

Parramatta City Centre LEP 2007 - 5 to 7 Parkes Street, Parramatta

Proposal Title : **Parramatta City Centre LEP 2007 - 5 to 7 Parkes Street, Parramatta**

Proposal Summary : **It is proposed to increase the maximum permissible building height from 18m to 72m (i.e. 24 storeys) and increase the maximum permissible floor space ratio from 4:1 to 6.5:1.**

PP Number : **PP_2014_PARRA_010_00** Dop File No : **14/16787**

Proposal Details

Date Planning Proposal Received : **02-Oct-2014** LGA covered : **Parramatta**

Region : **Metro(Parra)** RPA : **Parramatta City Council**

State Electorate : **PARRAMATTA** Section of the Act : **55 - Planning Proposal**

LEP Type : **Precinct**

Location Details

Street : **5-7 Parkes Street**

Suburb : **Parramatta** City : **Sydney** Postcode : **2150**

Land Parcel : **Lot 511 in DP866023**

DoP Planning Officer Contact Details

Contact Name : **Lillian Charlesworth**

Contact Number : **0298601101**

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RPA Contact Details

Contact Name : **Paul Kennedy**

Contact Number : **0298065093**

Contact Email : **PKennedy@parracity.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : **Terry Doran**

Contact Number : **0298601149**

Contact Email : **terry.doran@planning.nsw.gov.au**

Land Release Data

Growth Centre : Release Area Name :

Regional / Sub Regional Strategy : **Metro West Central subregion** Consistent with Strategy : **Yes**

MDP Number :

Date of Release :

Area of Release
(Ha) :

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings 82
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 21

The NSW Government **Yes**
Lobbyists Code of
Conduct has been
complied with :

If No, comment : **The Lobbyist Contact Register was checked on 20 November, 2014 and indicated no contact with lobbyists regarding this planning proposal.**

Have there been **No**
meetings or
communications with
registered lobbyists? :

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The site area is 2,016 sq.m.**

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **The proposal aims to increase the built form massing potential of the site to achieve a mixed use development reflecting the site's central location.**

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The proposal seeks to amend either the Parramatta City Centre Local Environmental Plan 2007 or the principal plan depending on the timing of the amalgamation of these two planning instruments.**

The proposal seeks to amend the:

- **Height of Buildings Map to increase the maximum height for the site to 72m; and**
- **Floor Space Ratio Map to increase the maximum floor space ratio for the site to 6.5:1.**

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.3 Flood Prone Land

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required?

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

Section 117 Direction 1.1 Business and Industrial Zones

The proposal is consistent with this Direction as it will not amend the current zone or reduce the potential floor space for employment uses.

Section 117 Direction 3.1 Residential Zones

The proposal is consistent with this Direction as it will facilitate additional housing, efficient use of existing infrastructure and good design.

Section 117 Direction 3.4 Integrating Land Use and Transport

The proposal is consistent with this Direction as it will facilitate additional housing in an area well serviced by public transport and within a major employment centre.

Section 117 Direction 4.1 - Acid Sulfate Soils - the proposal is inconsistent with this Direction as an acid sulfate soils study, required when an Intensification of land uses is proposed, has not been prepared. This inconsistency is considered to be justified on the basis of minor significance given that:

(a) the affectation is by class 5 acid sulfate soils; and

(b) the matter will be further considered at development application stage under clause 33B Acid Sulfate Soils of Parramatta City Centre Local Environmental Plan 2007 or clause 6.1 of Parramatta Local Environmental Plan 2011.

Section 117 Direction 4.3 - Flood Prone Land

The site is subject to the 1:100 flood event and high hydraulic risk area. A Flood Risk Assessment Report was prepared by HKMA Engineers in 2011 for a development application for the site. Although the flood study has not been updated, HKMA Engineers undertook a review of the Urban Design Study by AECOM and commented on the applicability of the 2011 flood report. Subsequent assessment by Council staff in a report to Council dated 22 September, 2014 concluded that the planning proposal is consistent with the requirements of this Direction.

It is recommended that the 2011 Flood Risk Assessment Report, the subsequent review by HKMA Engineers and the Urban Design Study should be included in the planning proposal as appendices prior to public exhibition. The NSW State Emergency Service and the Office of Environment and Heritage should be consulted during the public exhibition period, should the proposal proceed.

Section 117 Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036

The planning proposal is consistent with this Direction as it will facilitate additional housing and employment growth within the Parramatta CBD.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Figure 8 should be amended to include a legend prior to the commencement of community consultation.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **The planning proposal recommends a minimum exhibition period of 28 days, an advertisement in a local paper, website information and letters to adjoining land owners.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in
relation to Principal
LEP :

The Parramatta principal Local Environmental Plan was made in October 2011. This planning proposal may amend either the Parramatta City Centre Local Environmental Plan 2007 or the principle Plan, depending on the timing of the proposed consolidation of these two instruments.

Assessment Criteria

Need for planning
proposal :

The proposal reflects the result of site specific investigations into the potential massing and building envelopes under the current planning controls (i.e. an Urban Design Study). The proposed maximum building height and floor space ratio controls will enable development on the site to comply with Council's sun access controls. This is a key consideration given that the site directly adjoins Jubilee Park.

Consistency with
strategic planning
framework :

The proposal is consistent with regional, metropolitan and local strategies in that it will facilitate additional housing and employment in an area well serviced by public transport and infrastructure. This will help strengthen Parramatta's role as Sydney's second CBD.

The planning proposal is reflective of proposed changes to increase height and floor space ratio controls for the Auto Alley Precinct. Council's Draft Auto Alley Planning Framework underwent community consultation from 22 October to 19 November, 2014.

Environmental social
economic impacts :

The proposal is expected to generate positive social and economic impacts by providing additional housing and employment opportunities in an area well serviced by public transport and infrastructure. Traffic impacts have been considered within a traffic study considered by Council's Traffic Services Team who raised no objections to the proposal. It is recommended that the traffic study be included as an appendix to the report prior to public exhibition. Potential flooding issues have been addressed to Council's satisfaction and in accordance with the relevant Section 117 Direction.

Assessment Process

Proposal type :	Consistent	Community Consultation Period :	28 Days
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Timeframe to make LEP :	12 months	Delegation :	RPA
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Public Authority Consultation - 56(2) (d) :	Office of Environment and Heritage Transport for NSW Transport for NSW - Sydney Trains Transport for NSW - Roads and Maritime Services State Emergency Service Sydney Water Telstra
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Other

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Urban Design Study.pdf	Proposal	Yes
Flood Risk Assessment Report.pdf	Proposal	Yes
HKMA Letter - Flooding.pdf	Proposal	Yes
Traffic Report.pdf	Proposal	Yes
Covering letter.pdf	Proposal Covering Letter	Yes
Council report.pdf	Proposal Covering Letter	Yes
Planning proposal .pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones**
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **DELEGATION OF PLAN MAKING FUNCTIONS**
Council has requested that it exercise plan making delegations for this proposal. This request is supported.

RECOMMENDATION

It is recommended that the Minister's delegate agree that any inconsistency with section 117 Direction 4.1 Acid Sulfate Soils is of minor significance.

Further, it is recommended that the planning proposal proceed subject to the following conditions:

- 1. Prior to exhibition, the planning proposal is to be amended to:**
 - (a) include the following as appendices:**
 - (i) Urban Design Study by AECOM;**

- (ii) Flood Risk Assessment Report by HKMA Engineers;
 - (iii) Letter by HKMA dated 11 February, 2014; and
 - (iv) Traffic Impact Assessment Report by Christopher Hallam & Associates.
- (b) amend Figure 8 (i.e. proposed Floor Space Ratio Map) to include a legend.

2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act (EP&A Act) 1979 as follows:

- (a) the planning proposal must be publicly available for a minimum of 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals identified in section 5.5.2 of 'A Guide to Preparing Local Environmental Plans' Department of Planning and Infrastructure 2012).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage
- Transport for NSW - Road and Maritime Services
- Transport for NSW - Sydney Trains
- Transport for NSW
- NSW State Emergency Service
- Sydney Water
- Endeavour Energy
- Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for instance in response to a submission or if reclassifying land).

5. The timeframe for completing the Local Environmental Plan is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons :

- 1. The planning proposal will enable a mixed use tower on the site that complies with Council's sun access controls;
- 2. The proposal is supported by urban design, traffic and flooding studies;
- 3. The proposal is generally consistent with Council's Draft Auto Alley Planning Framework; and
- 4. The proposed site density reflects the site's central location within the Parramatta CBD, providing additional housing and employment opportunities in an area well serviced by public transport and infrastructure.

Signature:



Printed Name:

STEPHEN CAMERON

Date:

27/11/14