



PLANNING PROPOSAL

16 Masons Drive, North Parramatta

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Tract Consultant	December 2017

Council versions:

No.	Author	Version
1.	City of Parramatta Council	12 March 2018 – Council Meeting recommending Gateway Determination

Contents

INTRODUCTION.....	4
Background and context	4
PART 1 – OBJECTIVES OR INTENDED OUTCOMES.....	6
PART 2 – EXPLANATION OF PROVISIONS	6
PART 3 – JUSTIFICATION	6
3.1 Section A - Need for the planning proposal	6
3.2 Section B – Relationship to strategic planning framework	7
3.3 Section C – Environmental, social and economic impact	11
3.4 Section D – State and Commonwealth Interests	12
PART 4 – MAPPING.....	12
4.1 Existing controls	12
4.2 Proposed controls	17
PART 5 – COMMUNITY CONSULTATION	18
PART 6 – PROJECT TIMELINE	18
Appendix 1 – Traffic Impact Assessment Report	19

INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to the *Hills Local Environmental Plan 2012*. 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) and 'A Guide to Preparing Planning Proposals' (October 2012) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

On 21 December 2017 Council received a planning Proposal from Tract Consultants on behalf of Uniting Mission and Education relating to a structure, Yurora House, situated on land at 16 Masons Drive, North Parramatta. The land at 16 Masons Drive is shown in Figure 1. The subject of this planning proposal relates to Yurora House only, shown in Figure 2.



Figure 1 – The land at 16 Masons Drive, North Parramatta

The land at 16 Masons Drive, North Parramatta has a legal description of Lot 3 DP857976 and a total land area of approximately 4.78ha. The land is primarily used as an educational establishment and contains a number of buildings which are used as teaching facilities, conference facilities, dining and cooking facilities, and a mix of student and staff

accommodation including five residential dwellings occupied by university staff, eight residential villas occupied by long term students and their families and one residential structure (containing 10 rooms) that provides short term accommodation, also known as Yurora House located at the northern edge of the site.



Figure 2 – Yurora House (outlined in yellow) at 16 Masons Drive, North Parramatta subject to the planning proposal

The site currently comprises the United Theological College, of which Yurora House provides short term residential accommodation for guests visiting the school. Within proximity to the site are separate educational establishments including Tara Anglican School for Girls, Burnside Public School, Redeemer Baptist School and the Kings School.

The land is subject to planning controls under the *Hills Local Environmental Plan 2012 (HELP 2012)*. The existing LEP controls are:

Control	Current
Zoning	SP2 Infrastructure (Educational Establishment)
Height	9m
FSR	N/A

Table 1 – Summary of current planning controls under the Hills LEP 2012

* See Maps in Section 4 'Mapping'

Yurora House currently operates under development consent issued under the former Baulkham Hills Shire Council for the development of a centralised teaching facility and student accommodation in line with DA 84/342. However, condition no. 28 of this consent restricts occupation of residential accommodation to persons associated with the educational use of the premises and their families.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to enable the continued use of the existing building (Yurora House) at 16 Masons Drive, North Parramatta by amending Schedule 1 of the *Hills LEP 2012 (HLEP 2012)* to permit one (1) additional permitted use ‘hotel and motel accommodation’ on the site applicable to Yurora House only and not the wider site.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend Schedule 1 – Additional Permitted Uses of *HLEP 2012* to enable ‘hotel and motel accommodation’ use for 10 rooms at Yurora House at 16 Masons Drive, North Parramatta.

In order to achieve the desired objective, the following amendments to the *HLEP 2012* would need to be made:

1. The inclusion of the following clause into Schedule 1 of *HLEP 2012* as follows:

Use of certain land at 16 Masons Drive, North Parramatta

- (1) *This clause applies to 16 Masons Drive, North Parramatta, being Lot 3 in DP 857976 shown on the Additional Permitted Uses Map (but only apply to 10 rooms located within Yurora House).*
- (2) *Development for the purposes of hotel or motel accommodation is permitted with development consent.*

2. Amend the **Additional Permitted Uses Map**.

The inclusion of the above clause restricts the additional permitted use of hotel and motel accommodation to the 10 rooms at Yurora House only and to ensure it does not apply to the wider site.

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?

No, this planning proposal is not the result of any strategic study or report. The proposal is triggered by the demand to provide tourist and visitor accommodation for tourists visiting Western Sydney and students, visitors and families of the surrounding schools, educational establishments and conference facilities. The proposal seeks to provide the landowner with the flexibility to respond to the future demand for accommodation within the Parramatta LGA and contribute towards short-term accommodation stock.

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

The Planning Proposal is subject to the *Hills Local Environmental Plan 2012*. Yurora House currently operates under development consent issued under the former Baulkham Hills Shire Council for the development of a centralised teaching facility and student accommodation in line with DA 84/342. However, condition no. 28 of this consent restricts occupation of residential accommodation to persons associated with the educational use of the premises and their families. To enable the use of the 10 rooms at Yurora House to be available for short term accommodation to persons associated and persons not associated with the educational establishment at 16 Masons Drive, a Planning Proposal is required to incorporate 'hotel and motel accommodation' as an additional permitted use within Schedule 1 of HLEP 2012. This is considered to be the best means of achieving the intended outcomes of the planning proposal by restricting the additional permitted use to Yurora House only and not expand permissibility across the whole site.

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 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'.

Parramatta local government area is part of the West Central Subregion. Despite the minor nature of the proposal *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:

- **Direction 1.2:** Grow Greater Parramatta – Sydney's Second CBD
 - **Action 1.2.3:** Renew Parramatta North to create a vibrant mixed use precinct
- **Direction 1.3:** Establish a new Priority Growth Area – Greater Parramatta to the Olympic Peninsula
 - **Action 1.3.1:** Establish a new partnership to manage renewal of the Greater Parramatta to Olympic Peninsula priority growth area

The additional permitted use contributes to the growth of Greater Parramatta by offering short-term accommodation facilities near transport links and Parramatta CBD to activate Parramatta North and benefit the surrounding schools and educational establishments.

A key goal of Urban Growth NSW is to adaptively re-use heritage buildings for potential community, cultural and commercial uses. It is considered that the proposal will activate a currently underutilised building in a heritage conservation area by allowing the general public to lease a room for a short-term stay. This ensures there is a constant turnover of people residing in Yurora House. In addition, the proposal complements the educational related land uses in the immediate vicinity, creating a vibrant precinct.

Draft Greater Sydney Region Plan

The draft Greater Sydney Region Plan (the Plan) set a 40-year vision for Sydney. It establishes a 20-year plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters. Critically, the Plan will inform district and local plans and the assessment of planning proposal and assist infrastructure agencies to plan and deliver the growth and change and to align infrastructure plans to place-based outcomes.

The Parramatta LGA is located within the Central River City and has been identified as a 'Metropolitan City Centre'. The applicable objectives, strategies and actions that relate to the proposal are as follows:

- **Objective 7:** *Communities are healthy, resilient and socially connected*
- **Objective 19:** *Greater Parramatta is stronger and better connected*
- **Objective 32:** *The Green Grid links parks, open spaces, bushland and walking and cycling paths*

It is considered that the planning proposal supports the objectives identified in the Central River City in 'Draft Greater Sydney Region Plan' by encouraging stronger connectivity to and within the Parramatta LGA. As mentioned previously it is considered that the additional permitted use offers short-term accommodation that promotes activation of North Parramatta and would benefit the surrounding schools and educational establishments.

Revised Draft Central City District Plan

The Revised Draft Central City District Plan (RDCCDP) released in October 2017 outlines the Greater Sydney Commission's 20-year vision for the Central City District which comprises Blacktown, Cumberland, The Hills and City of Parramatta local government areas (LGAs).

The relevant actions and priorities within the RDCCDP which are applicable to the proposal are as follows:

- **Planning Priority C12:** *Support growth of targeted industry sectors*
 - **Action 58:** *Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions*
 - **Action 59:** *Consider opportunities to enhance the tourist and visitor economy in the district, including a coordinated approach to tourism activities, events and accommodation*

The proposal builds on the recognised strength of the District's visitor economy and seeks to cater for the expected growth in demand. Accordingly, the planning proposal is consistent with the priorities and actions of the revised draft Central City District Plan.

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:

- **Objective D: People and Neighbourhoods**
 - **Strategy 3: Learning and Individual Development**

Yurora House is located within a predominantly educational establishment complex and is in proximity to the United Theological College, Tara Anglican School for Girls, Burnside Public School, Redeemer Baptist School and the Kings School. With the amendment of Schedule 1 to allow use of hotel and motel accommodation, the proposal aligns with the strategies and key objectives to improve access to quality learning opportunities.

Economic Development Plan 2017-2021

Under Parramatta's Economic Development Plan 2017-2021, Council is currently developing a Destination Management Plan (DMP) for building and managing the City of Parramatta LGA's growing visitor economy.

It is expected there will be an increase in the capacity of hotel beds and serviced apartments to cater for the increased visitor market to the Parramatta LGA. The planning proposal builds on Council's efforts to become a prominent visitor destination and increase the accommodation available to the general public, specifically for students, families and visitors of the surrounding land uses.

3.2.3 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 1 below).

Table 1 – Comparison of planning proposals with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistent: Yes - ✓ No - ✗ or N/A	Comment
SEPP No 1 Development Standards	✓	This SEPP is not applicable to the subject land under Clause 1.9 of the Hills LEP 2012.
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	Not relevant to proposed amendment.
SEPP 6 – Number of Storeys in a Building	N/A	Not relevant to proposed amendment.
SEPP No 55 Remediation of Land	N/A	Not relevant to proposed amendment.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment.
SEPP No 65 Design Quality of Residential Flat Development	N/A	Not relevant to proposed amendment.

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	N/A	Not relevant to proposed amendment.
SEPP (Exempt and Complying Development Codes) 2008	N/A	Not relevant to proposed amendment.
SEPP (Infrastructure) 2007	N/A	Not relevant to proposed amendment.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	Not relevant to proposed amendment.
SEPP (Urban Renewal) 2010	N/A	Not relevant to proposed amendment.

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 proposals with relevant Section 117 Directions

Section	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	The Planning Proposal will not affect land within an existing or proposed business or industrial zone.	N/A
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	The subject site is situated in a heritage conservation area (Burnside Cottages). No works are proposed as part of the planning proposal thus there will be no impact on the significance of the existing heritage conservation area.	Yes

3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	The Planning Proposal is zoned within SP2 – Infrastructure (Educational Establishment) and will not affect land within a residential zone.	N/A
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 short term accommodation in close proximity to existing public transport links, and improve access for occupants of Yurora House to walk or cycle to the surrounding educational establishments. 	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	The site is not impacted by acid sulfate soils.	N/A
Direction 4.3 - Flood Prone Land	The site is not flood prone and is above the 1:100 year flood level. Furthermore, no work has been proposed as part of the planning proposal.	N/A
6. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	<p>The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.</p> <p>State agencies and public consultation will be conducted in accordance with the requirements of the gateway determination.</p>	Yes
Direction 6.3 - Site Specific Provisions	<p>The Planning Proposal does not introduce any site specific provisions.</p> <p>Development standards applicable to 16 Masons Drive will remain unchanged. It is proposed to amend Schedule 1 of HLEP 2012 to include an additional permitted use specific to Yurora House only.</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.

1.3.1 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 an existing urban area and no development is proposed as part of the planning proposal. It is not anticipated to have a negative effect on the amenity of surrounding properties given its proposed use.

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

The planning proposal does not intend to alter the built form of the existing development or involve redevelopment of the site. Therefore, no environmental effects are anticipated as a result of the planning proposal.

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

The planning proposal is considered to have no negative social impacts. The additional permitted use would provide affordable short term accommodation to a range of people in Western Sydney.

1.4 Section D – State and Commonwealth Interests

1.4.1 Is there adequate public infrastructure for the planning proposal?

Yes. The proposal does not involve any proposed development and it is not envisioned that additional public infrastructure would be required due to the nature of the planning proposal.

A Traffic and Parking Assessment (Appendix 1) has been undertaken that demonstrates any change in traffic generated by the proposal will be minor. Therefore, the existing infrastructure is considered adequate.

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

State and Commonwealth authorities' view are not yet known. The relevant 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 *HLEP 2012* and *PLEP 2011* which illustrate the current controls applying to the site.

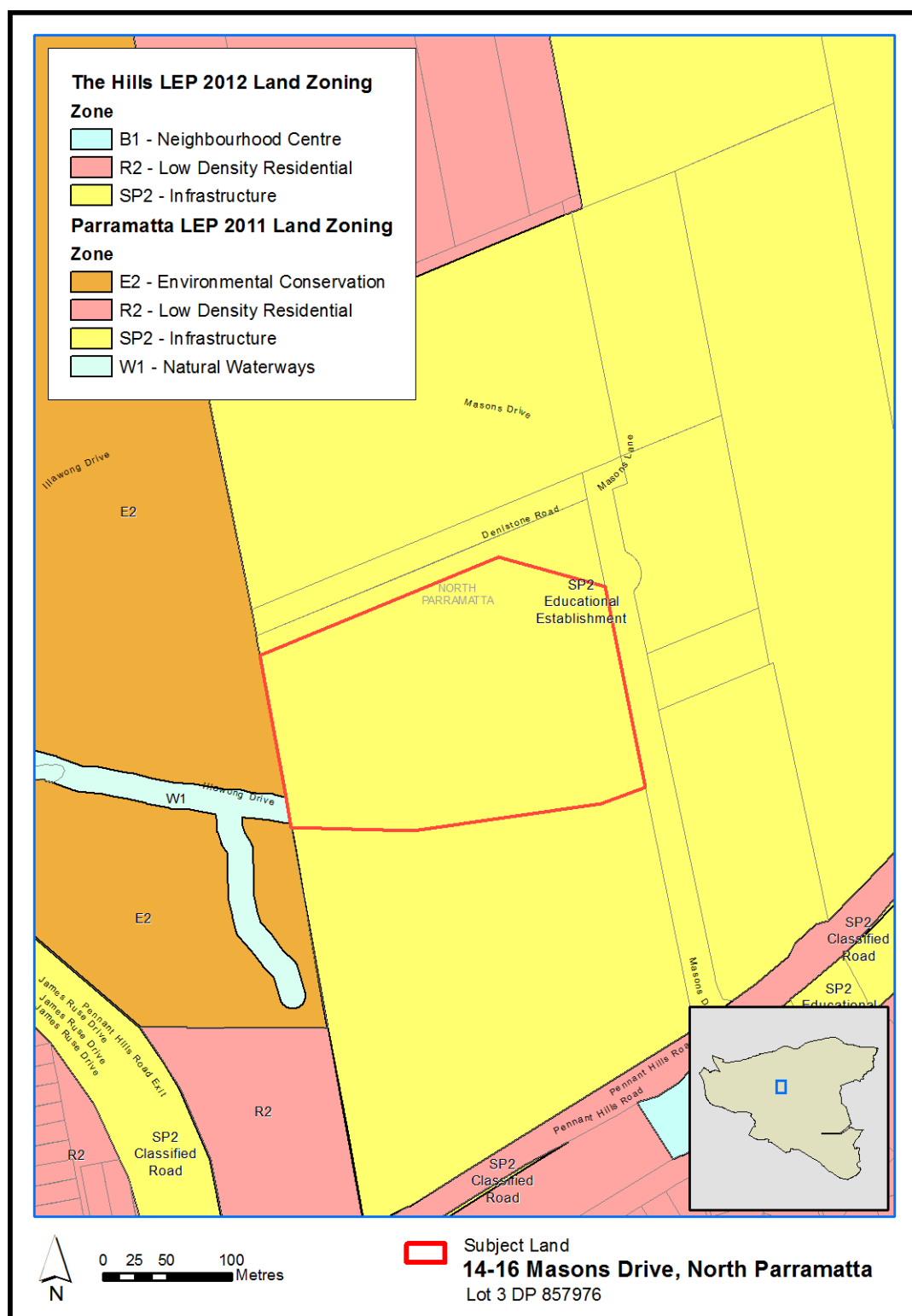


Figure 3 – Existing zoning extracted from the *HLEP 2012* and *PLEP 2011* Land Zoning Maps

Figure 3 above illustrates the existing SP2 Infrastructure (Educational Establishment) zone over the site.



Figure 4 – Existing building heights extracted from the *HLEP 2012* and *PLEP 2011* Height of Buildings Maps

Figure 4 above illustrates the existing 9 metre height applying to the site.

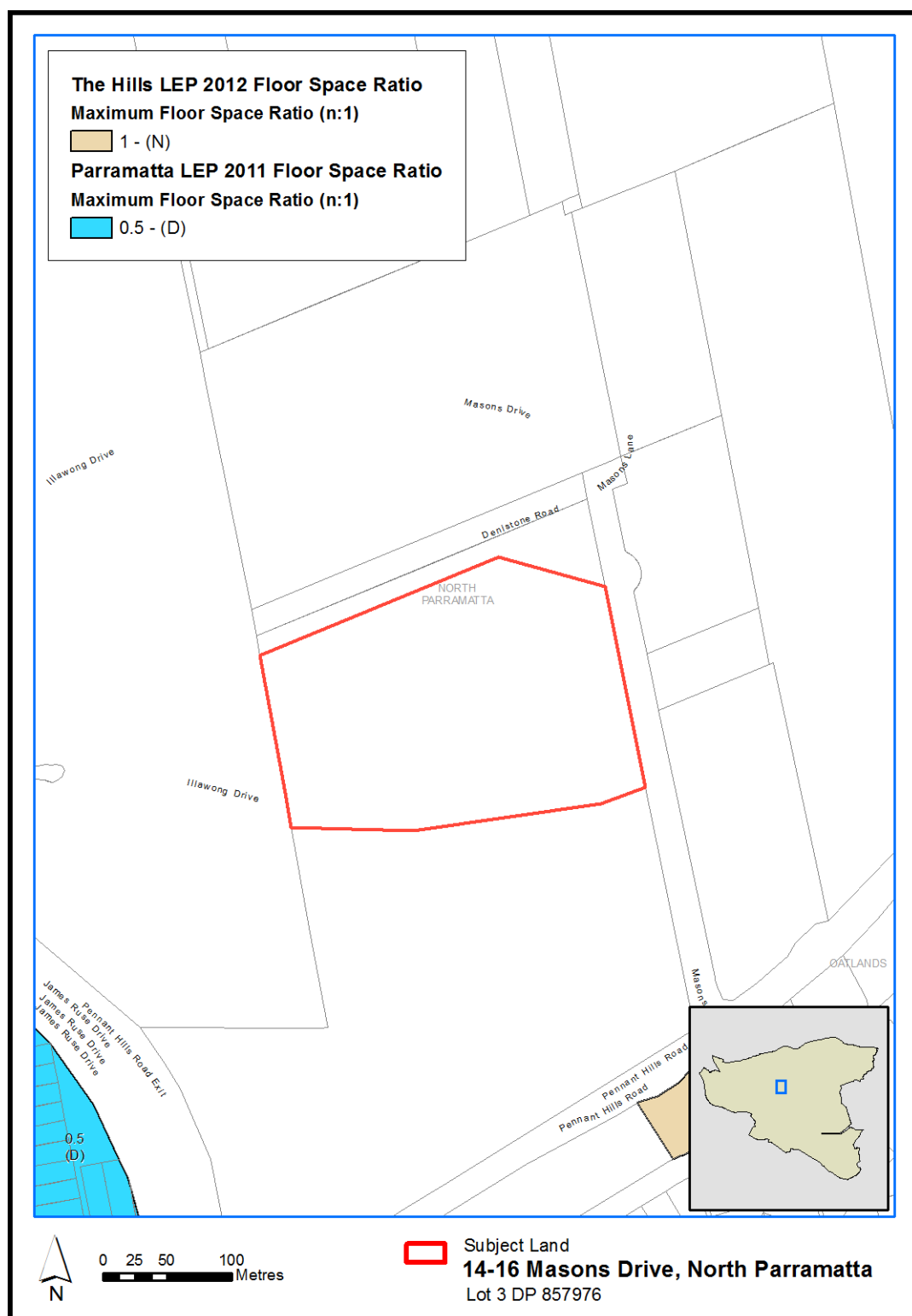


Figure 5 – Existing floor space ratio extracted from the *HLEP 2012* and *PLEP 2011* Floor Space Ratio Maps

Figure 5 above illustrates the existing FSR map. No FSR control is applicable to the site

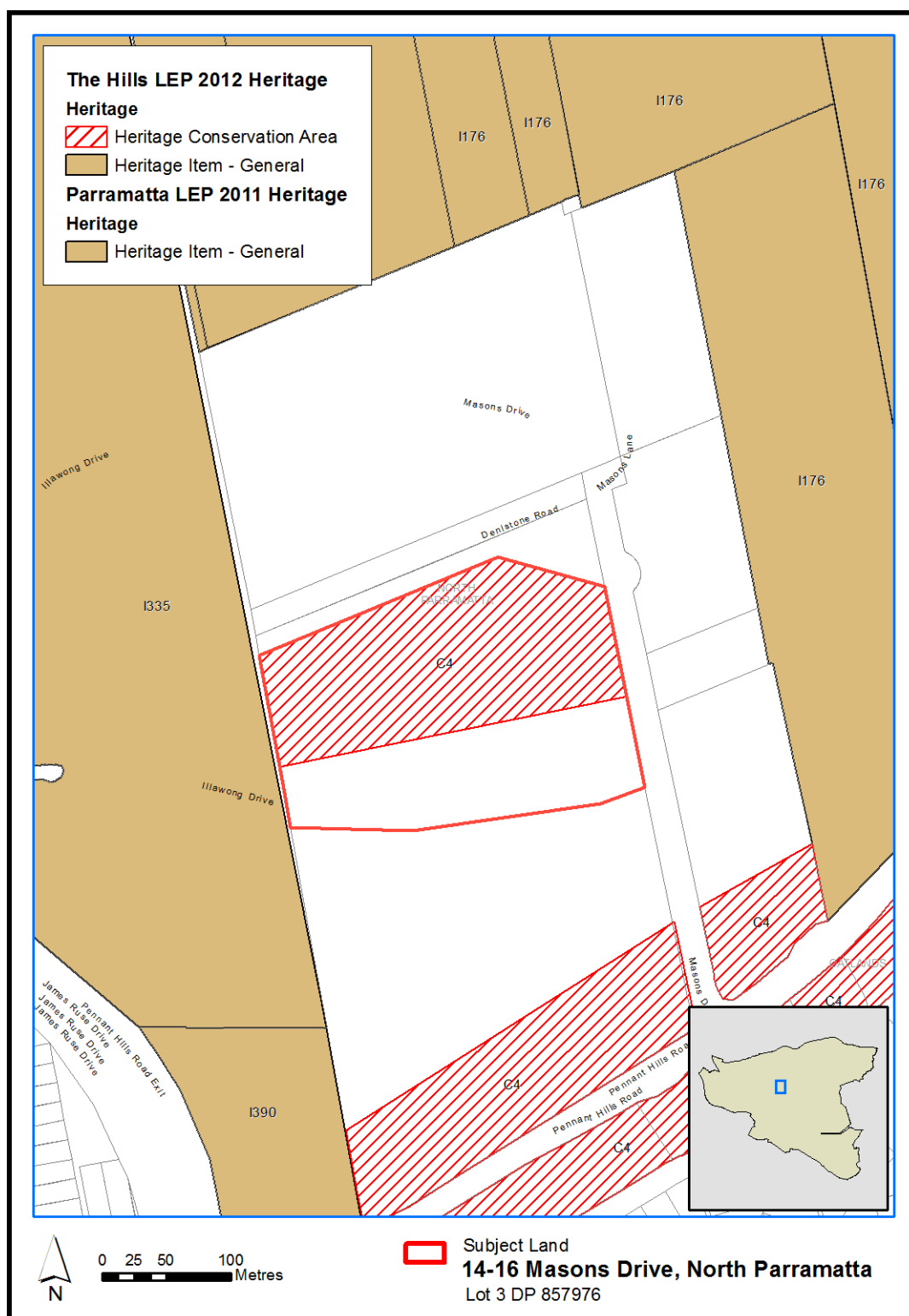


Figure 6 – Existing heritage items and heritage conservation areas extracted from the *HLEP 2012* and *PLEP 2011* Heritage Maps

Figure 6 above illustrates existing heritage items and heritage conservation areas. Yurora House, is situated in the Heritage Conservation Area (Burnside Cottages). No works are proposed as part of the proposal, therefore, there will be no impact on the significance of the existing Heritage Conservation Area.

4.2 Proposed controls

Figure 7 in this section illustrates the proposed Schedule 1 Additional Permitted Uses Map sought by this planning proposal.

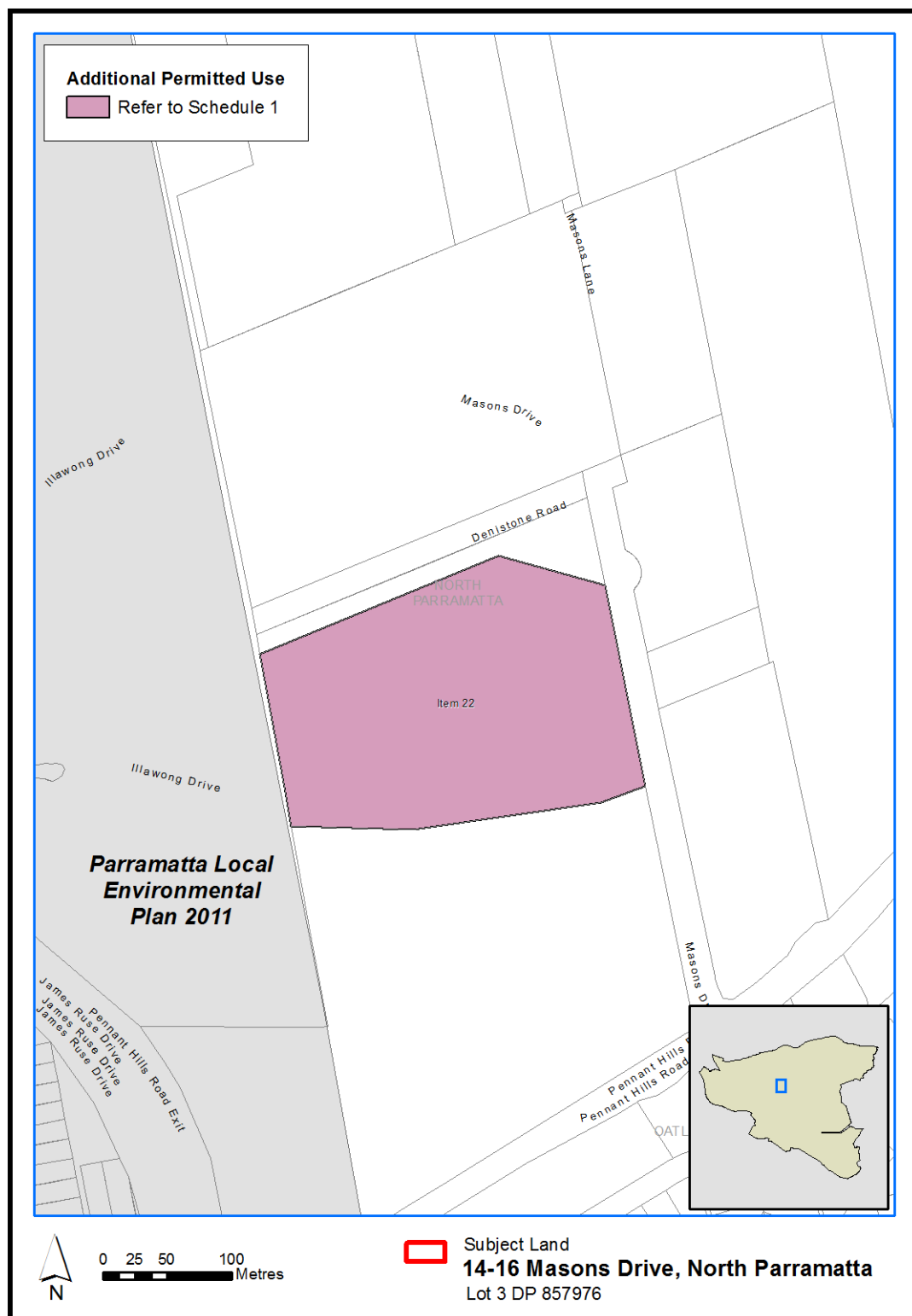


Figure 7 – Proposed amendment to the HLEP 2012 Additional Permitted Uses Map

Figure 6 above illustrates the proposed additional permitted use for the site at 16 Masons Drive, North Parramatta. The proposed additional permitted use is for Yurora House only and not the wider site.

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.

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 review of the Gateway Determination.

The following steps are anticipated:

Referral to Minister for review of Gateway determination	March 2018
Date of revised Gateway determination	TBC
Commencement and completion dates for public exhibition period and government agency notification	TBC
Consideration of submissions	TBC
Consideration of proposal post exhibition and reporting to Council	TBC
Submission to the Department to finalise the LEP	TBC
Notification of instrument	TBC

Appendix 1 – Traffic Impact Assessment Report



Prepared by City of Parramatta

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