



PLANNING PROPOSAL

11-13 Aird Street, Parramatta

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	JBA Urban Planning Consultants	August 2015

Council versions:

No.	Author	Version
1.	Parramatta City Council	9 November 2015 - Council Meeting recommending Gateway Determination

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INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta City Centre Local Environmental Plan 2007*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment guides, 'A Guide to Preparing Local Environment Plans' (April 2013) and 'A Guide to Preparing Planning Proposals' (October 2012).

Background and context

On 28 August 2015, Council received a Planning Proposal and supporting documents from Sonenco Apartments Pty Ltd affecting land at 11-13 Aird Street, Parramatta (Lot 101 DP709151). The site has a total area of 815sqm. The site is shown below in **Figure 1**.



Figure 1 – Site at 135 George Street and 118 Harris Street, Parramatta subject to the planning proposal

Under *Parramatta City Centre Local Environmental Plan 2007* (PCCLEP 2007), the site:

- is zoned B4 Mixed Use (refer to Figure 3 in Part 4 – Mapping);
- has a maximum building height of 36 metres (refer to Figure 4 in Part 4 – Mapping); and
- has a maximum floor space ratio (FSR) of 4.2:1 (refer to Figure 5 in Part 4 – Mapping).

This Planning Proposal does not seek to amend the land zoning.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to enable the redevelopment of the land at 11-13 Aird Street, Parramatta in accordance with the current B4 Mixed Use zone for a high density mixed use development in the Parramatta City Centre. Specifically, the Planning Proposal aims to:

- **Provide a residential component:** The future development will provide a residential building in close proximity to significant public transport, employment and community facilities that responds to the various site constraints.
- **Provide a non-residential component:** The future development of the site will include a retail tenancy that will serve the needs of the building tenants as well as those of the surrounding developments. The retail space includes ground floor dining that will provide retail activation and enhance the streetscape character. The development will also provide a commercial office component that maintains a commercial presence on the site and increases the range of uses and activities in the building.
- **Provide public domain upgrades:** The proposal seeks to provide public domain upgrades to the paving, landscaping and associated street furniture along the southern side of Aird Street from O'Connell Street to Marsden Street. The proposed public domain upgrades combined with the ground floor café will enhance the public domain and pedestrian activation in this portion of Aird Street.

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *Parramatta City Centre Local Environmental Plan 2007 (PCCLEP 2007)* in relation to the height and floor space ratio controls.

In order to achieve the desired objectives the following amendments to the *Parramatta City Centre LEP 2007* would need to be made:

1. Amend the maximum building height limit in the **Height of Buildings Map** (Sheet HOB_001) from 36 metres to 102 metres. Refer **Figure 9** in Part 4 of this Planning Proposal.
2. Amend the maximum FSR in the **Floor Space Ratio Map** (Sheet FSR_001) from 4.2:1 to 10:1. Refer **Figure 10** in Part 4 of this Planning Proposal.

The above proposed amendments would need to be legally drafted and included within the *Parramatta City Centre LEP 2007*. However, in the instance where *Parramatta LEP 2011* (Amendment No.10) is notified before this Planning Proposal is notified, then this amendment would need to be appropriately incorporated into *PLEP 2011*.

The Proposal is also eligible for the design excellence bonus under clause 22B of the *Parramatta City Centre LEP 2007* (refer to **Section 2.1.2** for further detail). This bonus would allow for a total maximum building height of 117m (39 storeys) and a total FSR of 11.5:1 to be achieved.

2.1 Other relevant matters

2.1.1 Voluntary Planning Agreement

A draft Letter of Offer to enter into a voluntary planning proposal (VPA) accompanies the Planning Proposal. This will be assessed separately and a draft VPA will ideally be exhibited in conjunction with the Planning Proposal.

2.1.2 Design Excellence

The site is located within the area covered by clause 22B of *Parramatta City Centre LEP 2007* which enables proposals exceeding 55 metres in height to pursue an architectural design competition. Proposals that demonstrate design excellence under the clause are able to seek variations to development standards (height and FSR) of up to 10%. However, an amendment to *Parramatta LEP 2011 (PLEP 2011)* (Amendment No. 10) is near completion. Once made it will consolidate the planning controls for all land affected by the *PCCLEP 2007* into *PLEP 2011*. This amendment increases the variation that proposals can seek to 15%.

Council has exhibited and subsequently adopted the plan which has been sent to the DP&E for finalisation. Once made, it will repeal *PCCLEP 2007*. If this Planning Proposal has not been made when *PCCLEP 2007* is repealed, the amendments described above will instead be made to the relevant sections of the consolidated *PLEP 2011*.

The design excellence process, along with existing DCP controls will ensure an acceptable urban design and public domain outcome.

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.

The site is located within the south-western portion of the Parramatta CBD approximately 460m west of the Parramatta Train Station and Transport Interchange. Parramatta is Sydney's second CBD and is experiencing rapid growth and change, particularly in the residential sector.

The Planning Proposal falls within the area covered by the Parramatta CBD Planning Strategy. It is anticipated the Parramatta CBD Planning Strategy would allow for the same increase in building height and floor space ratio as this Proposal. This Proposal is required to amend the relevant planning controls ahead of the Parramatta CBD Planning Strategy's expected timeframe.

Is the Planning Proposal a result of any study or report?

This Planning Proposal is not the result of any site specific study or report. However, this Planning Proposal has been prepared in response to the preparation of the Draft Parramatta CBD Planning Strategy Review, which is discussed in Section 3.2.2.

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

This Planning Proposal is the best means of achieving the intended outcome of the development, which is to facilitate a tower development on the site containing both residential and commercial uses. The current height control does not permit the redevelopment of the site whilst providing an appropriate built form or residential amenity outcome.

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?

The Metropolitan Plan: A Plan for Growing Sydney strengthens the stated policy of the NSW State Government that Parramatta should continue to develop as Greater Sydney's second CBD. The proposed development facilitated by this Planning Proposal supports this policy by creating additional housing and retaining employment uses within the Parramatta CBD. This is also consistent with the West Central Draft Subregional Strategy.

NSW State Plan 2021

The New South Wales State Plan sets the strategic direction and goals for the NSW Government across a broad range of services and infrastructure. The Plan nominates one of the key challenges for the State as being the planning challenges that arise from continued population growth.

The redevelopment of the site is consistent with the State Plan as it will provide new housing in an area which is highly accessible to public transport infrastructure and social services.

NSW Long Term Transport Plan 2012

The NSW Long Term Transport Plan 2012 has the aim of better integrating land use and transport. The Draft Metropolitan Strategy has been prepared to integrate with the Long Term Transport Plan.

The Planning Proposal will serve the objectives of the Transport Plan by locating both residential and employment generating uses close to an existing railway station. This will promote the use of public transport and reduce reliance on private motor vehicles.

Metropolitan Strategy: A Plan for Growing Sydney

In December 2014 the Department of Planning and Environment released A Plan for Growing Sydney (the Plan). The Plan presents a strategy for accommodating Sydney's future population growth for the next 20 years.

In order to achieve the vision for Sydney to become 'a strong global city and a great place to live', the Plan establishes four goals for Sydney. The goals of the Plan are that Sydney will be:

1. a competitive economy with world-class services and transport;
2. a city of housing choice, with homes that meet our needs and lifestyles;
3. a great place to live with communities that are strong, healthy and well connected; and
4. a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

To support these goals, the Plan sets out planning principles that will guide Sydney's growth. These include:

- increasing housing choice around all centres through urban renewal in established areas;
- stronger economic development in strategic centres and transport gateways; and
- connecting centres with a networked transport system.

The plan forecasts increased levels of growth in the employment and residential sectors. The strategy has increased residential dwelling targets by 22%, with an additional 664,000 new dwellings needed in Sydney by 2031.

A Plan for Growing Sydney reiterates Parramatta's Role as Sydney's Second CBD and provides that the greater Parramatta region has the potential to reach 100,000 jobs over the next 20 years. The plan seeks to connect the Parramatta CBD with Westmead, Parramatta North, Rydalmere and Camellia.

The Planning Proposal seeks to achieve this by permitting additional density to provide housing in close proximity to existing services including education provided by the University of Western Sydney within the Parramatta Square and the Rydalmere Education Precinct. The site, being within the Parramatta CBD is located proximate to the Westmead Health Precinct and the significant services provided by the Westmead Hospital. As previously stated, the site is located within close walking proximity to Parramatta Train Station and Bus Interchange and is located directly adjacent to the Parramatta Westfield.

Under the Plan, Sydney has been divided into six subregions, with Parramatta located in the West Central Subregion. Councils, the community, the Greater Sydney Commission when established and NSW Government will work together to finalise and implement subregional plans. Whilst the West Central Subregional Plan is yet to be prepared, A Plan for Growing Sydney identifies the priorities for the Subregion.

Further, it identifies the following priority for the greater Parramatta area which includes:

- plan Greater Parramatta as Sydney's second CBD and Western Sydney's number one location for employment and health and education services, supported by a vibrant mixture of land uses and cultural activity, with the Parramatta River foreshore as a focus for recreational activities; and
- provide capacity for additional mixed-use development in Parramatta CBD and surrounding precincts including offices and retail in Parramatta CBD, health services in Westmead, an education hub around the new University of Western Sydney Campus, a technology and education precinct in Rydalmere, arts and culture in Parramatta, a sports precinct around Parramatta Stadium and housing in all precincts.

This planning proposal is consistent with A Plan for Growing Sydney, in that it will:

- Enable the residential development of the site by facilitating a tower form that is able to achieve an appropriate level of residential amenity and as such contributing to the significant growth targets for Parramatta and the Sub region.
- Enable more residential floor space on a site that is in close proximity to regionally significant and existing transport infrastructure including the Parramatta Train Station and Bus Interchange as well as the future potential Parramatta Light Rail Routes.
- Facilitate a residential development that is in close proximity to community and civic facilities within the Parramatta Square and throughout the CBD and educational and health facilities provided by the University of Western Sydney and the Westmead Hospital, respectively.
- Facilitate an increase in residential density that is in close proximity to jobs provided by the Westfield Shopping centre and throughout the growing Parramatta CBD; and
- Maintain employment uses on the site, resulting in greater activation of Aird Street, which is currently poorly activated.

Draft West Central Subregional Strategy

The Subregional Strategy translates objectives to the local level, and recognises that some issues extend beyond local government boundaries and require a 'subregional' approach. The draft Subregional Strategies act as a broad framework for the long term development of the area, guiding government investment and linking local and state planning issues. It was exhibited in December 2007 through to March 2008.

Key components of the draft West Central Subregional Strategy of relevance to future development of the subject site and the broader development of Parramatta city centre include the following:

- *Economy and Employment: It is projected that Parramatta will provide for an additional 27,000 jobs by 2031 (calculated from 2001). The primary role of Parramatta city centre is a commercial hub which includes business, government, retail, cultural, entertainment and recreational activities.*

Development of the site for predominantly residential uses with a commercial element is appropriate as it will support the commercial core but not detract from its importance.

- *Centres and Corridors: Parramatta is identified as a regional centre and has developed as Sydney's second CBD. The Strategy states that Parramatta Council is to investigate the potential for greater development in areas within close proximity to major proposed transit networks such as the Parramatta-Rouse Hill and Parramatta-Liverpool Transitway.*

The proposed changes to the height and FSR standards will allow for the development of residential and commercial uses that will support the viability of Parramatta as Sydney's second CBD. The site is considered valuable in contributing towards dwelling and employment targets due to its location within Parramatta City Centre, close to public transport, strategic bus corridors and light rail investigation corridors.

- *Housing: Housing stress is considered a significant problem for the west central subregion. This is an indicator of poor housing affordability. The Strategy encourages a greater mix of housing types, especially in centres with good public transport, to accommodate changing demands of existing residents and to support the workforce.*

There are no Greenfield sites left within the subregion, therefore most of the future dwelling growth will be located within centres or through infill development. The Strategy recommends that councils should aim to provide at least 80% of new dwellings in locations within 30 minutes by public transport of a Strategic Centre. The Planning Proposal seeks to deliver approximately 98 apartments, which makes a contribution towards Council's housing targets.

- *Transport: The state government has invested in a number of new bus corridors include the Parramatta– Liverpool Transitway, Parramatta– Rouse Hill Transitway and the Strategic Bus Corridors connecting Parramatta to surrounding major centres of Bankstown, Burwood, Castle Hill, Hornsby, Macquarie Park, Ryde and the CBD.*

The site is in a good location to provide mixed use development as it is within 400m of Parramatta Railway Station/Bus terminal, the Ferry and within walking distance of Parramatta CBD.

3.2.2 Is the Planning Proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

The planning proposal is consistent Parramatta City Council's community strategic plan, Parramatta 2038. The plan outlines a series of goals for Parramatta's economy,

environment, connectivity, people, culture and leadership. The proposed development will help to achieve these goals by facilitating an integrated mixed-use development in close proximity to public transport and employment.

Parramatta 2038 Strategic Community Plan

The Parramatta 2038 Strategic Community Plan sets the community goals and aspirations for the development of the Parramatta LGA over a 25 year period. This plan highlights the need for:

- economic growth and employment growth;
- an environmentally-friendly city;
- connectivity, in terms of transport and digital networks;
- diversity of people, and a society that encourages opportunity for all;
- a city that celebrates its cultural and sporting heritage; and
- inspirational leadership and good governance.

Parramatta 2038 outlines the priorities for the LGA, including:

- creation of 10,000 new jobs over the next five years and 50,000 new jobs by 2038;
- promotion of walking, cycling and public transport, as well as a legible city centre; and
- concentration of housing around centres.

The proposed development of the site facilitated by this planning proposal will achieve many of these objectives. It will facilitate redevelopment that will provide a substantial amount of residential accommodation in close proximity to existing transport networks, as well as introducing commercial uses on the site.

Parramatta CBD Planning Strategy

As outlined in Section 1, the Parramatta CBD Planning Strategy is the primary local strategic plan guiding the growth of the site. The Parramatta CBD Planning Strategy seeks to inform a Planning Proposal for the entire city centre that will create significant uplift. The Proposal is consistent with the Parramatta CBD Planning Strategy, as outlined below:

- The building envelope has a slender floor plate of 391sqm, which is less than the permitted 1,100m² for buildings over 105m in height;
- The development provides a non-residential FSR of 1:1;
- The site is not within the Old Government House Area of high sensitivity; and
- The site is mapped as having 10:1 FSR and has demonstrated that design excellence is achievable.
- While the proposed FSR is 10:1, the proposal does not cause any significant environmental impacts with respect to traffic, overshadowing, residential amenity, heritage or view loss.

3.2.3 Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

The consistency of the Planning Proposal with relevant State Environmental Planning Policies (SEPPs) is addressed in **Table 1** below.

State Environmental Planning Policies (SEPPs)	Consistent		N/A	Comment
	YES	NO		
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 additional housing in an area where there is existing public infrastructure, transport, and community facilities, and is close to employment, leisure and other opportunities.
SEPP No 65 Design Quality of Residential Flat Development	✓			Detailed compliance with SEPP 65 will be demonstrated at the time of making a development application for the site facilitated by this planning proposal. During the design development phase, detailed testing of SEPP 65 and the Apartment Design Guide was carried out and the indicative scheme is capable of demonstrating compliance with the SEPP.
SEPP (BASIX) 2004	✓			Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a development application for the site facilitated by this planning proposal.
SEPP (Exempt and Complying Development Codes) 2008	✓			May apply to future development of the site.
SEPP (Infrastructure) 2007	✓			May apply to future development of the site.
SEPP (State and Regional Development) 2011	✓			The future development of the site is likely to be deemed as 'regional development' (meeting the relevant thresholds under Schedule 4A of the EP&A Act), with the JRPP acting as the determining authority.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	✓			The proposed development is not located directly on the Sydney Harbour Catchment foreshore. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage.

Table 1 – Consistency with relevant SEPPs

3.2.4 Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)

Ministerial directions under Section 117 of the EP&A Act require Councils to address a range of matters when seeking to rezone land. A summary assessment of the Planning Proposal against the Directions issued by the Minister for Planning and Infrastructure under Section 117 of the EP&A Act is provided in **Table 2** below.

Ministerial Directions		Consistent		N/A	Comment
		YES	NO		
1. Employment and Resources					
1.1 Business and Industrial Zones		✓			The Planning Proposal does not seek to rezone the land or change the range of permitted uses on the site. The Planning Proposal will facilitate the redevelopment of the site that provides for commercial

Ministerial Directions	Consistent		N/A	Comment
	YES	NO		
				uses.
1.2 Rural Zones			✓	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries			✓	Not applicable
1.4 Oyster Aquaculture			✓	Not applicable
1.5 Rural Lands			✓	Not applicable
2. Environment and Heritage				
2.1 Environment Protection Zones			✓	Not applicable
2.2 Coastal Protection			✓	Not applicable
2.3 Heritage Conservation	✓			The site is located in the vicinity of the State heritage listed St John's Cemetery. Council's Heritage Advisor has advised that the proposed development of the site will not have an adverse impact on the heritage significance of the Cemetery and will not cause overshadowing impacts on the Cemetery. Further to this the site is not identified as an archaeological significant site nor is it a known Aboriginal conservation area.
2.4 Recreation Vehicle Areas			✓	Not applicable
3. Housing, Infrastructure and Urban Development				
3.1 Residential Zones	✓			The proposed amendment would see the delivery of new dwellings that are located in close proximity infrastructure including public transport, employment opportunities and day to day services. The proposal will facilitate the delivery of new housing and will broaden the choice of housing options within Parramatta. The proposal will make more efficient use of this infrastructure and will reduce the consumption of land for housing and associated urban development on the urban fringe.
3.2 Caravan Parks and Manufactured Home Estates			✓	Not applicable
3.3 Home Occupations			✓	Not applicable
3.4 Integrating Land Use and Transport	✓			The Planning Proposal, through unlocking the development potential of the site, will facilitate mixed use development to support public transport, and improve access to housing, jobs and services by walking, cycling and public transport. In light of this it is expected that the proposal will reduce travel demand including the number of trips generated by the development and the distances travelled, especially by car.
3.5 Development Near Licensed Aerodromes			✓	Not applicable
3.6 Shooting Ranges			✓	Not applicable

Ministerial Directions	Consistent		N/A	Comment
	YES	NO		
4. Hazard and Risk				
4.1 Acid Sulphate Soils	✓			The Parramatta City Centre LEP contains acid sulphate soils provisions and this proposal does not seek to amend them. Acid sulphate soils investigations and analysis will accordingly be undertaken as part of any future development of the land in accordance with the requirements of the Parramatta City Centre LEP.
4.2 Mine Subsidence and Unstable Land			✓	Not applicable
4.3 Flood Prone Land			✓	Not applicable
4.4 Planning for Bushfire Protection			✓	Not applicable
5. Regional Planning				
5.1 Implementation of Regional Strategies			✓	Not applicable
5.2 Sydney Drinking Water Catchments			✓	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast			✓	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast			✓	Not applicable
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)			✓	Not applicable and revoked 18 June 2010
5.6 Sydney to Canberra Corridor			✓	Not applicable and revoked 10 July 2008
5.7 Central Coast			✓	Not applicable and revoked 10 July 2008
5.8 Second Sydney Airport: Badgerys Creek			✓	Not applicable
5.9 North West Rail Link Corridor Strategy			✓	Not applicable
6. Local Plan Making				
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	✓			No additional requirements for the existing B4 zone are proposed.
7. Metropolitan Planning				
7.1 Implementation of A Plan for Growing Sydney	✓			Refer to Section 3.2.1
7.2 Implementation of Greater Macarthur Land Release Investigation			✓	Not applicable

Table 2 – Assessment of Planning Proposal against s.117 Ministerial Directions

3.3 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the Proposal?

The Planning Proposal will not result in any impact on critical habitat or threatened species, populations or ecological communities or their habitats, given the site's urban location.

3.3.2 Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are no other environmental effects as a result of the Planning Proposal as the site is not flood affected.

3.3.3 How has the Planning Proposal adequately addressed any social and economic effects?

Economic

The proposed development will result in positive economic and social flow-on effects for the local area. The renewed commercial components of the development will contribute to employment and commerce in the area by providing better spaces for local businesses in an appropriate location. The residential component will deliver housing in a location close to public transport, community facilities and jobs. The development will result in a reduction in commercial floor space on the Site however the existing commercial building on the site is considered to be medium density and does not represent a significant quantum of office space in the context of the CBD. The CBD has a well-defined commercial core in which commercial uses are encouraged. The loss of commercial floor space in this portion of the CBD will help strengthen the commercial core and will not result in any significant adverse economic effect.

Overall, the proposed development will support the viability of Parramatta as Sydney's second CBD.

Social Impacts

The proposal will enable the renewal of the site that will improve the activation of Aird Street and strengthens the CBD Skyline. The proposal will not result in the loss of any existing dwellings and will not cause adverse impacts from the loss of commercial floor space on the site.

Housing Supply and Affordability

Australia faces a national housing affordability and supply crisis. There is predicted to be a shortfall of more than 200,000 homes in Australia by 2013 and more than 1 million Australian families are in housing stress. This number is expected to grow in the short to medium term.

Recent pronouncements by all levels of Government agree that the contributing factors to the housing affordability crisis are inadequate housing supply in the market, complex planning systems and high infrastructure levies.

The NSW State Plan provides a commitment to partner with local councils to ensure that targets for housing and growth are reflected in relevant Planning Proposals and local planning instruments. It also commits to promote expanded supply of land for housing by continuing to set local targets for each LGA.

The growth of Parramatta CBD will require the delivery of residential dwellings to cope with the high levels of demand. Currently an undersupply of housing is driving property prices upwards and forcing many prospective buyers out of the market. The proposed supply of housing in an appropriate location is considered to help ameliorate this undersupply and as such will result in an improved social outcome.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the Planning Proposal?

The site is located in an established urban area and has access to a range of existing services. Further investigations will be undertaken as part of the preparation of the DA material to determine whether any upgrade of existing facilities is required. Nonetheless, the applicant is seeking to enter into a Voluntary Planning Agreement to provide a level of public benefit commensurate to the potential increase in density afforded by the proposed change to the planning controls. The specific public benefit items to be provided will be subject to further negotiation and reported to Council.

3.4.2 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. Any future DA will be referred to the relevant authorities as required.

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 *PCCLEP 2007*, which illustrate the current controls applying to the site.

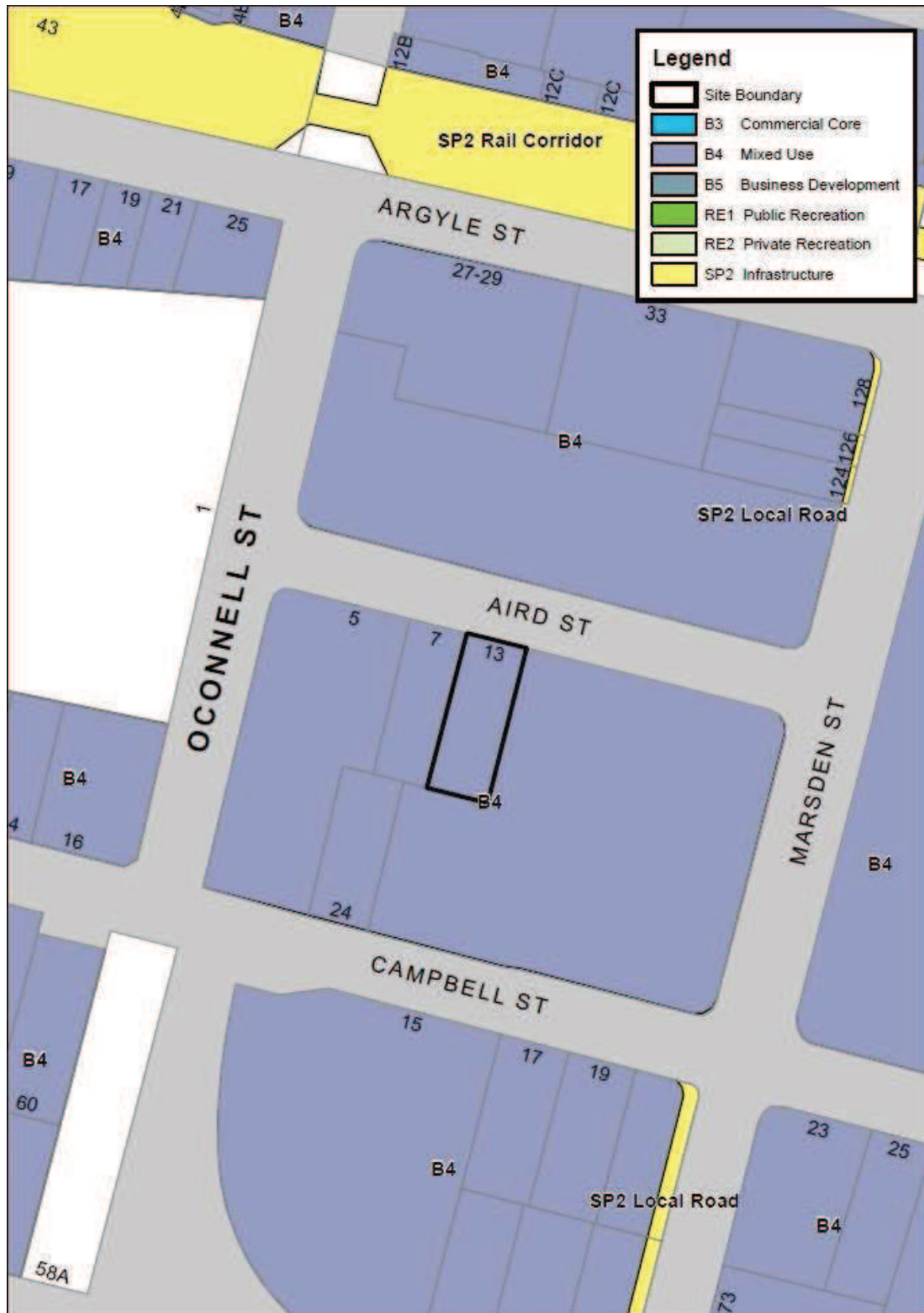


Figure 3 – Existing zoning extracted from the PCCLEP 2007 Land Zoning Map

Figure 3 above illustrates the existing B4 Mixed Use zone over the site.

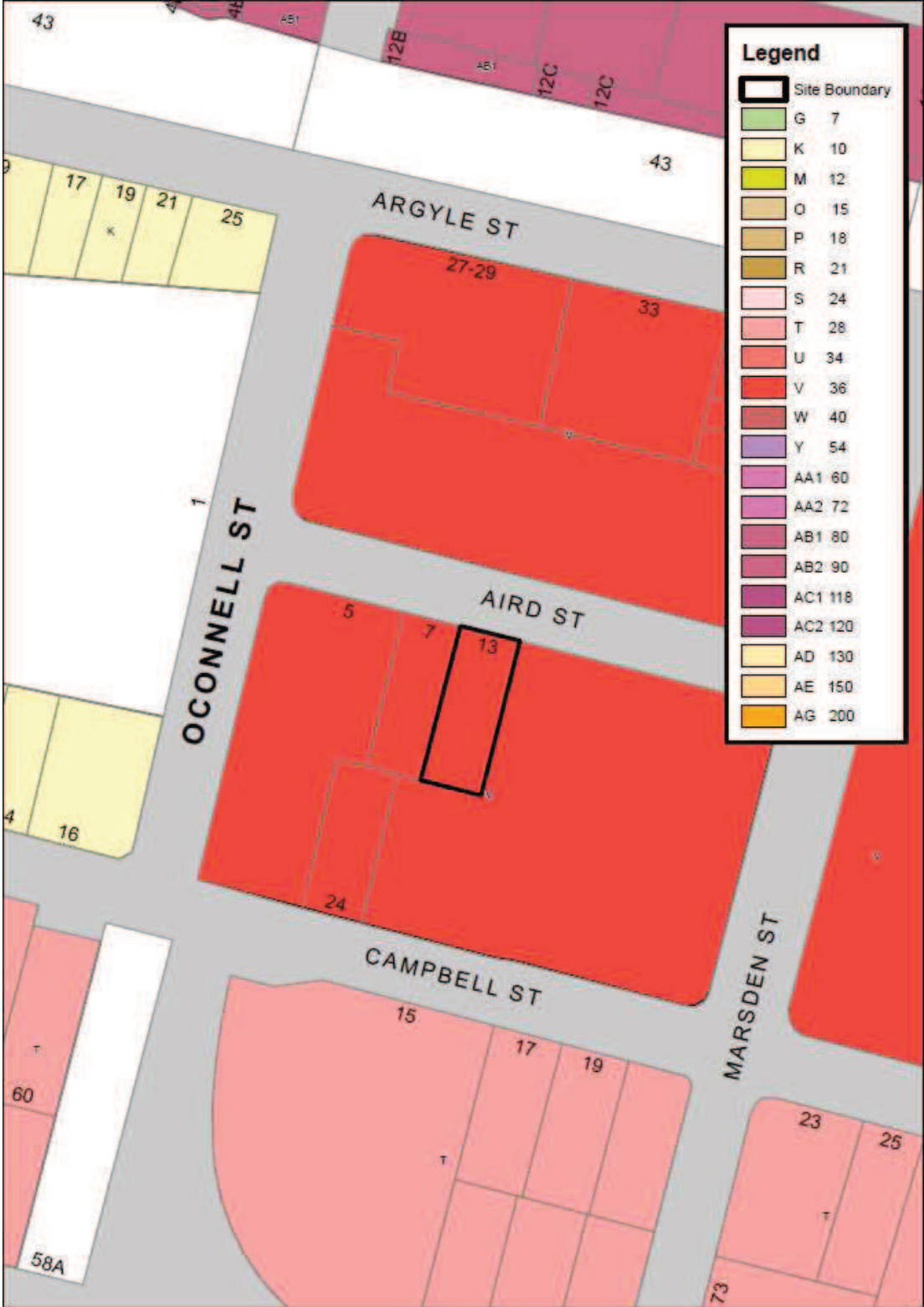


Figure 4 – Existing building heights extracted from the PCCLEP 2007 Height of Buildings Map

Figure 4 above illustrates the existing 36 metre height limit applying to the site.

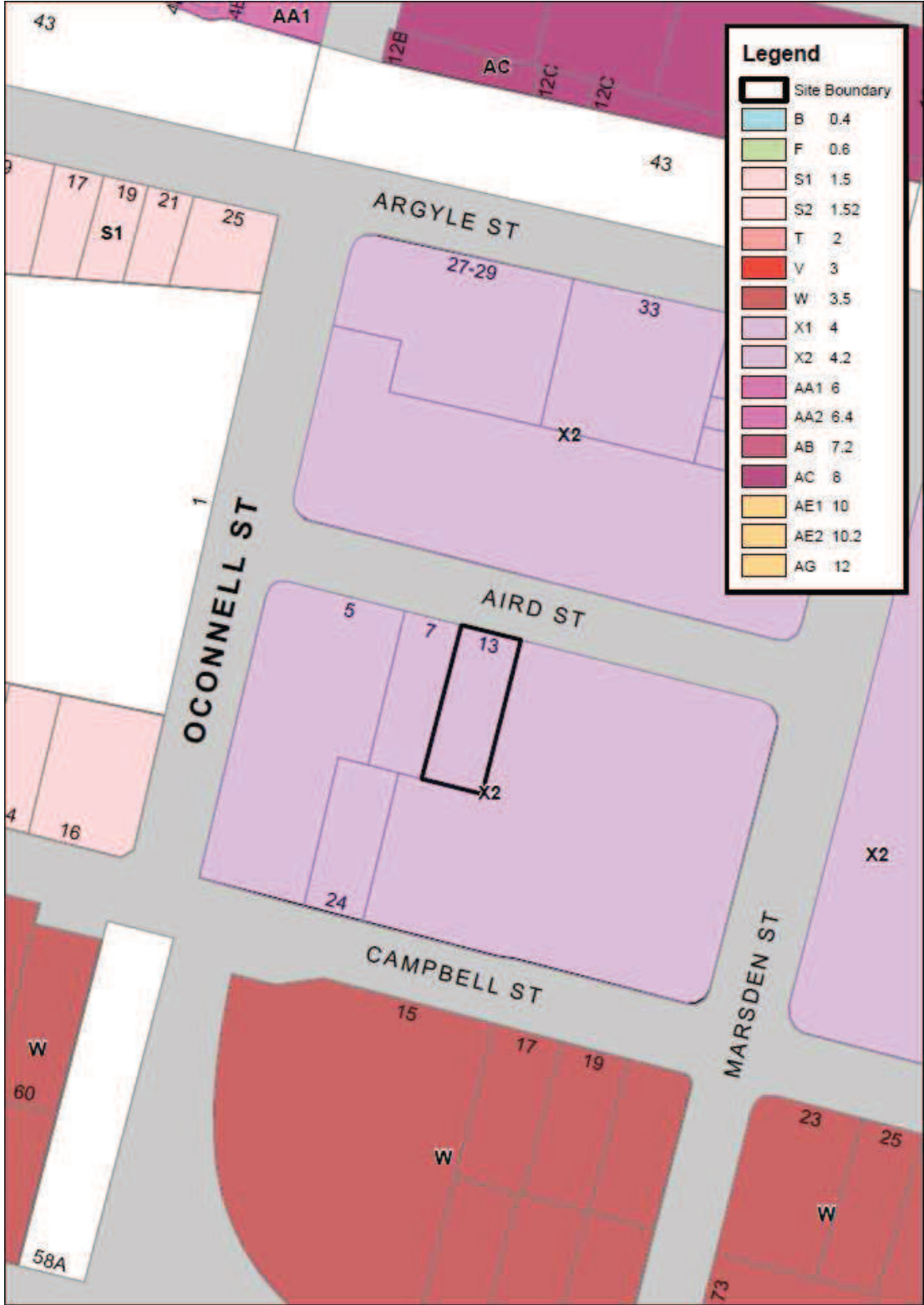


Figure 5 – Existing floor space ratio extracted from the PCCLEP 2007 Floor Space Ratio Map

Figure 5 above illustrates the existing 4.2:1 FSR applying to the site.

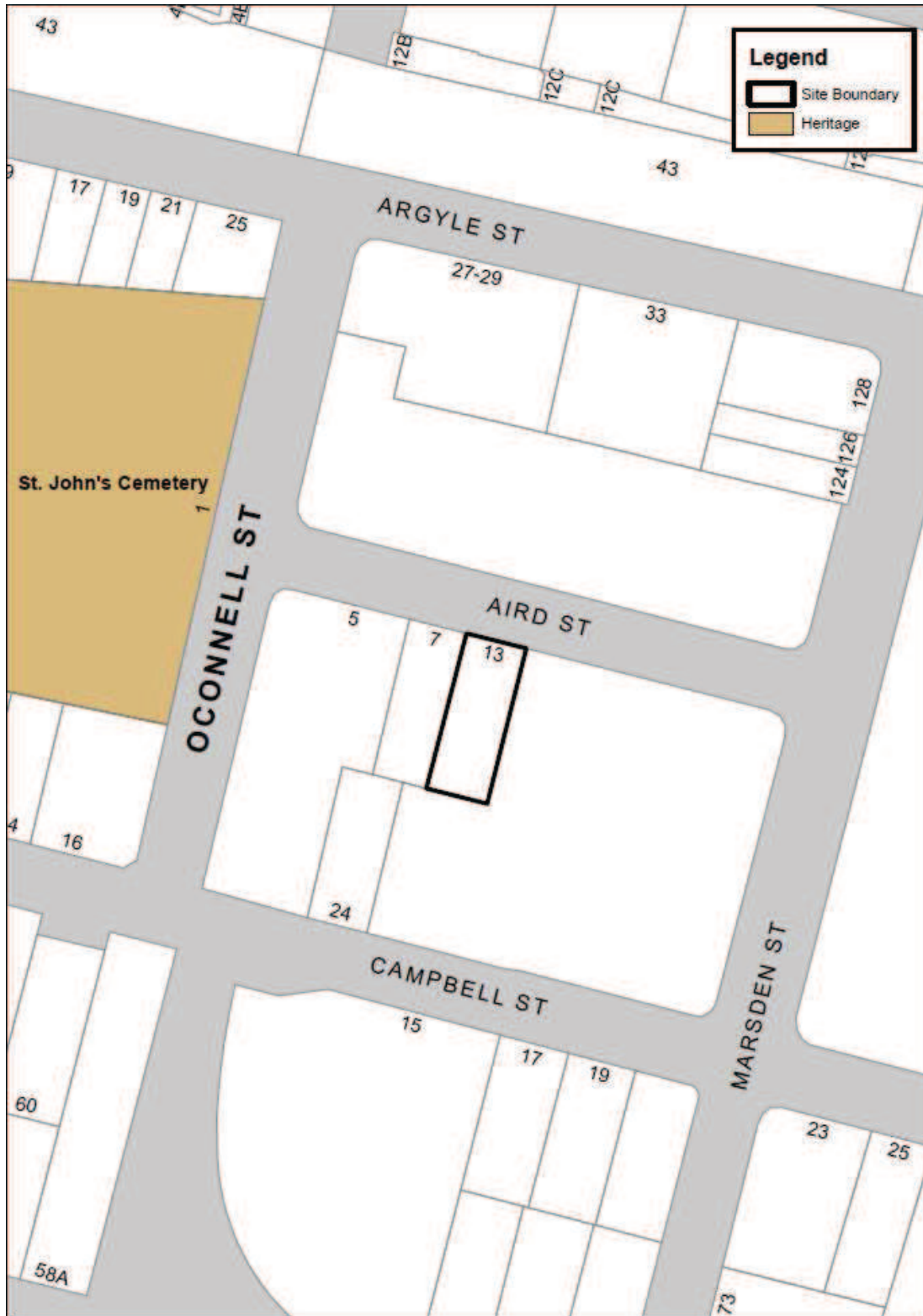


Figure 6 – Existing heritage items extracted from the PCCLEP 2007 Heritage Map

Figure 6 above illustrates the heritage sites located adjacent to the site.

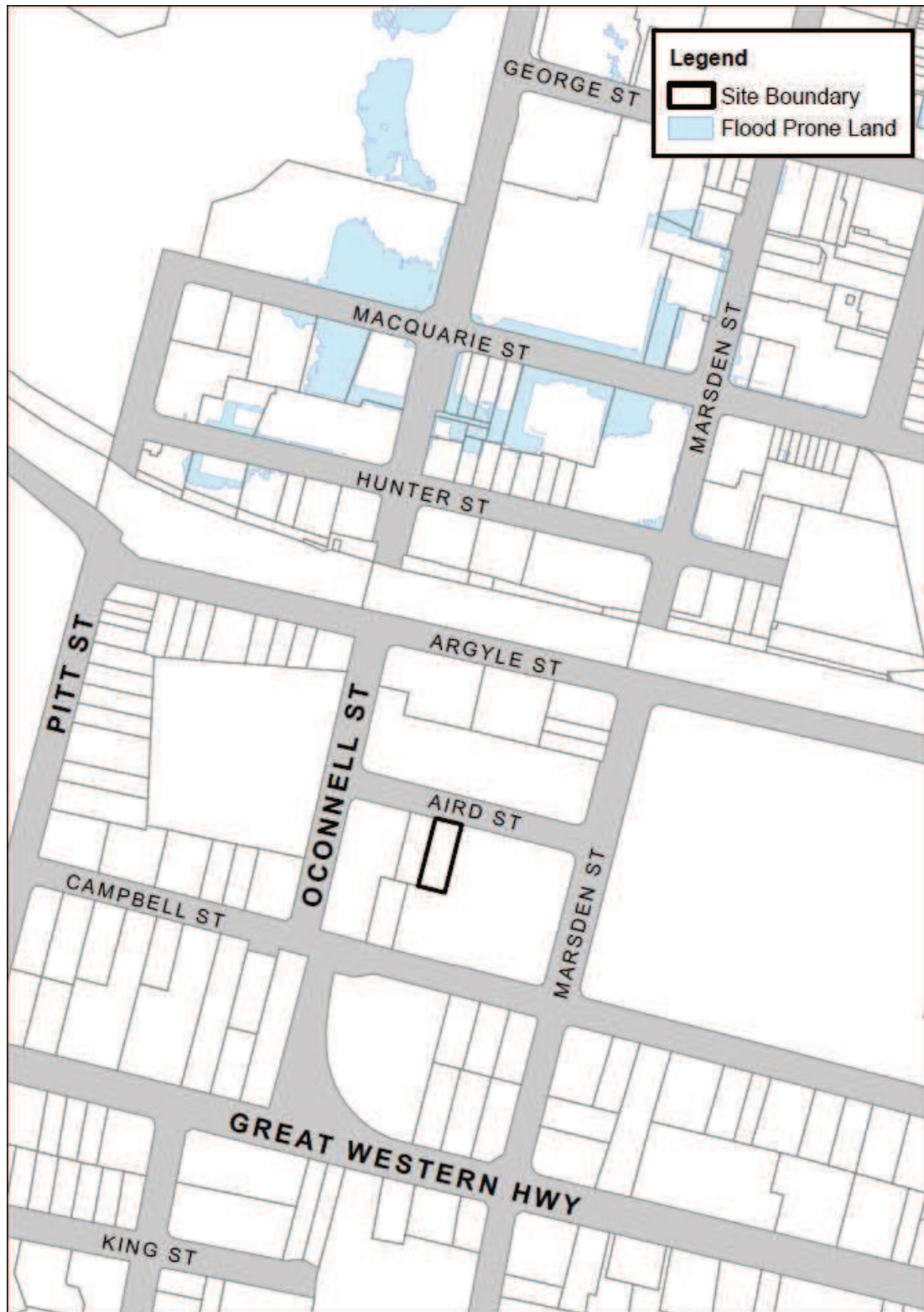


Figure 7 – Existing flooding extant extracted from the PCCLEP 2007 and Flooding Map

Figure 7 above illustrates the flooding extant in the vicinity of the site.

4.2 Proposed controls

The figures in this section (Figures 8 and 9) illustrate the proposed building height and floor space ratio controls sought by this planning proposal.

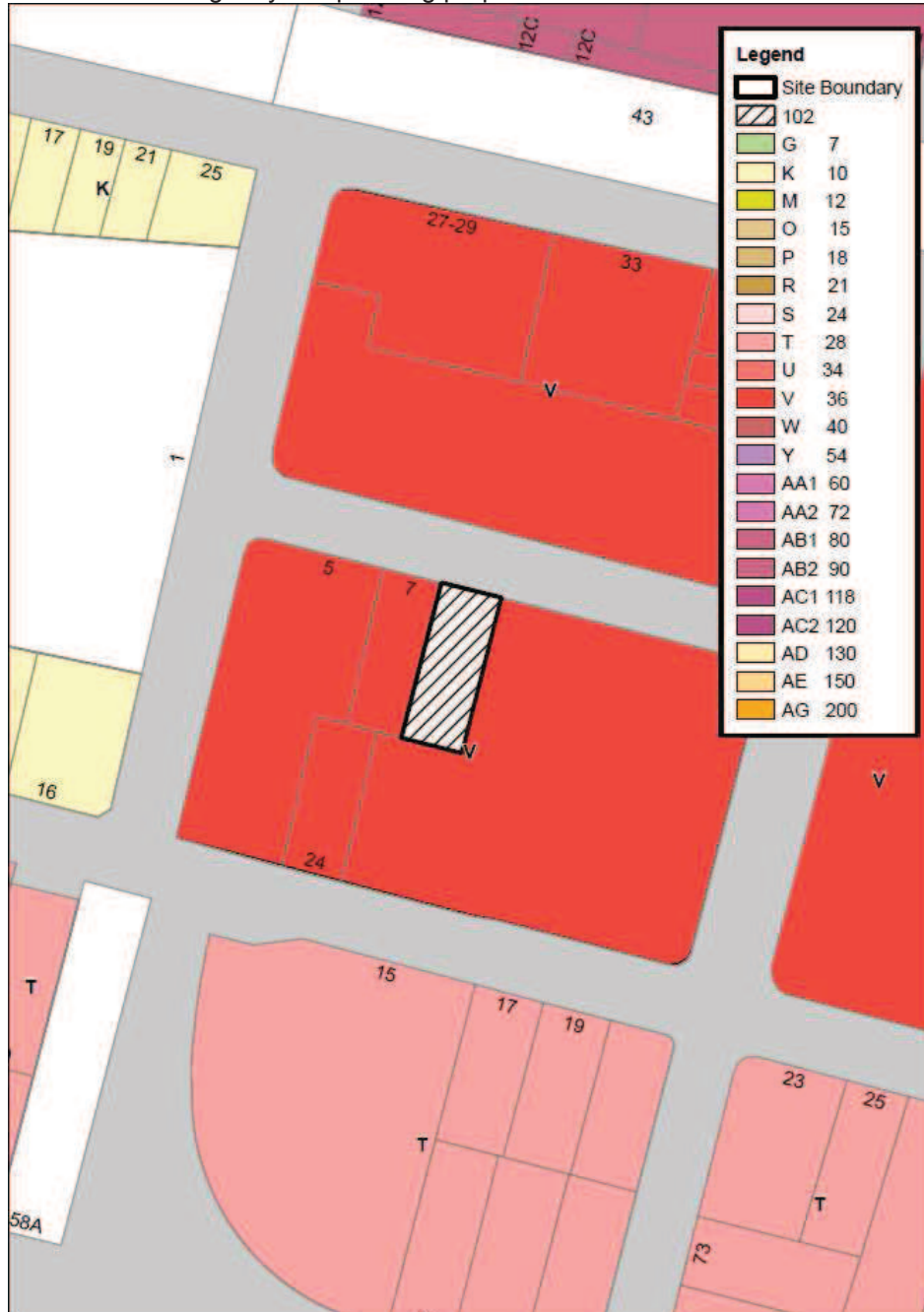


Figure 8 – Proposed amendment to the *PCCLEP 2007* Height of Building Map

Figure 8 above illustrates the proposed height of 102m (34 storeys) over the site. This excludes the additional 15% of height (which equates to a total height of 117m – 39 storeys) achieved through the forthcoming design excellence clause at development application stage.

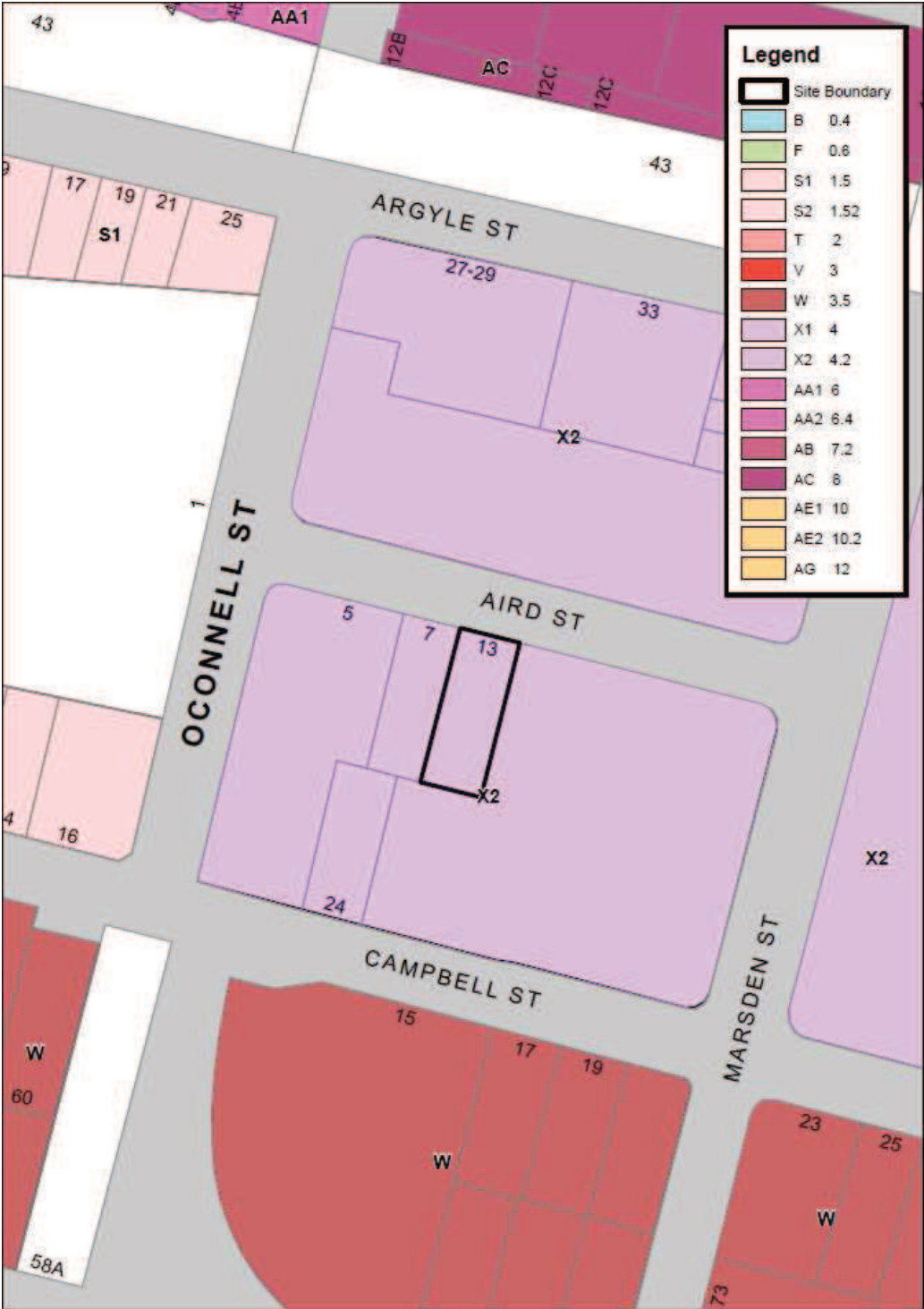


Figure 9 – Proposed amendment to the PCCLEP 2007 Floor Space Ratio Map

Figure 9 above illustrates the proposed 10:1 FSR over the site. This excludes the additional 15% of GFA (which equates to a total FSR of 11.5:1) achieved through the forthcoming design excellence clause at development application stage.

PART 5 – COMMUNITY CONSULTATION

In accordance with Section 57(2) of the Act, the Secretary of the Department of Planning and Environment must approve the form of the Planning Proposal, as revised to comply with the Gateway determination, before community consultation is undertaken.

Public exhibition is likely to include a newspaper advertisement, display on the Council's website 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.

Pursuant to Section 57(8) of the Act, 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 a Gateway Determination.

The following steps are anticipated:

- Referral to Minister for a Gateway determination
- Commencement and completion dates for public exhibition period and government agency notification
- Consideration of submissions
- Consideration of proposal post exhibition and reporting to Council
- Submission to the Department to finalise the LEP
- Notification of instrument