



# PARRAMATTA SQUARE PLANNING PROPOSAL

Prepared by Parramatta City Council – April 2014

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## 1.0 INTRODUCTION

This planning proposal contains an explanation of the intended effect and justification for a proposed amendment to the *Parramatta City Centre Local Environmental Plan (LEP) 2007* to modify the Land Zoning Map, prohibit serviced apartments in the B3 Commercial Core zone and remove Clause 22H (Civic Place) as applicable to Parramatta Square. The mapping amendment proposes to rezone the eastern third of Parramatta Square from B4 Mixed Use to B3 Commercial Core. This planning proposal has been prepared in accordance with section 55 of the *Environmental Planning & Assessment Act 1979*.

It is noted that the proposed amendments may be made to the amalgamated *Parramatta City Centre LEP 2007* and *Parramatta LEP 2011* which is currently subject to a separate planning proposal.

## 2.0 THE SITE – PARRAMATTA SQUARE

Parramatta Square, is a 3 hectare precinct located within the Parramatta CBD bounded by Macquarie, Smith, Darcy and Church Streets. Parramatta Square is comprised of the lots identified in **Table 1** below. Those lots that are proposed to be rezoned from B4 Mixed Use to B3 Commercial Core are shaded in blue. Together these lots have an area of 1.26 hectares.

Table 1 – Properties subject to this planning proposal

| Lot/DP Description | Street Address        |
|--------------------|-----------------------|
| Lot 1 DP 514282    | 160 Church Street     |
| Lot 1 DP731780     | 162 Church Street     |
| Lot 1 DP791300     | Civic Place*          |
| Lot 23 DP651527    | 188 Church Street     |
| Lot 1 DP264408     | 85 Macquarie Street   |
| Lot 2 DP264408     | 87 Macquarie Street   |
| Lot 3 5 DP264408   | 89 Macquarie Street   |
| Lot 4 5 DP264408   | 91 Macquarie Street   |
| Lot 5 DP264408     | 93 Macquarie Street   |
| Lot 7 DP702736     | 95 Macquarie Street   |
| Lot 8 DP702736     | 97 Macquarie Street   |
| Lot 9 DP702736     | 99 Macquarie Street   |
| Lot 1 DP628809     | 119 Macquarie Street  |
| Lot 1 DP626765     | 119A Macquarie Street |
| Lot 27A DP412996   | 119C Macquarie Street |
| Lot 1 DP863571     | 153 Macquarie Street  |
| Lot 100 DP 609944  | 169 Macquarie Street  |
| Lot 1 DP1136922    | 1 Smith Street        |
| Lot B DP419250     | 30 – 38 Darcy Street  |
| Lot 1 DP128539     | 28 Darcy Street       |
| Lot 4 DP211992     | 26 Darcy Street       |
| Lot 3 DP211992     | 24 Darcy Street       |
| Lot 3 DP221128     | 20 Darcy Street       |
| Lot 2 DP549978     | 18 Darcy Street       |
| Lot 1 DP549978     | 16 Darcy Street       |
| Lot 2 DP790386     | 14A Darcy Street      |
| Lot B DP417015     | 14 Darcy Street       |
| Lot A DP 417015    | 12 Darcy Street       |
| Lot 1 DP201075     | 119Z Macquarie Street |
| Lot 3 DP510571     | 119Z Macquarie Street |

\* Only the eastern part of Civic Place is proposed to be zoned B3. This land is owned by Council.

This Planning Proposal, and references to 'Parramatta Square' within it, relate to the allotments as listed above and as shown in **Figure 1** below.

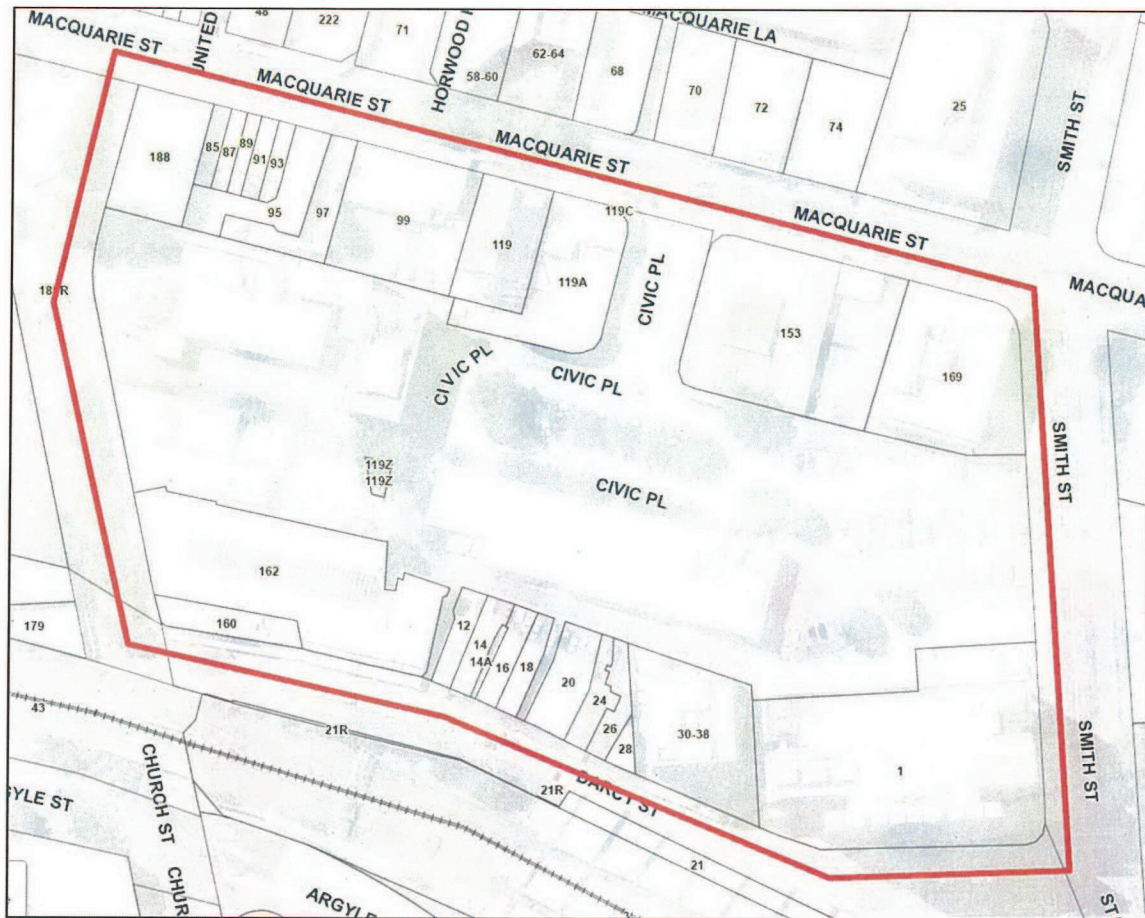


Figure 1 – Site Plan

Development in the immediate vicinity of the site is a mixture of commercial and retail buildings.

A number of state and locally-listed heritage buildings and items are located within and in the immediate vicinity of Parramatta Square including the Parramatta Town Hall and St John's Anglican Cathedral which are both listed on the State Heritage Register. The Convict Drain, which is a locally listed archaeological heritage item, runs beneath Parramatta Square.

To the south of the site, across Darcy Street, is the Main Western Railway Line and Parramatta Station and Bus Interchange.

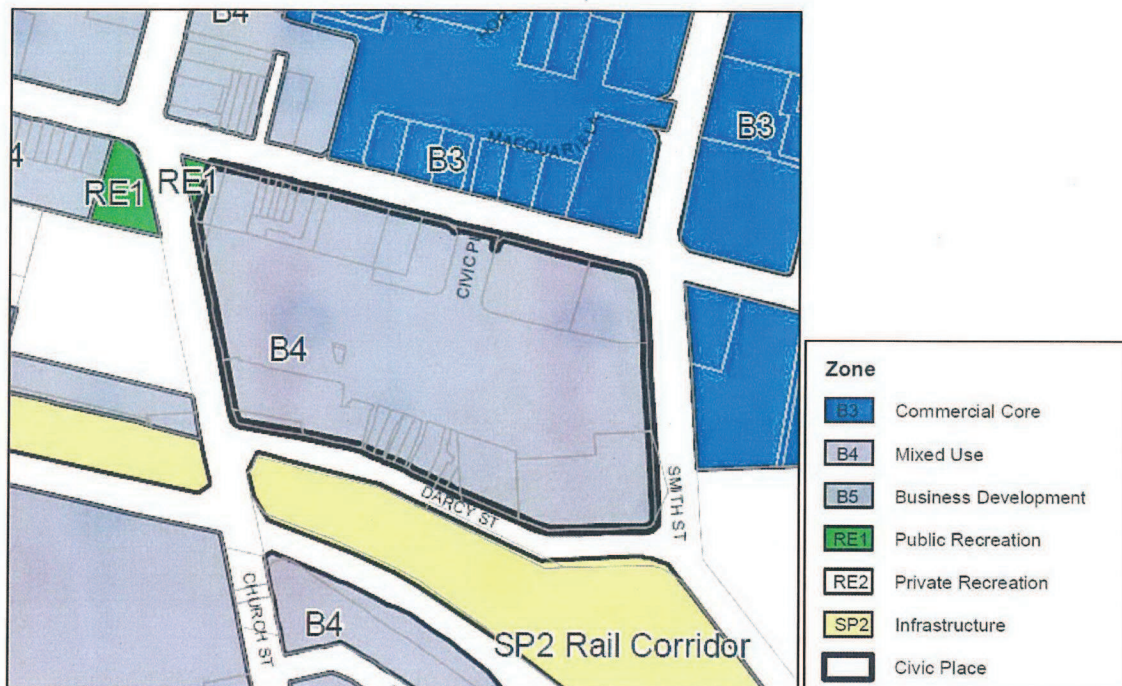
### 3.0 EXISTING PLANNING CONTROLS

#### 3.1 Land Use Zone

Under Clause 11 of the *Parramatta City Centre Local Environmental Plan 2007* (City Centre LEP) Parramatta Square is zoned B4 Mixed Use (**Figure 2**). Part 2 of the City Centre LEP defines the objectives of this zone as:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To create opportunities to improve the public domain and pedestrian links within the Mixed Use Zone.*

- *To support the higher order Commercial Core Zone while providing for the daily commercial needs of the locality, including:*
  - *commercial and retail development,*
  - *cultural and entertainment facilities that cater for a range of arts and cultural activity, including events, festivals, markets and outdoor dining,*
  - *tourism, leisure and recreation facilities,*
  - *social, education and health services,*
  - *high density residential development.*
- *To protect and enhance the unique qualities and character of special areas within the Parramatta city centre.*



**Figure 2** – Extract from Parramatta City Centre Local Environmental Plan 2007 – Land Zoning map

The B3 Commercial Core zone is proposed for the eastern third of Parramatta Square. Under the City Centre LEP, the B3 zone includes “serviced apartments” as a use that is permitted with consent.

### 3.2 Height of Buildings

Under Clause 21 of the City Centre LEP the maximum building height shown on the height map for Parramatta Square is 200 metres on the southern part and 54m on the central and northern part.

### 3.3 Floor Space Ratio

Under Clause 22 of the City Centre LEP the maximum Floor Space Ratio (FSR) shown on the map for Parramatta Square is 8:1.

### 3.4 Clause 22H Civic Place

Parramatta Square is subject to Clause 22H Civic Place in the City Centre LEP which ensures that development on the land, on a precinct-wide basis, provides for at least 6,000sqm of public open space and contains an appropriate mix of uses by having no more than 40 percent of gross floor area of the development used for the purposes of residential accommodation and at least 40 percent of that gross floor area used for the purposes of office space.

## 4.0 THE PLANNING PROPOSAL

### 4.1 Objectives or Intended Outcomes

The objective of the planning proposal is to reinforce the strategic vision of commercial-only land uses in the eastern part of Parramatta Square and to reflect the commercial-only nature of land uses that exist, have recently been approved and are anticipated for this precinct. This will thereby provide certainty that a substantial concentration of commercial jobs will be delivered in this central and highly accessible part of the Parramatta City Centre.

### 4.2 Explanation of Provisions

The objective is achieved by the following three proposed amendments to the City Centre LEP. It is noted that the proposed amendments may be made to the amalgamated *Parramatta City Centre LEP 2007* and *Parramatta LEP 2011* which is currently subject to a separate planning proposal.

1. Amending the Land Zoning Map in the City Centre LEP to reflect Figure 3:

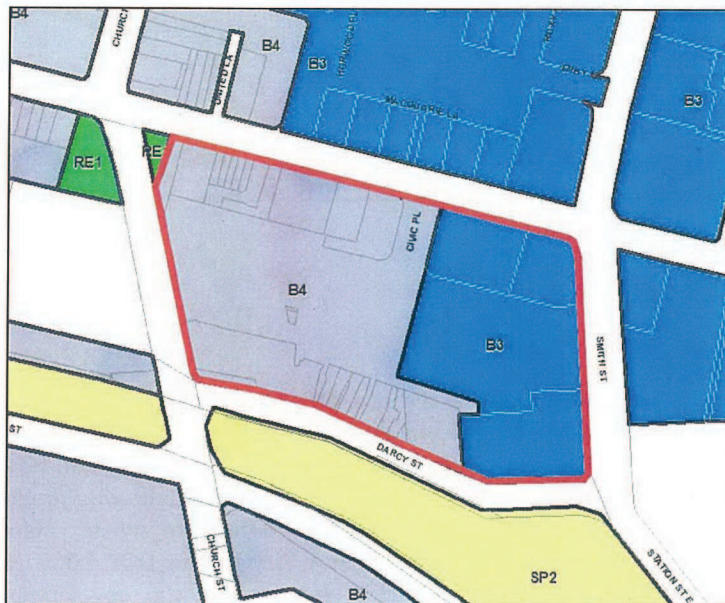


Figure 3 – Proposed Land Zoning

2. Prohibiting Serviced Apartments in the B3 Commercial Core zone in Parramatta Square, by way of a clause, as this use is not a high value-adding employment use.
3. Deleting Clause 22H (Civic Place) as this clause is redundant now that:
  - the Civic Place Master Plan (2003) has been superseded by the site specific provisions for Parramatta Square in Parramatta DCP 2011.
  - the proposed zoning for Parramatta Square will govern the desired mix of land uses.
  - and Parramatta DCP 2011 contains objectives and controls for the Parramatta Square public domain.

### 4.3 Justification

#### 4.3.1 Need for the planning proposal

##### Q1 – Is the planning proposal a result of any strategic study or report?

The planning proposal is not the direct result of a strategic study or report, but rather a result of changed development plans. The Civic Place Master Plan (2003) established development controls which were intended to stimulate the redevelopment of this precinct (now Parramatta Square) to provide a new core of commercial activity, with sites adjoining Church Street Mall to provide

supporting uses such as retail, tourism and residential accommodation (refer to Figure 4 for diagram).

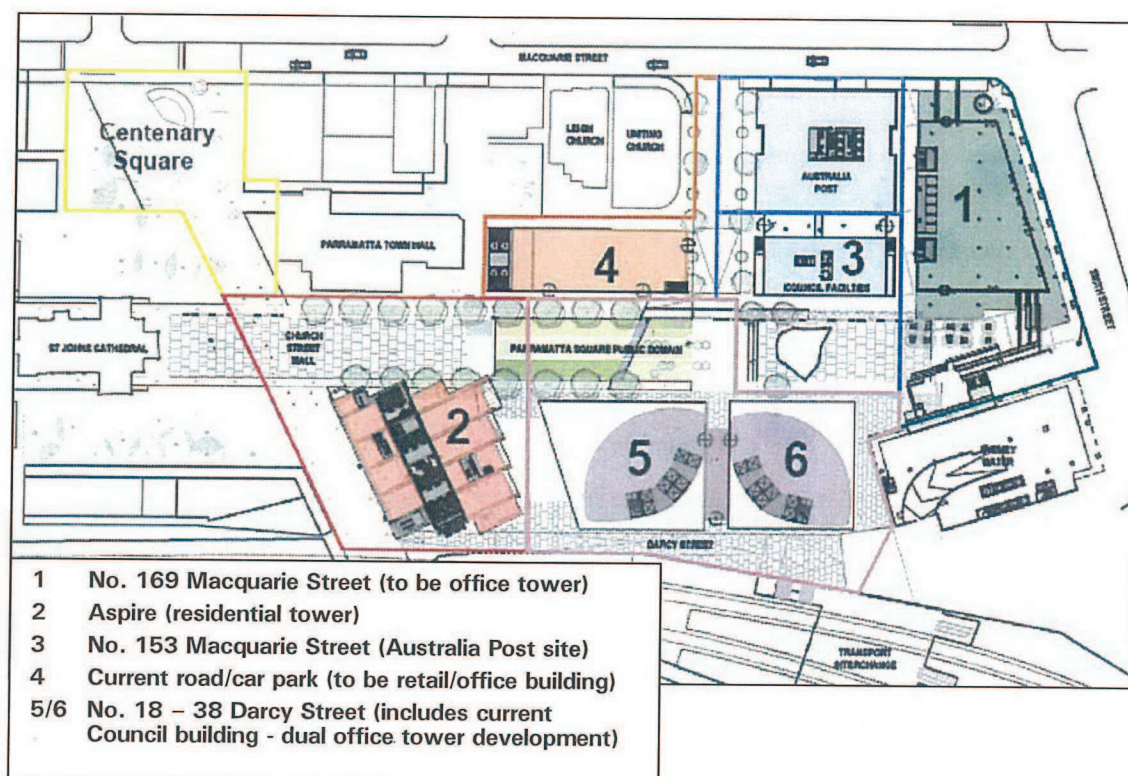


Figure 4 – Parramatta Square Diagram

The foundation of the Civic Place Master Plan was for the development of the area including the public domain to be conducted as a single entity by the one developer. The objective of the master plan, to deliver commercial activity and mixed use on the western side has not changed, however the development approach has changed. Further, the master plan referred to and was predicated on instruments that were superseded and targets that are out of date. The master plan was revoked on 21 August 2013 by new DCP provisions in Parramatta City Centre DCP 2007 (which have since been amalgamated into the Parramatta DCP 2011) to reflect the development of Parramatta Square in stages and by multiple developers, and to reflect current targets and strategies regarding the development of the City. This will ensure appropriate direction is provided to development proposals.

This planning proposal is cognisant that the planning for Parramatta Square has significantly moved on since the Civic Place Master Plan (2003). It is therefore imperative that the LEP be updated to be consistent with the well-established strategic vision for Parramatta Square to become a highly developed precinct with a mix of uses that are appropriate for the heart of the Parramatta CBD. A change in zoning for part of Parramatta Square, rather than reliance on Clause 22H of the City Centre LEP (which prescribes that at least 40 percent of gross floor area be used as office space) would be more transparent and effective in achieving commercial-only land uses given the changed development approach for Parramatta Square.

**Q2 – Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?**

The planning proposal is the best and most appropriate means of achieving the desired future redevelopment of this land. The amendment of the LEP will reinforce the strategic vision for commercial-only land uses in the eastern part of Parramatta Square and will reflect the commercial-only nature of land uses that exist, have recently been approved and are anticipated for this precinct. This will thereby provide certainty that a substantial concentration of commercial jobs will be delivered in this central and highly accessible part of the Parramatta City Centre.

A change in zoning for part of Parramatta Square, rather than reliance on Clause 22H of the City Centre LEP will be more transparent and effective in ensuring that commercial-only uses are delivered. Clause 22H currently requires that no more than 40% of the gross floor area of development in Parramatta Square is used for residential uses and that at least 40% is used for commercial purposes. The area known as Parramatta Square includes privately owned land. There are equity issues as well as complexities in having the development potential (type) of an individual property influenced by the development (and timing) of another property. This arrangement is not one that applies elsewhere in the CBD or LGA.

The proposed rezoning of the eastern third of Parramatta Square from B4 Mixed Use to B3 Commercial Core will preserve a third (1.26 hectares) of the precinct for commercial-only uses. The prohibition of serviced apartments in the B3 Commercial Core zone as it applies to Parramatta Square will further strengthen the precinct's ability to deliver commercial only uses and not be compromised by a more residential form of development.

Parramatta's ability to provide land exclusively for business purposes is critical to ensure that it continues to develop into a true business district that is supported by residential development rather than dominated by it. Preserving land for commercial-only development is critical in combatting the following significant threats/constraints to commercial development in the City Centre:

**1. Limited land zoned for commercial-only development and strong preference for residential development in the mixed use business zone**

Currently, of the land that is zoned for business purposes in the Parramatta City Centre, only 24% is zoned exclusively for business uses (via the B3 and B5 zones) whilst 76% enables a mix of uses including residential (by way of the B4 zone). Over the last 6 years, the development market in Parramatta has increasingly favoured residential development in the B4 zone. Once such land is developed for residential purposes (and strata titled), the ability for Parramatta City to provide employment floor space for the people of Western Sydney will be further eroded.

**2. Pressure to rezone commercial-only zoned land to permit residential development**

Lands currently zoned for commercial-only purposes have come under pressure to allow residential development (via rezoning from B3/B5 to B4). Such planning proposals have been submitted for 7 Charles Street, 12 Hassall Street (PCYC) and parts of 57-83 Church Street (Heartland).

**3. Existing commercial-only zoned land is highly constrained**

Analysis has demonstrated that the Parramatta City Centre also contains a relatively high number of constraints and challenges such as lot fragmentation, ownership patterns, heritage, flooding and existing levels of capitalisation. As a result, there are relatively few large lots held in single ownership available for redevelopment. **Figure 5** below illustrates land ownership and other constraints of the City Centre's Commercial Core (north of the railway station). This clearly shows the need to preserve land in highly strategic locations, such as Parramatta Square, for commercial-only land uses.



Figure 5 – Lot patterns and constraints in the Parramatta City Centre Commercial Core (north of the rail line)

#### 4.3.2 Relationship to strategic planning framework

**Q3 – Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The *Metropolitan Plan for Sydney 2036* and *draft Metropolitan Strategy for Sydney to 2031* strengthen the NSW State Government's long held policy that Parramatta should continue to develop as Greater Sydney's second CBD. Parramatta's ability to provide land exclusively for business purposes is critical to ensure that it continues to develop into a true business district that is supported by residential (ideally on the periphery) like many great cities (e.g. Sydney, Melbourne) rather than being dominated by residential development (e.g. Chatswood).

An employment target of 21,000 new jobs has been identified in the Sydney Metropolitan Plan. To accommodate 21,000 jobs would require the creation of approximately 400,000 sqm of office floor space to be created. As a visual reference, this would equate to seventeen (17) of the recently constructed "Eclipse" Towers (60 Station Street). To facilitate this scale of development, land needs to be secured for employment generating jobs in a key location (ie. at the civic heart,

close to public transport) whilst facilitating entertainment and residential uses in appropriate locations to inject vibrancy in the City of Parramatta.

**Q4 - Is the planning proposal consistent with a council's local strategy or other local strategic plan?**

The planning proposal is also consistent with Council's strategic plan known as Parramatta 2038. Parramatta 2038 states that Parramatta's economic growth will help build the City as a centre of high, value-adding employment and the driving force behind the generation of new wealth for Western Sydney. This is achieved by concentrated growth of jobs in the Parramatta CBD. Whilst a focus of Parramatta 2038 is commercial growth in the CBD, residential accommodation provides an appropriate complement to Parramatta Square on the western end, activating the square beyond business hours and allowing housing close to jobs, thereby supporting the viability of Sydney's Premier Regional City and second CBD.

**Q5 - Is the planning proposal consistent with applicable State Environmental Planning Policies?**

An assessment of the planning proposal against applicable State Environmental Planning Policies (SEPPs) is provided in the **Table 2** below.

Table 2 – Consistency with relevant SEPPs

| State Environmental Planning Policies (SEPPs)                                            | Consistent |    | N/A | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------|------------|----|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                          | YES        | NO |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| SEPP No 1 Development Standards                                                          |            |    | ✓   | This SEPP does not apply to the land to which Parramatta City Centre LEP 2007 applies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SEPP No 4 Development Without Consent and Miscellaneous Exempt and Complying Development |            |    | ✓   | This SEPP does not apply to the land to which Parramatta City Centre LEP 2007 applies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SEPP No 6 Number of Storeys                                                              |            |    | ✓   | Standard instrument definitions apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SEPP No 32 Urban Consolidation (Redevelopment of Urban Land)                             | ✓          |    |     | The planning proposal is consistent with SEPP 32 in providing for the opportunity for the development of employment and housing in an area where there is existing public infrastructure, transport, and community facilities, and is close to employment, leisure and other opportunities. This planning proposal will secure a relatively small area (1.26 hectares) for commercial-only use. This will have a minor impact on the current 76/24 (residential vs commercial only) land use split in the Parramatta City Centre and therefore will not unduly restrict a mix of land uses. |
| SEPP No 55 Remediation of Land                                                           | ✓          |    |     | A range of uses including residential and commercial are currently permitted on the land. SEPP 55 assessment, if relevant, would accompany DAs for the land.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| SEPP No 60 Exempt and Complying Development                                              |            |    | ✓   | This SEPP does not apply to the land to which Parramatta City Centre LEP 2007 applies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SEPP No 64 Advertising and signage                                                       |            |    | ✓   | 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 DA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| SEPP No.70 Affordable Housing (Revised Schemes)                                          |            |    | ✓   | Not relevant to proposed amendment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SEPP (Affordable Rental Housing) 2009                                                    |            |    | ✓   | Not relevant to proposed amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SEPP (BASIX) 2004                                                                        | ✓          |    |     | Detailed compliance will be demonstrated at the time of making a DA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| SEPP (Exempt and Complying Development Codes) 2008                                       | ✓          |    |     | May apply to future development of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| SEPP (Infrastructure) 2007                                                               | ✓          |    |     | Not relevant to the planning proposal. May apply to the future development of the land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SEPP (State and Regional Development) 2011                                               | ✓          |    |     | Future development of the land may likely to be deemed as 'regional development' (meeting the relevant thresholds                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| State Environmental Planning Policies (SEPPs)                          | Consistent |    | N/A | Comment                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------|------------|----|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                        | YES        | NO |     |                                                                                                                                                                                                                                                                                                                                 |
|                                                                        |            |    |     | under Schedule 4A of the EP&A Act), with the JRPP acting as the determining authority.                                                                                                                                                                                                                                          |
| <b>Deemed SEPPs</b>                                                    |            |    |     |                                                                                                                                                                                                                                                                                                                                 |
| Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005     | ✓          |    |     | There are no provisions in SREP (Sydney Harbour Catchment) that apply to Parramatta Square.                                                                                                                                                                                                                                     |
| Sydney Regional Environmental Plan No. 18 (Public Transport Corridors) |            |    | ✓   | <p>This deemed SEPP does not apply to land within Parramatta Square.</p> <p>It is noted, that a separate amendment proposed to Parramatta LEP 2011 to include the City Centre provisions (the amalgamation planning proposal) would mean that SREP 18 would no longer apply to the City Centre once this amendment is made.</p> |

**Q6 – Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

Consistency with the relevant directions for planning proposals issued by the Minister for Planning under Section 117(2) of the *Environmental Planning and Assessment Act 1979* is addressed in **Table 3** below:

Table 3 – Assessment against Section 117 Directions

| Ministerial Directions                           | Consistent |    | N/A | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------|------------|----|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                  | YES        | NO |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1. Employment and Resources                      |            |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 1.1 Business and Industrial Zones                | ✓          |    |     | The planning proposal seeks to change the land use zoning to secure and expand the extent of business zoning in the locality. The remaining central and western portion of Parramatta Square will provide for a mix of uses in the form of retail, hotel, residential. A mix of land uses will help to enliven the precinct throughout the day and week, so that it does not “shut down” outside of typical office hours (if commercial uses dominate) or result in a lacklustre business centre (should residential uses dominate).                                                                                                          |
| 2. Environment and Heritage                      |            |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 2.3 Heritage Conservation                        | ✓          |    |     | Parramatta City Centre LEP contains heritage conservation provisions and this Proposal does not seek to amend them. Heritage considerations will accordingly be addressed as part of any future development of the land.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3. Housing, Infrastructure and Urban Development |            |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3.1 Residential Zones                            |            |    | ✓   | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.4 Integrating Land Use and Transport           | ✓          |    |     | The planning proposal will concentrate residential and commercial activities in a central location to support public transport and improve access to jobs and services by walking, cycling and public transport.                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3.5 Development Near Licensed Aerodromes         | ✓          |    |     | <p>Sydney Aerodrome and Bankstown Aerodrome are federally leased airports and therefore the Airport Act 1996 and the Airports (Protection of Airspace) Regulations 1996 (the Regulations) apply. Under these regulations operators of such aerodromes have to notify the Australian Government Department of Infrastructure and Transport of any potential infringement of the prescribed airspace.</p> <p>The airspace above the Parramatta CBD is affected by the Bankstown Aerodrome Obstacle Limitation Surfaces (OLS) and Bankstown Airport and Sydney Aerodrome Procedures for Air Navigation Services – Aircraft Operations (PANS-</p> |

| Ministerial Directions                                      | Consistent |    | N/A | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------|------------|----|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                             | YES        | NO |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                             |            |    |     | OPS).<br>This planning proposal does not seek to alter the building height provisions applicable to Parramatta Square and is therefore consistent with this direction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>4. Hazard and Risk</b>                                   |            |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 4.1 Acid Sulfate Soils                                      | ✓          |    |     | Parramatta City Centre LEP contains acid sulfate soils provisions and this planning proposal does not seek to amend them. Acid sulfate soils investigations and analysis will accordingly be undertaken as part of any future development of the land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4.3 Flood Prone Land                                        | ✓          |    |     | Parramatta City Centre 2007 contains flood prone land provisions and this Planning Proposal does not seek to amend them. Flooding will be addressed as part of any future development of the land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>6. Local Plan Making</b>                                 |            |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 6.1 Approval and Referral Requirements                      | ✓          |    |     | No new concurrence provisions are proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 6.2 Reserving Land for Public Purposes                      | ✓          |    |     | No new road reservation is proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 6.3 Site Specific Provisions                                | ✓          |    |     | <p>The planning proposal amends existing site specific provisions, without being unnecessarily restrictive. While the planning proposal seeks to prohibit serviced apartments in the B3 Commercial Core zone in Parramatta Square, the proposed change is necessary and is not considered restrictive as the B3 zone permits a range of other uses, such as entertainment facilities, retail and food and drink premises, tourist and visitor accommodation, office and business premises and function centres.</p> <p>In addition the objective of this planning proposal is to reflect and reinforce the strategic vision of a commercial-only nature of land uses (existing, approved and anticipated) in the eastern part of Parramatta Square, thereby providing certainty that a substantial concentration of commercial jobs will be delivered in this central and highly accessible part of the Parramatta City Centre. Permitting serviced apartments in the B3 zone would contradict this, as this use is not a high employment generating use.</p> <p>Serviced apartments will continue to be permitted in the B3 zone elsewhere in the City Centre. They will also continue to be permitted in the predominant B4 Mixed Use zone in the City Centre. Therefore, prohibiting serviced apartments on a 1.26 hectare area of land at the commercial, civic and transport heart of the Parramatta City Centre will not unduly restrict where serviced apartments can be developed in the City Centre.</p> |
| <b>7. Metropolitan Planning</b>                             |            |    |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 7.1 Implementation of the Metropolitan Plan for Sydney 2036 | ✓          |    |     | <p>The planning proposal is consistent with the objectives and strategies of the Metropolitan Plan in that it will facilitate the delivery of commercial generating floor space which further strengthens Parramatta's role as Sydney's second CBD particularly with regard to being able to meet a job target of 21,000 jobs. To accommodate 21,000 new jobs would require the creation of approximately 400,000 sqm of office floor space to be created. This would equate to seventeen (17) of the recently constructed "Eclipse" Towers (60 Station Street).</p> <p>This planning proposal will secure a relatively small area (1.26 hectares) for commercial-only use. This will have a minor impact on the current 76/24 (residential vs commercial only)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Ministerial Directions | Consistent |    | N/A | Comment                                                                                                                                                                                                                    |
|------------------------|------------|----|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | YES        | NO |     |                                                                                                                                                                                                                            |
|                        |            |    |     | land use split in the Parramatta City Centre and therefore will not unduly restrict a mix of land uses. This therefore will ensure that the Parramatta City Centre can still develop as a diverse and vibrant City Centre. |

#### 4.3.3 Environmental, social and economic impact

**Q7 – 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 Planning Proposal will not result in any impact of critical habitat or threatened species, populations or ecological communities or their habitats.

**Q8 – Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

There are no other significant environmental effects which are not more appropriately dealt with as part of the assessment of a detailed design or proposal for the site. It is considered that the existing development controls under the City Centre LEP and Parramatta DCP 2011 provide appropriate guidance to ensure that a good development outcome is achieved within the additional development parameters established under the planning proposal.

**Q9 – Has the planning proposal adequately addressed any social and economic effects?**

It is considered that the planning proposal will have a positive social and economic impact upon the Parramatta CBD. Parramatta is Sydney's Premier Regional City and second CBD. The Parramatta CBD is Australia's fifth-largest city in economic terms, with a gross regional product (GRP) of \$14 billion in 2011-2012. As at June 2011, there were 16,360 registered businesses in Parramatta. Since 2001, Parramatta's economy has been transformed from one dominated by manufacturing to one underpinned by service industries such as finance, insurance, professional, and technical services.

An increasing number of public and private sector organisations are moving to the Parramatta CBD as property in Sydney's CBD becomes scarce and prohibitively expensive. Around 30% of Australia's top 500 businesses have offices in Parramatta. The growing number of businesses in the Parramatta CBD means that the Parramatta Local Government Area (LGA) is now the second-largest work destination in Sydney. The planning proposal is fundamental in reinforcing the strategic vision for Parramatta Square, specifically the commercial-only nature of land uses (existing, approved and anticipated) in the eastern part of Parramatta Square. This will thereby provide certainty that a substantial concentration of commercial jobs will be delivered in this central and highly accessible part of the Parramatta CBD.

The sites that would be affected by the proposed rezoning to B3 Commercial Core are described below.

- the Sydney Water site at the corner of Darcy and Smith Streets which contains an 16 storey commercial tower;
- the site at the corner of Macquarie and Smith Streets (No. 169 Macquarie Street), which has a Development Consent for a 15 storey commercial tower (issued on 12 September 2013); and
- the Australia Post site (No. 153 Macquarie Street) and part of Civic Place (public domain).

The retention of a B4 Mixed Use zoning for the remainder of Parramatta Square will support a more flexible approach to land use. However, Council will ensure that a true mix of complementary uses are delivered in this part of Parramatta Square and that it is not dominated by one land use, irrespective of whether that land use is residential or commercial. A mix of land uses will help to enliven the precinct throughout the day and week, so that it does not "shut down" outside of typical office hours (if commercial uses dominate) or result in a lacklustre business centre (should residential uses dominate).

The site, as noted earlier, is subject to Clause 22H Civic Place in the City Centre LEP which ensures that development on the land, on a precinct-wide basis, provides for at least 6,000sqm of public open space and contains an appropriate mix of uses by having no more than 40 percent of gross floor area of the development used for the purposes of residential accommodation and at least 40 percent of that gross floor area used for the purposes of office space.

This clause implies, like the (now revoked) Civic Place Master Plan, that the development of Parramatta Square will be conducted as a single entity by the one developer. The area known as Parramatta Square includes privately owned land. There are equity issues as well as complexities in having the development potential (type) of an individual property influenced by the development (and timing) of another property. This arrangement is not one that applies elsewhere in the CBD or LGA. Further, Clause 22H (Civic Place) is redundant now that:

- the Civic Place Master Plan (2003) has been superseded by the site specific provisions for Parramatta Square in Parramatta DCP 2011.
- the proposed zoning for Parramatta Square will govern the desired mix of land uses.
- and the DCP contains objectives and controls for the public domain.

#### **4.3.4 State and Commonwealth Interests**

##### **Q10 – Is there adequate public infrastructure for the planning proposal?**

Parramatta Square is well serviced by existing transport and public transport infrastructure, being immediately north of Parramatta Station which is a major regional train and bus node.

There is likely to be a need to upgrade electrical, water and sewerage services within Parramatta Square to support new development on the site, irrespective of whether the development is in accordance with the existing planning controls or with the planning controls contained within this planning proposal. As such it is considered appropriate that details of local infrastructure servicing be resolved at the Development Application stage.

##### **Q11 – What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

State and Commonwealth authorities will have the opportunity to provide comment on the planning proposal as part of its formal exhibition. The following authorities are proposed to be consulted:

- Transport for NSW (Roads and Maritime Service)
- Transport for NSW (Railcorp)
- NSW Office of Environment and Heritage
- Endeavour Energy
- Sydney Water
- Department of Education and Communities

In addition, Council will write to the owners of the properties affected by the proposal.

## 5.0 MAPPING

The following maps illustrate Parramatta Square as per the current City Centre LEP Land Zoning Map (Figure 6) followed by how the proposed amendment would appear (Figure 7).

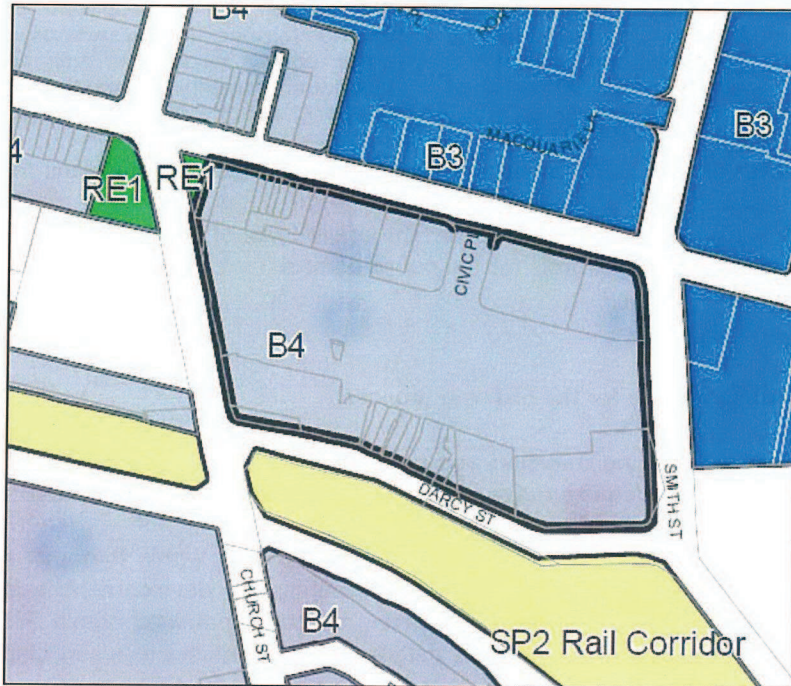


Figure 6 – Extract from Parramatta City Centre Local Environmental Plan 2007 – Land Zoning Map

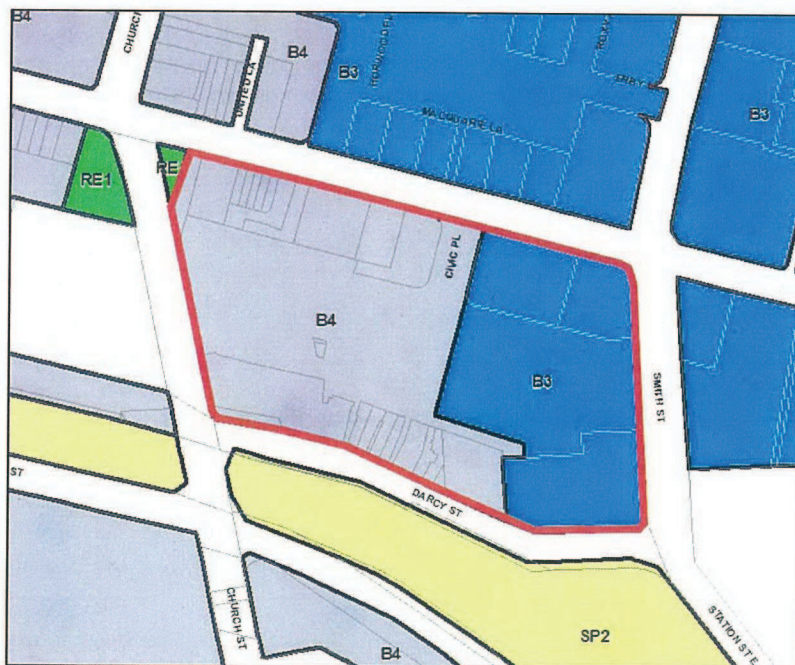


Figure 7 – Proposed Land Zoning Map

## **6.0 CONSULTATION**

It is proposed that the Planning Proposal be placed on public exhibition for a minimum of 28 days. A public hearing is not required for this planning proposal.

## **7.0 INDICATIVE TIMELINE**

Below is an indicative timeline for the planning proposal.

- Referral to NSW Planning and Infrastructure for Gateway determination: May 2014
- Gateway determination: May 2014
- Public Exhibition: June 2014
- Consideration of submissions: July 2014
- Post exhibition report to Council: July 2014
- Date of submission to NSW Planning and Infrastructure to finalise the LEP: July 2014
- Anticipated date for notification of LEP amendment: August 2014