

Parramatta Planning Proposal - 11 to 13 Aird Street, Parramatta

Proposal Title : **Parramatta Planning Proposal - 11 to 13 Aird Street, Parramatta**

Proposal Summary : **The planning proposal seeks to increase the maximum building height and floor space ratio controls for land at 11 to 13 Aird Street, Parramatta.**

PP Number : **PP_2015_PARRA_010_00** Dop File No : **15/16900**

Proposal Details

Date Planning Proposal Received :	24-Nov-2015	LGA covered :	Parramatta
Region :	Metro(Parra)	RPA :	Parramatta City Council
State Electorate :	PARRAMATTA	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	11 to 13 Aird Street		
Suburb :	Parramatta	City :	Sydney
Land Parcel :		Postcode :	2150
Street :			
Suburb :		City :	Postcode :
Land Parcel :	Lot 101 DP709151		

DoP Planning Officer Contact Details

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RPA Contact Details

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DoP Project Manager Contact Details

Contact Name : **Terry Doran**
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Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :	Metro West Central subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	98
Gross Floor Area :	0	No of Jobs Created :	0

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

If No, comment :

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

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The site is currently occupied by a five storey commercial building that directly adjoins Westfield Parramatta.**

External Supporting Notes :

Adequacy Assessment

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

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

Comment : **The proposal seeks to increase the maximum height of buildings and floor space ratio controls in order to enable redevelopment for a mixed use tower building.**

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

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

Comment : **The proposal will amend the maps associated with Parramatta Local Environmental Plan 2011, in order to:**

- increase the maximum height of buildings from 36m to 102m (i.e. 117m or 39 storeys with a 15% design excellence bonus); and
- increase the maximum FSR from 4.2:1 to 10:1 (i.e. 11.5:1 with a 15% design excellence bonus).

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.1 Business and Industrial Zones

2.3 Heritage Conservation

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **Yes**

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

d) Which SEPPs have the RPA identified?

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

The proposal is consistent (or justifiably inconsistent) with all State Environmental Planning Policies and section 117 Directions.

S117 DIRECTION 1.1 BUSINESS AND INDUSTRIAL ZONES

As the proposal will retain the existing B4 Mixed Use Zone, it will not reduce the total potential floor space area for employment uses and related public services in business zones and is therefore consistent with this Direction.

S117 DIRECTION 2.3 HERITAGE CONSERVATION

The site is located in close proximity to St John's Cemetery, a State listed heritage item. A Heritage Statement has been prepared by Archnex Designs that concludes that the proposed tower development will not have any overshadowing impacts on the cemetery and that it will form part of a backdrop of CBD towers that support Parramatta's role as Sydney's second CBD. Council's Heritage Advisor raised no objection to the proposal. It is recommended that the Heritage Division of the Office of Environment and Heritage be consulted during the exhibition period.

RELATIONSHIP TO OLD GOVERNMENT HOUSE

The site does not lie within the Highly Sensitive Area with regard to Old Government House. It sits within Precinct 7 City Edges of the 2012 Technical Report prepared by Planisphere. Desirable future development guidelines for this Precinct are intended to apply at development application stage.

The planning proposal is consistent with this Direction.

S117 DIRECTION 3.1 RESIDENTIAL ZONES

The planning proposal is consistent with this Direction as it will enhance housing choice and make efficient use of existing infrastructure and services.

S117 DIRECTION 3.4 INTEGRATING LAND USE AND TRANSPORT

The planning proposal is consistent with this Direction as it will improve access to housing, jobs and services by walking and public transport as it is located 460m from Parramatta Train Station and adjoins Westfield Parramatta.

S117 DIRECTION 4.1 ACID SULPHATE SOILS

Review of Council's Acid Sulphate Soils mapping indicates that the site is affected by acid sulphate soils. Table 2 on page 13 of the planning proposal should be amended to reflect this.

The proposal is inconsistent with this Direction as an acid sulphate soils study, required when an intensification of land uses is proposed, has not been prepared. This inconsistency is considered to be justified on the basis of minor significance given that:

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

(b) the matter will be further considered at development application stage under clause 6.1 - Acid Sulfate Soils of Parramatta Local Environmental Plan 2011.

S117 DIRECTION 7.1 IMPLEMENTATION OF A PLAN FOR GROWING SYDNEY

The proposal is consistent with the intention of the Plan to grow Parramatta as Sydney's second CBD. The proposal will increase housing supply and choice in a location accessible to employment and well serviced by public transport, health and retail facilities.

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

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : The draft maps provided are sufficient for public consultation purposes, although Figure 8 should be amended to include street names.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : The planning proposal indicates that consultation is likely to include a newspaper advertisement, display on Council's website and written notification to adjoining land owners.

Additional Director General's requirements

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

If Yes, reasons :

Overall adequacy of the proposal

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

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **October 2011**

Comments in relation to Principal LEP : The proposal seeks to amend Parramatta Local Environmental Plan 2011.

Assessment Criteria

Need for planning proposal : The proposal is the appropriate course of action to enable higher density development of the site to cater for the projected increase in the local population whilst retaining some non-residential use of the site.

Consistency with strategic planning framework : The proposal is consistent with "A Plan for Growing Sydney" - refer to comment under heading "S117 Direction - Implementation of A Plan for Growing Sydney."

The proposal is consistent with the "Draft West Central Subregional Strategy" as it will contribute towards dwelling targets and improved housing choice in an area close to public transport including rail, strategic bus corridors and light rail investigation corridors.

The proposal is consistent with the "Parramatta CBD Planning Strategy" prepared by Parramatta City Council which suggests potential for a maximum FSR of 10:1 for this locality.

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Environmental social
economic impacts :

Given that the site is already developed for commercial use and predominantly hard surfaced, it will not generate any impacts on the natural environment.

The existing five storey commercial building will be demolished and the development is anticipated to result in a reduction in commercial floor space on the site. However, the site is not located in the commercial core of the CBD. Therefore the proposal will generate the economic benefit of strengthening the commercial core and supporting its viability. This is expected as a result of increasing the city centre population and therefore the size of the local workforce and the number of people within the primary trade area.

A Traffic and Parking Report has been prepared and Council's Traffic and Transport Team have raised no concerns, although there is currently no indication of the cumulative traffic impacts of various recent planning proposals within the CBD. This is being considered as part of Council's CBD Planning Strategy. It is recommended that consultation occur with Road and Maritime Services during the exhibition period.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) :
Essential Energy
Department of Education and Communities
Office of Environment and Heritage
Transport for NSW
Fire and Rescue NSW
Transport for NSW - Roads and Maritime Services
Sydney Water

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

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

If no, provide reasons :

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

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

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

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal 11-13 Aird Street, Parramatta.pdf	Proposal	Yes
covering letter, 11-13 Aird Street, Parramatta.pdf	Proposal Covering Letter	Yes

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CBD Height Study.pdf	Study	Yes
Heritage Statement.pdf	Study	Yes
Traffic and Parking Assessment Report.pdf	Study	Yes

Planning Team Recommendation

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

S.117 directions: **1.1 Business and Industrial Zones**
 2.3 Heritage Conservation
 3.1 Residential Zones
 3.4 Integrating Land Use and Transport
 4.1 Acid Sulfate Soils
 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **DELEGATION OF PLAN MAKING FUNCTIONS**
Council has requested that it exercise the Minister's plan making functions for this planning proposal. This request is supported.

RECOMMENDATION

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

Further, it is recommended that the Planning Proposal proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal as indicated below:
 - (a) "Figure 8: Proposed amendment to PCCLEP 2007 Height of Building Map" is to include street names;
 - (b) "Table 2: Assessment of Planning Proposal against s117 Directions" is to specify whether or not the site is affected by acid sulphate soils and of what class;
 - (c) amend the Explanation of provisions (Part 2) to indicate that the planning proposal seeks solely to amend Parramatta Local Environmental Plan 2011.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Environment 2013).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - NSW Office of Environment and Heritage - Heritage Division;
 - Department of Education and Communities
 - Transport for NSW
 - Transport for NSW - Roads and Maritime Services
 - Fire and Rescue NSW

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

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge

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Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Supporting Reasons :

Signature:



Printed Name:

T DORAN

Date:

29/1/16

