage item, Experiment Farm.

Accordingly, the Planning Proposal does not adversely and unacceptably impact upon the heritage items or places. The analysis confirms that the additional height, density and general form will have minor and acceptable heritage impact and sets out the need for some detailed analysis and design considerations as part of the future development application for the site.

The existing planning controls relating to Experiment Farm, contained within the Parramatta LEP and the Parramatta DCP, relate only to the protection of view corridors. No controls in relation to overshadowing, typically found in Clause 7.4 of the LEP, apply to Experiment Farm.

Experiment Farm Cottage and Environs (I00768) is designated an item of State significance under Part 1 to Schedule 5 of LEP 2011; and an archaeological site (A00768) of State significance under Part 3 to Schedule 5 of LEP 2011. In addition, the area is also within the Experiment Farm Heritage Conservation Area under Part 2 to Schedule 5 of LEP 2011. Experiment Farm Cottage is also specifically listed on the State Heritage Register (SHR 00768) under the NSW Heritage Act.

Notwithstanding the absence of existing planning controls in relation to shadowing of Experiment Farm, Council has indicated an intention to introduce a Sun Access Protection surface to Experiment Farm. The Council has commissioned two studies to deal with different aspects of heritage for the City Centre (Urbis 2015 and Hector Abrahams Architects 2017). The Urbis and Hector Abraham Studies both included a series of recommendations and findings for planning controls to be incorporated into the CBD Planning Proposal. This control is neither certain or imminent given that the CBD Planning Proposal has not been issued by the Department of Planning, and once issued, will be the subject of public consultation and potential amendment or even deletion.

It is noted that not all of the recommendations or findings of the two heritage studies were supported by the staff or endorsed by the Council. The recommendations and findings that have been adopted are likely to also be subject to challenge and debate during the future public exhibition phase of the CBD Planning Proposal. Therefore, absolute reliance upon, or enforcement of, the recommendations and findings of these studies is not considered appropriate.

Notwithstanding the lack of existing controls and the uncertainty in relation to future planning controls for solar access to Experiment Farm, in preparing the Planning Proposal, the proponent and consultant team have been cognisant of the Councils intention to introduce a Sun Access Protection surface to Experiment Farm, particularly between the hours of 10am and 2pm for mid-winter.

Throughout the design development for this Planning Proposal submission for 114-118 Harris Street, careful analysis of the shadowing impact to Experiment Farm has been undertaken. As is illustrated in the extract below, the subject site has applied an appropriate setback in accordance with the Apartment Design Guide. It should be taken into consideration the proposed scheme is limited to 38 storeys to avoid overshadowing the Experiment Farm

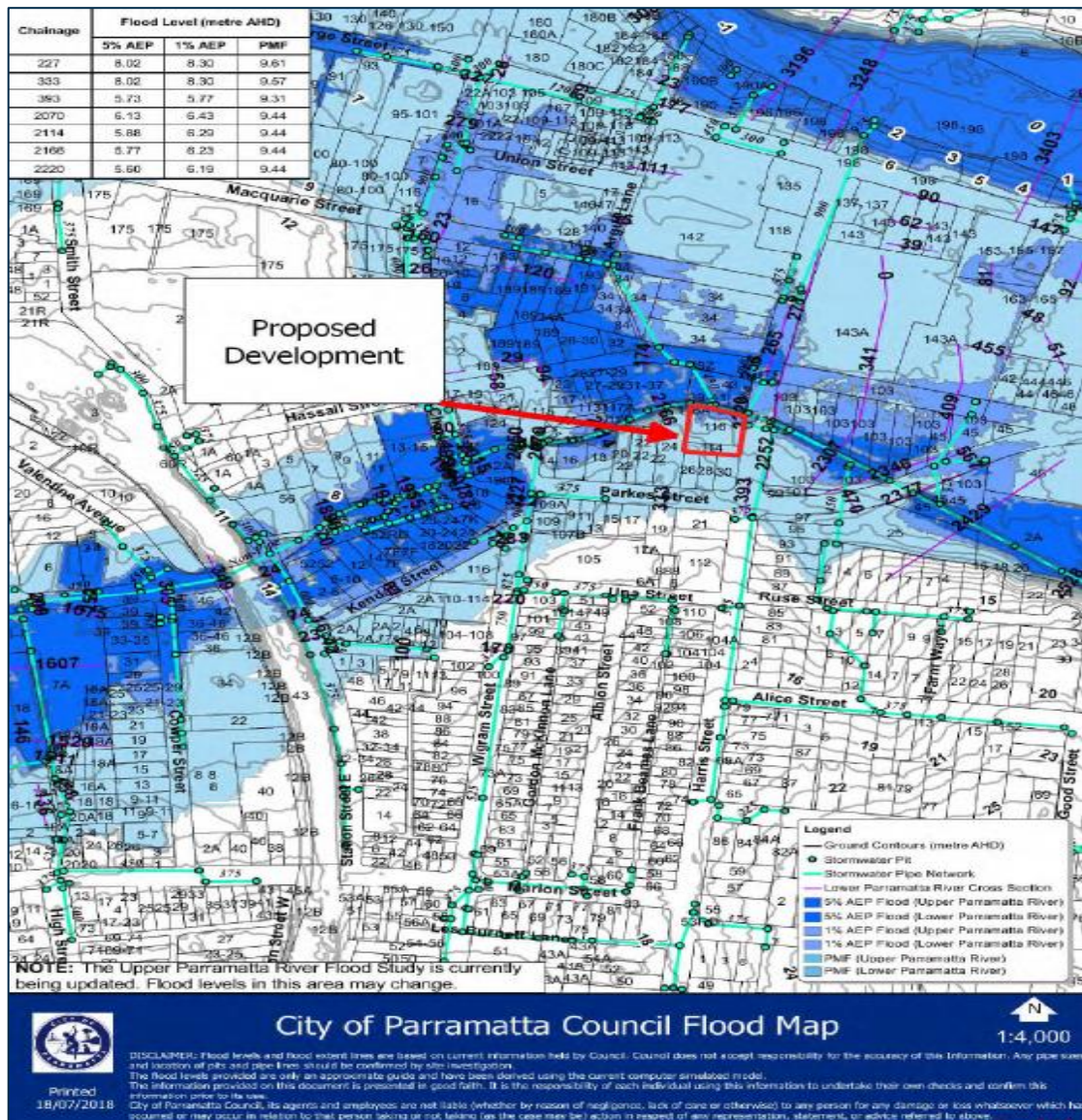
Urban Design and Built Form

Urban design and built form matters are to be further resolved with Council's experts with the formulation of a site specific DCP.

Flooding

A Flood Impact Assessment has been prepared by Cardno Pty Ltd with the report demonstrating the stormwater flooding extent and behaviour for the planning proposal for 114-118 Harris Street, Harris Park.

The subject site is located on the Clay Cliff Creek floodplain upstream of Harris Street. It is proposed to redevelop the site as a multi-storey mixed-use apartment complex comprising, one level of retail outlets, one level of commercial offices, 35 levels of residential apartments and one level of communal open space. Guided by planning proposals for adjoining properties it is expected that there will be four levels of basement car parking based on the ground floor footprint of the development.



Source: Cardno Pty Ltd Flood Impact Assessment

PMF Event

To understand the likely warning times and associated response times during extreme flood events it is necessary to estimate the expected rate of rise of floodwaters.

At 114-118 Harris Street, Harris Park the estimated rate of rise of flooding in a PMF event at the ground floor entry and the driveway is around 2.5 m/hr. Features of the planned development include:

- Ground levels which vary from 8.49 m AHD in the southwest corner of 118 Harris Street to 5.74 m AHD in the vicinity of the northern boundary of the property;
- Proposed ground floor level for the commercial and retail outlets of 7.0 m AHD which provides which provides 0.45 m freeboard to the indicative 100 yr. ARI flood level under climate change;
- Proposed Level 1 floor level of the commercial uses of 11.2 m AHD which is higher than the PMF level;

- Proposed floor levels for all the apartments which are all significantly higher than the PMF level;
- A driveway crest level of around 7.0 m AHD which provides 0.81 m freeboard to the 100 yr. ARI flood level in Clay Cliff Creek and 0.45 m freeboard to the indicative 100 yr. ARI flood level under climate change in Clay Cliff Creek.

While the entry to the ground floor retail outlets has a freeboard of around 0.81 m above the current 100-year ARI flood level, this freeboard would be overwhelmed in a PMF event (within around 2 hours). The PMF is estimated to reach a level of around 9.44 m AHD. Section 2 of the Parramatta DCP 2011 describes site planning considerations including design objectives, design principles and design controls. An assessment of the compliance of the proposed development with Council's requirements is given in Section 7 of the Flood Assessment which is attached with this Planning Proposal.

It is concluded that the site is generally suitable for residential development from a flood risk perspective. The Planning Proposal is considered to be capable of being consistent with Section 4.3 Flood Prone Land of the Section 9.1 Ministerial Direction subject to inclusion of controls to be added to the Planning Proposal. These will require the development to address floodplain risk management in a manner consistent with the approach proposed in the Parramatta CBD Planning Proposal. The controls will require safe areas for refuge and ensure the building is capable of withstanding and does not obstruct flood flows.

Transport and Accessibility Assessment

A Traffic Impact Assessment (TIA) been prepared by TRAFFIX Pty Ltd and is attached with this Planning Proposal. The Traffic Report identifies changes to the cycle times and phase sequence of both traffic signals, that when implemented, would result in an overall improvement to the operation of the nearby intersections, even with the increased traffic generation from the proposed developments. Accordingly, the proposed changes to the timing cycle and phase sequence are recommended to Council for implementation, to ensure that the planning proposals do not impact on the existing level of services but have a net benefit.

The maximum parking requirements for the proposed developments have been provided in accordance with the City of Sydney Local Environmental Plan 2012 as required by Parramatta City Council for development within the Parramatta City Centre.

The vehicular access requirements for each development have been provided to ensure the proposed developments comply with AS2890.1 (2014). It is therefore concluded that the proposed development is supportable on traffic planning grounds and would operate satisfactorily.

The site is within proximity to the Stage 1 of the Parramatta Light Rail with a proposed light rail stop to be located at the Corner of Harris and Macquarie Streets which is a short 170m from the site. The Parramatta Light Rail is due to be opened in 2023 and will link the site to Parramatta's CBD, Westmead Health Precinct, Parramatta North Urban Transformation Precinct, the new Western Sydney Stadium, a cultural hub including the Powerhouse Museum and Riverside Theatres, the private and social housing redevelopment of Telopea, Rosehill Gardens Racecourse, and three Western Sydney University campuses. The Parramatta Light Rail is planned to be serviced from 5am to 1am, 7 days a week with services approximately every 7.5 minutes from 7am to 7pm weekdays.

The subject land achieves optimal access to pedestrian pathways, cycleways as well as light rail.

Both the Parramatta Light Rail and new bus and cycleways will deliver truly city shaping infrastructure which will powerfully change the way people live within Parramatta and commute to Parramatta. This will result in a significant lower reliance on private vehicle trips. In addition, the draft Bike Plan supports the City of Parramatta's Vision to be Sydney's Central City, sustainable, liveable, and productive city. The plan seeks to bring forward the planned and coordinated delivery of cycleway infrastructure to promote multi-modal transport options throughout the City.

The Planning Proposal is required to take into consideration a provision on the Local Reservation Acquisition (LRA) Maps of the draft Parramatta CBD Planning Proposal that provides for local road widening on the western side of Harris Street. The width of the widening is approximately 3.5 metres. The widening has been incorporated into the strategic traffic modelling for the CBD Planning Proposal, and at this stage it has been jointly agreed by Transport for NSW and Council to facilitate the creation of a potential additional lane along the west side of Harris Street. Therefore, it has been included in the Local Reservation Acquisition Maps for the draft CBD Planning Proposal. This is discussed further in the section of this report relating to a Planning Agreement.

3.3.3. How 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 documents the Plan for Growing Sydney and a Metropolis of Three Cities. 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 directions identified in the Plan for Growing Sydney and a Metropolis of Three Cities. The delivery of high-density housing in a location that is well serviced by infrastructure and where there are minimal existing environmental site constraints 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.

A key component of the preferred future development option for the subject site incorporates an area of public open space. The public open space will have excellent connectivity to public transport and will serve to promote healthy lifestyles and social interaction.

3.4. Section D – State and Commonwealth Interests

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

The Parramatta CBD Strategy identifies this site as suitable for high density residential development due to its superior access to transport and employment opportunities in the Parramatta CBD. The site is located not only within the Parramatta CBD but also is within 700m walking distance to Parramatta train station and an 850m walking distance to Harris Park Train Station.

Given the proximity of the subject site to public transport services including bus services it is anticipated that a significant proportion of new residents would opt to use public transport rather than private vehicle.

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 Western Sydney University which are regional institutions.

The Council has endorsed a value sharing mechanism as part of the Parramatta CBD Planning Proposal which is actualised through the floor space ratio controls proposed within the Parramatta CBD Planning Proposal. As discussed previously, there are incentives in terms of both building height and floor space ratio that can be utilised for this site which are linked to the provision of community infrastructure. The provisions require delivery of community infrastructure to the satisfaction of the consent authority, whether provided on the development site or an alternative site nominated by the consent authority. This planning proposal is supported by a letter which proposes to make a voluntary financial contribution consistent with the Phase 1 Value Sharing methodology that will provide contributions towards community infrastructure

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

Consultation with the State and Commonwealth public authorities will be undertaken once the gateway determination has been issued.

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. **Existing controls**

This section illustrates the current *PLEP 2011* controls which apply to the site.

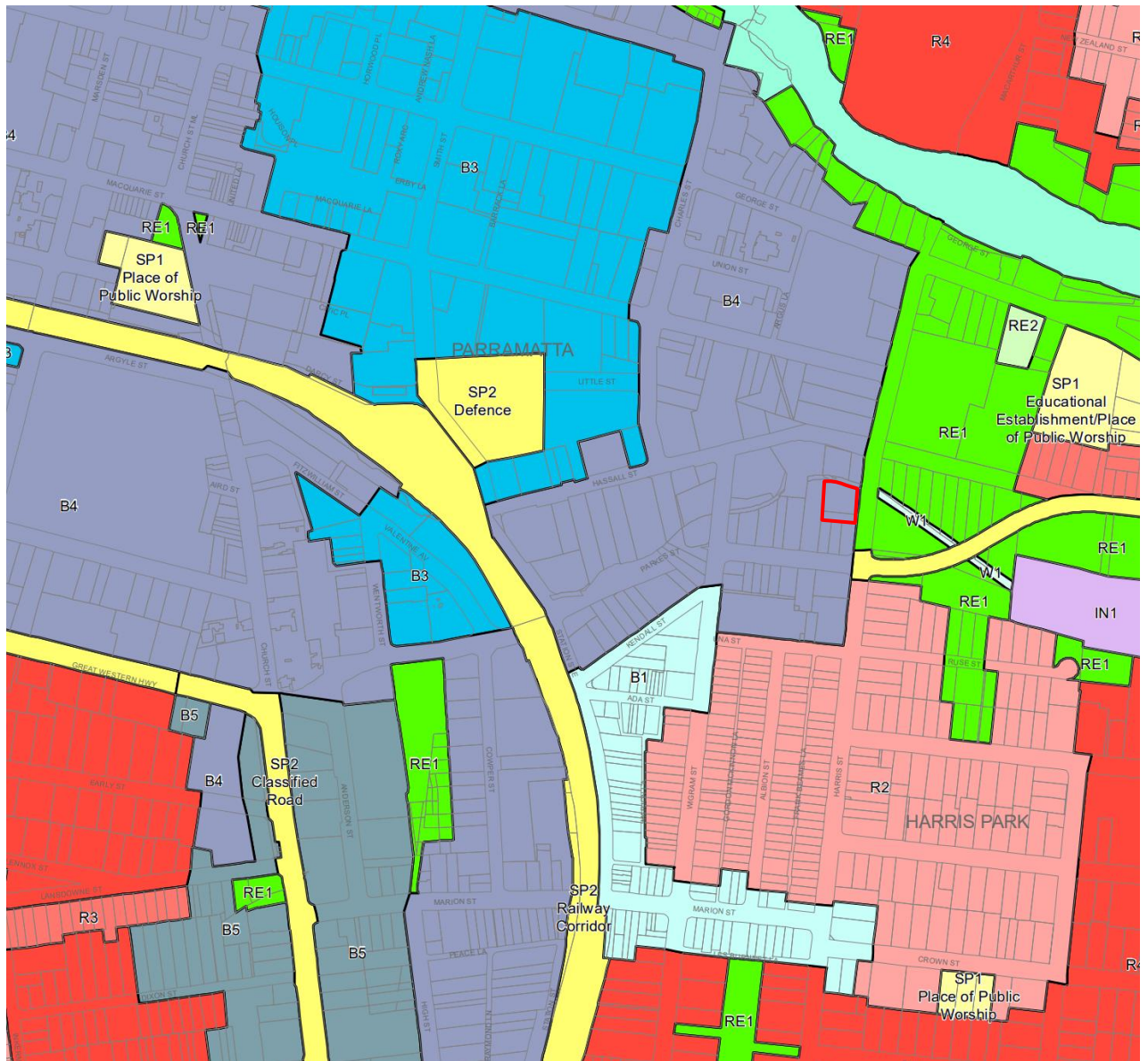


Figure2 – Existing zoning extracted from *Parramatta LEP 2011* Land Zoning Map

Figure 2 illustrates the existing zone over the site.

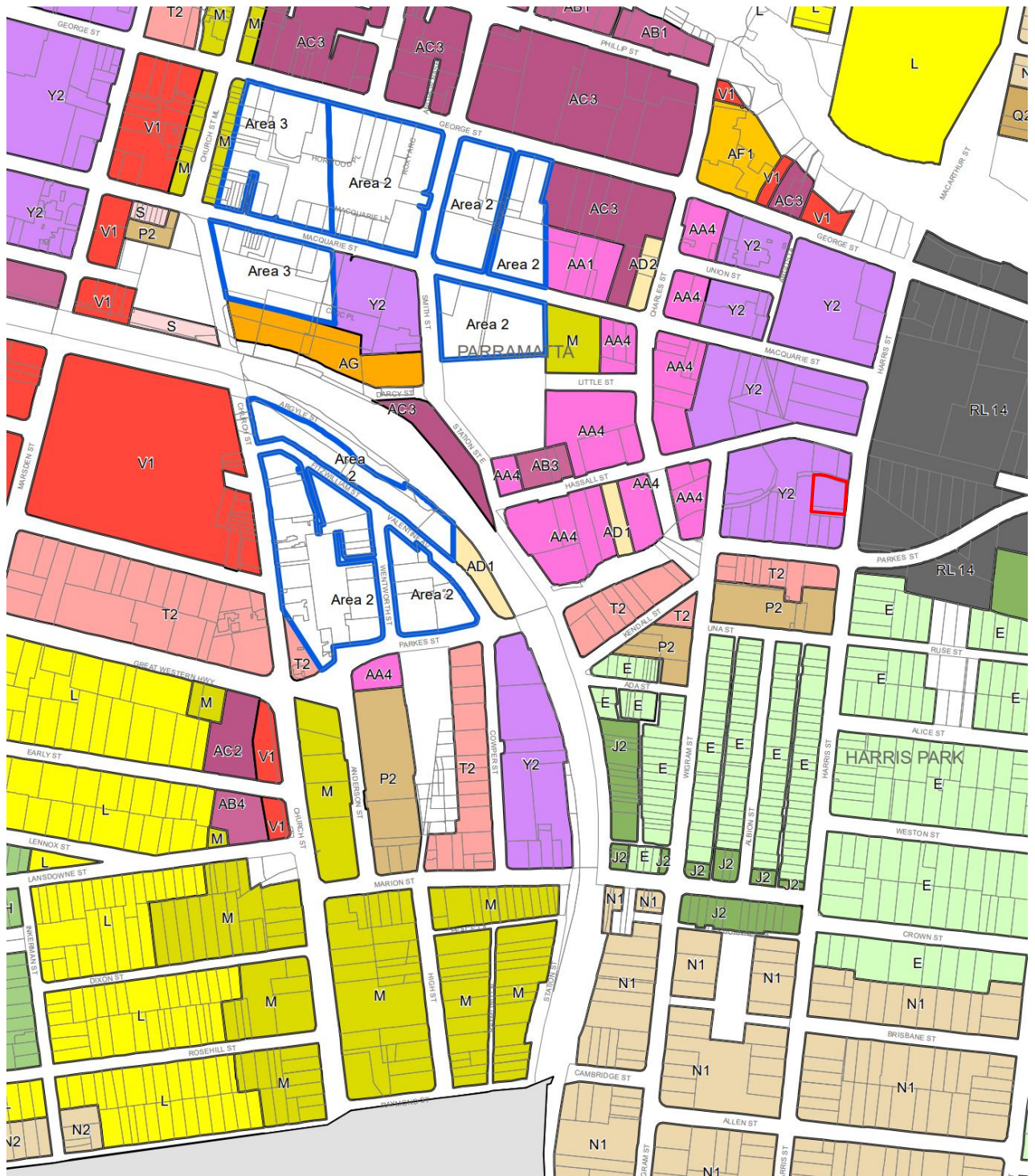


Figure 3 – Existing building heights extracted from the *Parramatta LEP 2011* Height of Buildings Map

Figure 3 illustrates the existing building height over the site.

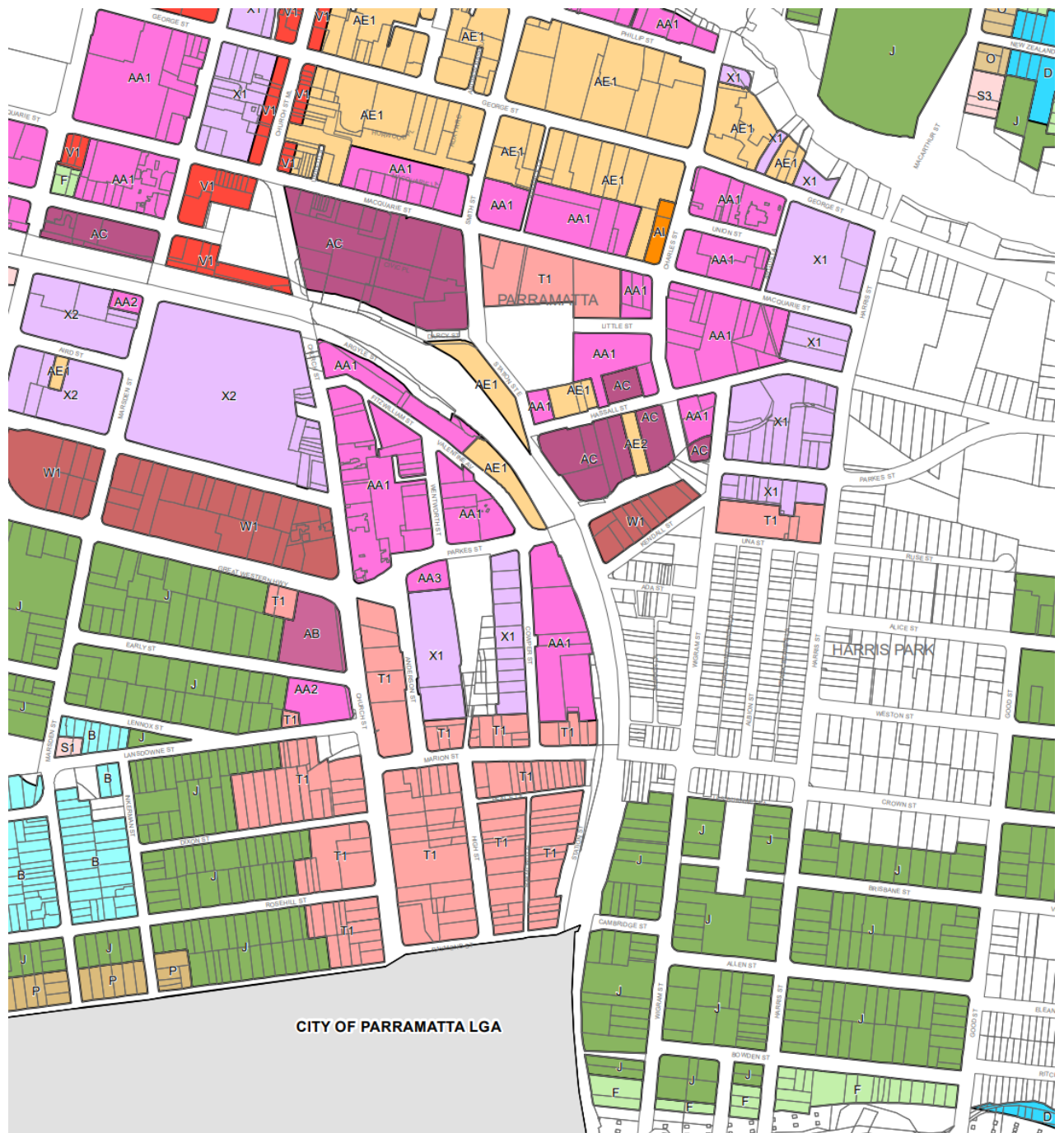


Figure 4 – Existing floor space ratio extracted from the *Parramatta LEP 2011* Floor Space Ratio Map

Figure 4 illustrates the existing the FSR over the site.

4.1 Proposed controls

The figures in this section illustrate the proposed amendments to the maximum building height and floor space ratio maps as a result of the assessment and recommendations for the planning proposal.

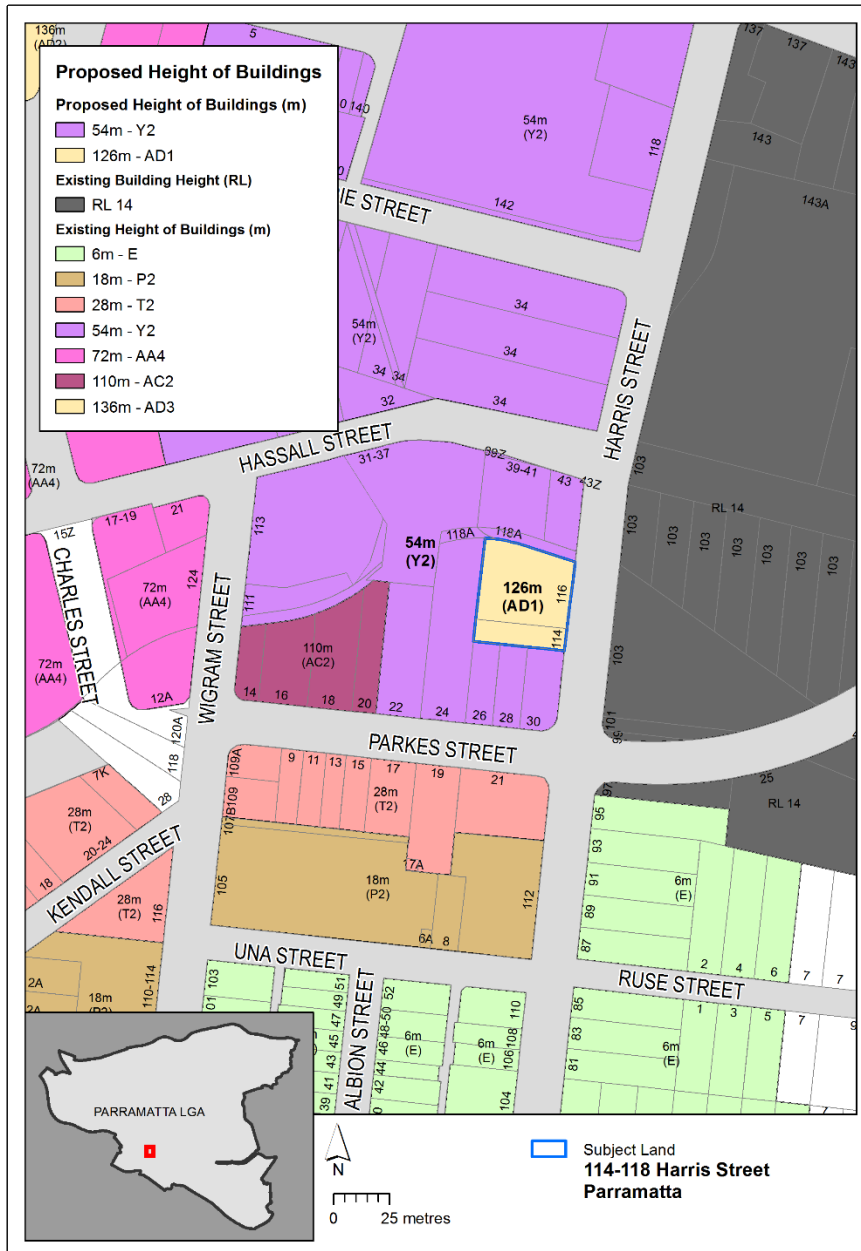


Figure 4 – Proposed amendment to the *Parramatta LEP 2011* Height of Building Map

Figure 4 above illustrates the proposed building height of 126 metres over the site. The proposed height excludes the additional 15% of GFA (which equates to a total height of 145 metres) as this will be achieved through via the design excellence clause at development application stage.

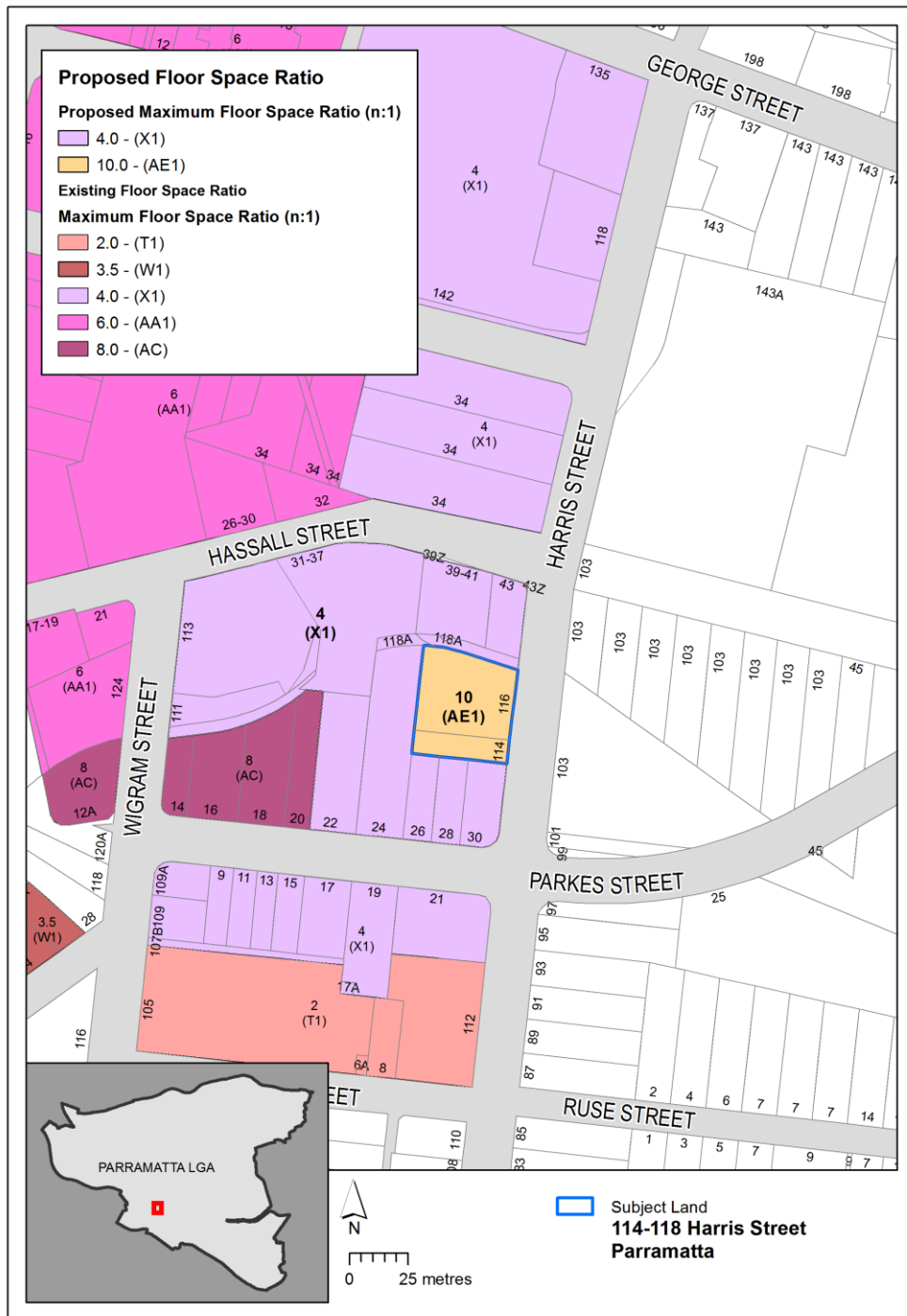


Figure 5 – Proposed amendment to the Parramatta LEP 2011 Floor Space Ratio Map

Figure 5 above illustrates the proposed 10:1 FSR over the site. This excludes the additional 15% of GFA (this equates to a total FSR of 11.362:1, which also reflects the application of the sliding scale provision) as this will be achieved through the forthcoming design excellence clause at development application stage.

PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

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.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PART 6 – PROJECT TIMELINE

Once the planning proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the planning proposal's process.

Table 7 below outlines the anticipated timeframe for the completion of the planning proposal.

Table 7 – Anticipated timeframe to planning proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	June 2020
Report to Council on the assessment of the PP	July 2020
Referral to Minister for review of Gateway determination	August 2020
Date of issue of the Gateway determination	October 2020
Commencement and completion dates for public exhibition period	November – December 2020
Commencement and completion dates for government agency notification	December 2020
Consideration of submissions	January 2021
Consideration of planning proposal post exhibition and associated report to Council	February 2021
Submission to the Department to finalise the LEP	March 2021
Notification of instrument	April 2021

Appendix 1 – Revised Reference Design