

Appendix 6 - Council Report 11 April 2016 - Planning Proposal for Parramatta CBD

ECONOMY

ITEM NUMBER	10.4
SUBJECT	Draft Parramatta CBD Planning Proposal
REFERENCE	F2013/02004 - D04140655
REPORT OF	Service Manager Land Use Planning

NOTE: This report was deferred from the Council Meeting on 14 March 2016 for a Councillor Workshop that was held on 23 March 2016

PURPOSE:

To seek Council's endorsement to forward a planning proposal to amend the planning controls for the Parramatta CBD to the NSW Department of Planning and Environment for Gateway determination.

RECOMMENDATION

- (a) **That**, consistent with Council's resolution made on 14 December 2015, Council endorses the Planning Proposal at **Attachment 1** to amend the planning controls for the Parramatta CBD and forwards it to the NSW Department of Planning and Environment for Gateway determination.
- (b) **That** draft DCP controls, draft Infrastructure Delivery Plan and a draft Development Guideline for the Parramatta CBD be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (c) **That** Council writes to the Minister for Environment to apply for an exemption to enable flood related development controls above the 1 in 100 average recurrence incidence and up to the probable maximum flood for certain areas within the Parramatta CBD.
- (d) **Further, that** Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan amendment process.

SUMMARY

1. Parramatta is located at the geographical centre of Sydney and is a focus for employment, housing, recreation and cultural opportunities. Parramatta is Sydney's dual CBD as recognised in the NSW Government's metropolitan strategy - *A Plan for Growing Sydney*. To fully realise its role, Parramatta must facilitate significant job and dwelling growth to increase its social and economic prosperity.
2. To facilitate the expected growth and manage the changes in the CBD, Council has prepared a Planning Proposal (at Attachment 1) to amend the planning controls contained in Parramatta Local Environmental Plan 2011 (PLEP 2011).
3. The purpose of the Planning Proposal is to provide for an expanded and more intense commercial core to strengthen and facilitate the role of Parramatta as a dual CBD and supported by a higher density mixed use. It is expected that the Planning Proposal will provide capacity for an additional 48,721 jobs and 19,976 dwellings to 2036.

4. The preparation of the Planning Proposal was informed by the *Parramatta CBD Planning Strategy* (the Strategy) which was adopted by Council in April 2015. The objective of the Strategy is to establish a vision for growth, principles and actions to guide a new planning framework and an implementation plan for delivery. A copy of the Strategy is found at Appendix 2 of the Planning Proposal at Attachment 1.
5. A number of key policy directions contained in the Planning Proposal have been informed by the Council resolution on 14 December 2015. At that meeting it was resolved to proceed with specific approaches for planning controls related to:
 - a. Sliding Scale for FSR;
 - b. FSR / Heights for areas affected by solar access;
 - c. FSR/ Heights for areas affected by heritage; and
 - d. Value sharing mechanism.
6. The 14 December 2015 Council Meeting Report and Resolution is found at Appendix 3 of the Planning Proposal at Attachment 1.
7. A number of technical studies were undertaken to support the development of the Planning Proposal. These studies relate to heritage, flooding, economic analysis, infrastructure funding, transport and high performing buildings. These are included as Appendices to the Planning Proposal at Attachment 1 or are substantially underway and will be reported to Council at a later date.
8. Should Council endorse the Planning Proposal it will be forwarded to the NSW Department of Planning and Environment (DPE) for Gateway determination. Once a Gateway determination is received, the planning proposal, technical studies and a draft Development Control Plan, draft Infrastructure Delivery Plan and draft Development Guidelines (to be prepared and endorsed by Council) will be placed on public exhibition.

BACKGROUND

Council Workshops

9. Since the CBD Planning Strategy's adoption on 27 April 2015, seven Councillor workshops have been held to discuss and inform the development of the draft Planning Proposal (refer Table 1 below).

Councillor Workshop Date (since Strategy adopted April 2015)	Subject of Workshop
3 August 2015	Planning Proposal Update
7 September 2015	Achieving A-Grade Office Space
14 October 2015	Outcomes of Technical Studies
21 October 2015	Urban Design Analysis
14 November 2015	Draft provisions and maps
30 November 2015	Options for resolving key policy options
1 February 2016	Update of Parramatta Floodplain Risk Management Plans

Table 1: Councillor Workshops on CBD Planning Proposal (April 2015 – to date)

Council Meeting of 14 December 2015

10. Following the outcomes of the Councillor Workshops in 2015, the following four key policy areas were considered by Council at its meeting of 14 December 2015:
- a. Sliding Scale for FSR;
 - b. FSR / Heights for areas affected by solar access;
 - c. FSR/ Heights for areas affected by heritage; and
 - d. Value sharing mechanism.
11. The Council report of 14 December 2015 outlined a series of options, including a Council officer recommended option, for each of the above key policy areas. Council resolved to adopt a series of alternative options in relation to the above key policy areas. The Council report and resolution from 14 December 2015 is attached at Appendix 3 at Attachment 1.
12. Council's resolution of the 14 December 2015 is reflected in the Planning Proposal at Attachment 1 and is discussed in further detail in this report. It is critical as it underpins the form of the Planning Proposal as discussed in this report.

Infrastructure Funding Review Committee and Value Sharing

13. In accordance with the Council resolution of 14 December 2015, an Infrastructure Funding Review Committee was established comprising 3 Councillors and planning experts Mary-Lynne Taylor and Sam Haddad. In accordance with the resolution, the Committee's terms of reference were to consider the *"development of an implementation for the infrastructure funding mechanism linked to CBD development and the provision of CBD city infrastructure"*. (Refer Appendix 3 of Attachment 1)
14. The Committee met on 27 January 2016 and considered the merits of adopting a value sharing mechanism as part of the Parramatta CBD planning controls. The Committee recommended that Council proceed with a two phase value sharing system in the planning proposal and that further work be undertaken to develop the specific value sharing rate to appear in a separate Development Guideline. The Council endorsed this approach and the Committee's recommendations at its meeting on 8 February 2016.
15. It is recommended that the Planning Proposal signal Council's intention to include clauses in the PLEP 2011 that would allow the operation of the value sharing system proposed. These planning controls relating to Community Infrastructure and Opportunity Sites are detailed further in this report.
16. The Committee convened again on 1 March 2016 considered the specific value sharing rate. It is intended that the recommendations of the Committee will be reported to Council at the 29 March 2016 meeting.
17. The proposed planning controls will be supported by a separate Development Guideline that would set out the mechanics of how the bonus arrangements would be implemented and the rate of value sharing. A separate report will be considered by Council to endorse the Draft Development Guideline so it can be exhibited with the Planning Proposal.
18. An Infrastructure Funding Models Study is currently being undertaken by consultants, GLN Planning. The purpose of the Study is to review the currently available contributions mechanisms for value sharing, in terms of potential income, impacts on development feasibility, and risks for implementation and recommend a fair and workable development contributions system to apply to

development in the Parramatta CBD area. The Study will be reported to Council together with the recommendations of the Committee on 29 March 2016.

19. The Infrastructure Funding Study also makes recommendations in relation to approach to development contributions (s94A Contributions Plans and VPAs). The work relating to s94A and VPAs are ongoing and will be reported to Council for consideration in late 2016.

Existing Planning Controls

20. Parramatta has for a significant period of time been earmarked by metropolitan plans for Sydney as the dual CBD. The former Parramatta City Centre LEP 2007 was prepared as part of the State Government led 'Cities Taskforce' and aimed to review, develop and strengthen the planning controls of the Parramatta CBD. The City Centre LEP 2007 saw the awarding of significant increases in development potential to some areas of the Parramatta CBD.
21. Following advice from DPE, Council prepared an LEP amendment which consolidated the Parramatta City Centre Local Environmental Plan 2007 into Parramatta Local Environmental Plan 2011 (PLEP 2011) with minor change to the controls included. This amalgamated instrument came into effect on 18 December 2015 and therefore the proposed provisions will amend the consolidated PLEP 2011.

Parramatta CBD Planning Strategy

22. In recognition of Parramatta's growing role, Council resolved in 2013 to prepare a study to identify how Council can develop and implement a planning framework to create a world class city. In 2014, a study was prepared by urban design consultants, Architectus, which was informed by an economic analysis prepared by SGS Planning and Economics. These studies, together with separate urban design and economic studies for the Auto Alley precinct and the River Strategy were endorsed for community consultation.
23. The *Parramatta City Centre Planning Framework Study* (Architectus 2014) and the *Draft Auto Alley Planning Framework Study* were publicly exhibited in 2014 and following consideration of stakeholder feedback arising from the exhibition, were integrated by Council into the *Parramatta CBD Planning Strategy* (the Strategy). The Strategy was adopted by Council on 27 April 2015.
24. The Strategy guided the preparation of the Planning Proposal. The Strategy is included as part of the Planning Proposal (Appendix 2 Attachment 1).
25. The Strategy established the Council's future vision for the CBD and sets out the actions that would be pursued to prepare a planning proposal to implement new controls seeking to achieve this vision. This included details of the technical studies that would be completed. A table comparing the actions in the Strategy and recommended planning controls are shown in Attachment 2 of this report.

Active Planning Proposals in the Parramatta CBD

26. There are many active site specific planning proposals located in the area subject to this Planning Proposal. The following Table 2 outlines the consistent approach to incorporating these site specific planning proposals:

Site Specific Planning Proposal status*	Parramatta CBD Planning Proposal
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Site Specific Planning Proposal status*	Parramatta CBD Planning Proposal
Gazetted planning proposals (since 2011)	The gazetted land use zones, FSRs are reflected in the proposed land use zoning, base height and base and incentive FSRs maps. Incentive heights are nominated as having no maximum height or specific heights gazetted as consistent with the Auto Alley Planning Framework. This approach is consistent with Council resolution of the 14 December 2015. In the case of site specific clauses, these are proposed to be unchanged as part of this proposal.
Received a Gateway determination (not yet been gazetted) and Council is negotiating a VPA	The base FSR and height maps are consistent with the heights and FSRs of the PLEP 2011. The incentive heights and FSRs are consistent with those controls proposed by Council on 14 December 2015 or those heights and FSRs under the site specific planning proposal, whichever is higher. When specific planning proposals are gazetted, the Planning Proposal maps in the CBD Planning Proposal will be updated to reflect this amendment.
Under assessment, and not yet received a Gateway Determination	The base FSR and height maps are consistent with the heights and FSRs of the PLEP 2011. The proposed incentive heights and FSRs are consistent with those controls proposed by Council on 14 December 2015.
Where the planning proposal is located in a current or proposed B3 zone.	The base and incentive FSR and heights are consistent with those planning controls proposed by Council on 14 December 2015.

Table 2: Approach to site specific planning proposals

*Status reflects the time of drafting this Council report

Technical Studies

27. Consultants were commissioned to prepare technical reports to inform the preparation of the Planning Proposal. The findings of these studies and how they have informed the draft planning controls are discussed in detail in the Planning Proposal. If supported by DPE, these studies would be placed on public exhibition with the Planning Proposal. Table 3 below lists the studies and where they are referenced in the Planning Proposal.

Technical Study	Section in Planning Proposal
Heritage Study – CBD Planning Controls prepared by Urbis	Appendix 7
Economic Review – Achieving A-Grade Office Space in Parramatta prepared by Urbis	Appendix 8
Floodplain Risk Management Plan Update prepared by Molino Stewart	Appendix 10
Sustainability & Infrastructure Study and High Performing Buildings Report prepared by Kinesis	Appendix 12 & 13
Contamination - Preliminary Site Investigation (Auto Alley) prepared by JB&G	Appendix 15
Draft Parramatta CBD Strategic Transport Study prepared by AECOM	To be provided at future Council Meeting for forwarding to DPE

Technical Study	Section in Planning Proposal
Infrastructure Funding Models Study prepared by GLN Planning	To be provided at future Council Meeting for forwarding to DPE

Table 3: Technical studies and reference in Planning Proposal (Attachment 1)

28. An internal urban design analysis was also prepared by Council staff, with an independent review undertaken by Scott Carver Architecture and Design of the urban design testing of representative sites. The recommendations of this analysis were presented in detail in the 14 December 2015 report.

Draft Parramatta CBD Strategic Transport Study

29. Council has commissioned AECOM to deliver a Parramatta CBD Strategic Transport Study to inform the Planning Proposal. The Study's purpose is to assess high level transport infrastructure requirements to support proposed increases in residential and commercial capacity in the Parramatta CBD. This Study will be finalised prior to public exhibition of the planning proposal.

30. The Study is testing potential development control scenarios and calculated travel demand, implications on the public transport network, private vehicle use and parking and the resultant travel demand management strategies. The Study will estimate additional public transport services required and private vehicle use generation based on demand forecasts.

31. Transport for NSW in consultation with Roads and Maritime Services (RMS), DPE and Council, is undertaking a detailed (mesoscopic) traffic modelling for the Parramatta CBD to assess localised traffic impacts and required road infrastructure upgrades. It is expected that the results of this modelling will be finalised prior to the gazettal of the planning proposal.

32. Together with the Strategic Transport Study, the traffic modelling may result in additional road reservation acquisition and potential changes to car parking controls, which will be addressed later in the planning proposal process.

PARRAMATTA CBD PLANNING PROPOSAL

33. The intent of the Planning Proposal is to provide for an expanded and more intense commercial core and to strengthen and facilitate the role of Parramatta as Sydney's dual CBD, supported by higher density mixed use. The following sections provide an overview of the Planning Proposal. The Planning Proposal is included at Attachment 1.

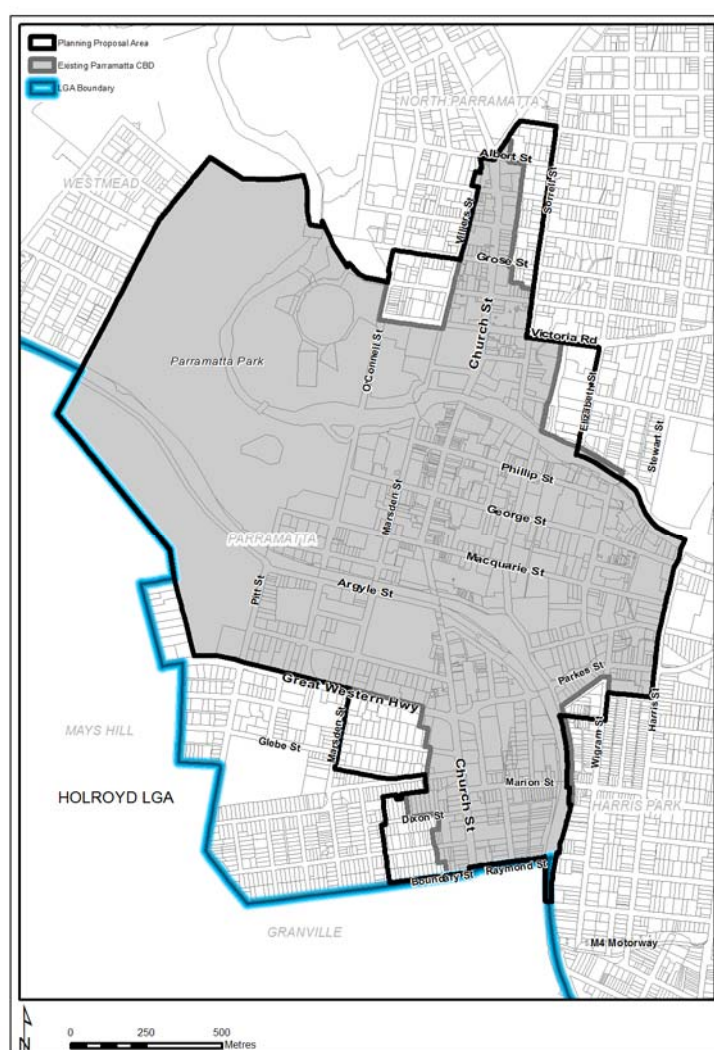
Housing and Employment Targets

34. Council adopted employment and housing targets in the Parramatta CBD Planning Strategy to provide for an additional 27,000 jobs and 7,500 dwellings to 2036. Table 4 below highlights that there is insufficient capacity under existing planning controls to meet these targets. The amendments proposed under this Planning Proposal will significantly increase capacity for both jobs and dwellings in the Parramatta CBD, enabling Council to easily achieve its targets.

	Current (as at 2011)	2036 Target (additional)	Capacity under existing controls (additional)	Capacity under Planning Proposal (additional)
Jobs	49,513	27,000	22,320	48,721
Dwellings	4,769	7,500	5,712	19,976

Table 4: Jobs and Dwelling capacity to 2036**City Centre Boundary**

35. This Planning Proposal will result in an expansion of the CBD boundary. In accordance with the Council adopted CBD Planning Strategy, it is proposed to expand the CBD boundary as shown on the Figure 1 below.
36. This Planning Proposal City Centre does not seek to make any changes to the controls that apply in the Park Edge Highly Sensitive Area adjacent to the World heritage-listed Old Government House and Domain (OGHD), Parramatta Park, the Stadium / Sports and Leisure Precinct and surrounds. However, these areas will still remain as part of the City Centre boundary for the purposes of the PLEP.
37. Consideration of a further expansion of the CBD boundary will be undertaken in a separate Planning Proposal to include the areas identified in the Strategy as 'Planning Investigation Areas'. Refer page 20 of the Parramatta CBD Planning Strategy (Appendix 2 of Attachment 1) for these areas.

**Figure 1: CBD Planning Proposal Area****Land Use Zones**

38. Key land use changes proposed within the city core area, between the Parramatta River and the Great Western Highway / Parkes Street include:
- Expand the B3 Commercial Core zone, currently zoned B4 Mixed Use, containing existing commercial uses, including Westfields, area along

Argyle Street (between Marsden and O'Connell Streets) and along Station Street East (between Hassall and Parkes Streets).

- b. Retain the existing uses permissible within the B3 Commercial Core zone, with exception of serviced apartments which will be prohibited.
- c. Maintain the provision of a B4 Mixed Use zone surrounding the CBD zone to provide high density residential (mixed use) development.
- d. Include additional local provisions to require a minimum amount of commercial development to be provided on some land zoned B4 Mixed Use adjacent to land zoned B3 Commercial Core.

39. Key land use changes proposed within periphery north area (between St Patrick's Cemetery and Parramatta River) include:

- a. Expand the B4 Mixed Use zone to include land currently zoned R3 Medium Density Residential and R2 Low Density Residential located south of Grose Street and north of Victoria Road, Parramatta.
- b. Expand the R4 High Density Residential zone to include land currently zoned R3 Medium Density Residential the area west of Sorrell Street.

40. Key land use changes proposed within periphery south area (between Great Western Highway / Parkes Street and Raymond Street) include:

- a. Rezone the land adjacent to Church Street (Auto Alley) from B5 Business Development to B3 Commercial Core to provide for an expanded area for higher order commercial core activities.
- b. Include a special provision planning control to permit vehicle repair stations and vehicle showrooms with development consent on land principally proposed to be zoned B3 Commercial Core adjacent to Church St (Auto Alley) to manage transition from existing car uses to a more traditional commercial use.
- c. Rezone the remainder of the land currently zoned B5 Business Development to R4 High Density Residential west of Church Street between Lansdowne and Raymond Streets and B4 Mixed Use along the western side of High Street (between Marion and Raymond Streets) and the eastern side of Anderson Street (north of Marion Street).
- d. Rezone the land currently zoned R4 High Density Residential fronting the Great Western Highway (west of Church St and east of Marsden St) to B4 Mixed Use.
- e. Rezone the land zoned B1 Neighbourhood Centre bounded by Ada, Kendall and Wigram Streets to B4 Mixed Use.

41. Figure 2 below outlines key changes to land uses in the Parramatta CBD. The Planning Proposal's Land Use Zoning map is at Appendix 16 of Attachment 1.

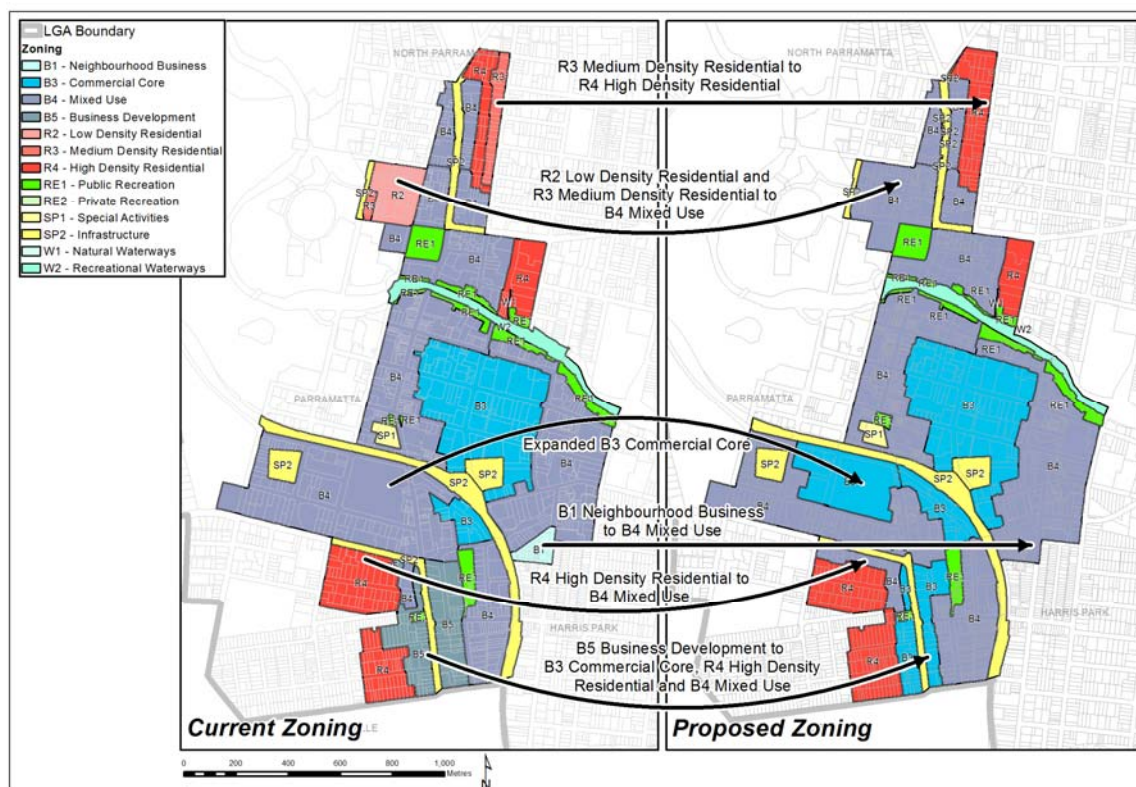


Figure 2: Planning Proposal - Land Use Changes

Built Form - Floor Space Ratio and Height

42. The Planning Proposal seeks a number of amendments to the existing maximum height and floor space ratios (FSR) in the PLEP 2011. These have largely been informed by the Parramatta CBD Planning Strategy and the Council resolution of 14 December 2015.
43. In general terms, all land within the CBD Planning Proposal boundary will have two FSR and two height controls - a base FSR and height control, and the other an incentive FSR and height control.
44. The proposed base FSR and height controls are largely the same as the FSR and heights as currently shown for each site on the maps for PLEP 2011. There are some areas designated with no height limits on the base height map with heights to be determined by sun access controls. In addition there are some areas with zero height limits in the Auto Alley precinct where the new roads and open space have been identified.
45. The proposed incentive FSR control reflects the Council Resolution from 14 December 2015 for land within the CBD Core to have an FSR of 10:1 and sites within the peripheral areas to have an FSR of 6:1 except sites that are subject of a gazetted Planning Proposal (as discussed in previous sections of this report) and for sun access or heritage reasons.
46. The proposed incentive height controls reflects the Council Resolution from 14 December 2015 for the majority of land within the CBD to have no maximum height except sites that are subject to sun access controls, heritage reasons or heights consistent with the Auto Alley Planning Framework. The incentive heights may be achieved provided the development includes community infrastructure in conjunction with the incentive FSR.
47. The incentive FSR and heights may be achieved for residential (mixed use) development provided the development includes community infrastructure. The

amount of community infrastructure provided is proportional based on the difference between the base FSR and the incentive FSR. Those sites zoned B3 Commercial Core have the same base and incentive FSR, as commercial development will not be subject to community infrastructure provisions.

48. Consistent with the Parramatta CBD Planning Strategy, an additional clause is proposed for certain land at Dixon, Rosehill and Boundary Streets, Parramatta which provides for an additional FSR of 1:1 and an additional height of 14m, provided that a minimum frontage of 60m is achieved.
49. Those sites where maximum base and incentive heights have been removed, the maximum height (and FSR) will be influenced by controls for sun access protection and airspace operations.
50. A local provision is proposed which requires a minimum of 1:1 FSR of commercial development to be provided as part of a mixed use development on some sites zoned B4 Mixed Use.
51. Additional floor space for office and commercial premises, in addition to the base and incentive FSR, can occur on the following sites:
 - a. In the B3 Commercial Core, office development is not subject to any floor space ratio controls.
 - b. In the B4 zone where development provides additional commercial floorspace (above the required minimum 1:1 FSR) this will not be included as FSR for the purposes of the development assessment. Conversion of this additional floor space to residential uses is proposed to be prohibited under the LEP. In the event of requests for conversion of commercial premises to residential accommodation, the applicant would be required to lodge a separate planning proposal and provide a strategic justification for the loss of employment uses in the Parramatta CBD.
52. Additional bonus floor space may also be achieved for some sites within the CBD for design excellence; Opportunity Sites and high performing buildings. These are discussed in detail below.
53. While the CBD will include the provisions for bonus FSRs, the bonuses are not an automatic development right. Some sites may not be able to achieve the maximum FSR and all available bonuses due to constraints on development associated with the site. Shadow impacts, heritage issues, urban design and building separation may limit the achievement of any or all of the bonus FSRs.

Built Form - Sliding Scale

54. Over 76 percent of developable properties in the Parramatta CBD are under 1,000sqm. Sliding scale planning controls aim to promote amalgamation and to prevent overdevelopment and inappropriate built forms on small sites. The current PLEP 2011 uses a FSR sliding scale to control density on small sites and encourage amalgamation.
55. At the Council meeting of 14 December 2015 Council officers presented options for a sliding scale based on the detailed urban design testing in response to the CBD Planning Strategy including a recommended option. Council resolved to adopt an alternative sliding scale option which is included as part of the Planning Proposal and is outlined in Table 5 below.

Part 1 – FSRs of 4:1 and 6:1			
FSR Shown on Incentive	Site is less than or equal	Site is greater than 500m ² but less than	Site is equal to or greater than

FSR Map	to 500m ²	1,300m ²	1,300m ²
4:1	3:1	(3+1X):1	4:1
6:1	4:1	(4+2X):1	6:1
Part 2 – FSR of 10:1			
FSR Shown on Incentive FSR Map	Site is less than or equal to 800m ²	Site is greater than 800m ² but less than 1,600m ²	Site is equal to or greater than 1,600m ²
10:1	6:1	(6+4Y):1	10:1

Where $X = (\text{the site area in square metres} - 500)/800$

$Y = (\text{the site area in square metres} - 800)/800$

Table 5: Sliding Scale for sites with an Incentive FSR 4:1, 6:1 and 10:1

56. On 14 December 2015 Council also resolved to include a clause that permits Council to consider development above the sliding scale FSR up to the maximum incentive FSR, provided certain conditions are met. These conditions include undertaking a design excellence competition, compliance with SEPP 65 and provision of activated street frontages.

Community Infrastructure Funding

57. This planning proposal attempts to capture some of the financial value resulting from the uplift to the residential floor space ratio of a site for the benefit of the community. It is estimated that the delivery of infrastructure for the Parramatta CBD over the next 25 years will be at an approximate cost of \$835m. It is estimated that s94A Development Contributions (at the current rate of 3 per cent) will generate \$81m leaving a shortfall of \$754m.

58. The Planning Proposal seeks to insert a new Clause 7.15 allowing for a development to be consistent with the incentive heights and incentive FSR controls where a mixed use or residential development provides for community infrastructure. That is, mixed use or residential development will be required to provide community infrastructure where it seeks to increase the FSR from the base FSR to the Incentive FSR. This is known as 'Phase 1 community infrastructure'.

59. The amount of community infrastructure provided is proportional based on the difference between the base FSR and the incentive FSR.

60. Community infrastructure means a building or place owned or controlled by a public authority, for example a community facility, public square and can be provided on the development site or elsewhere. Council will prepare a Development Guideline which will outline details on how community infrastructure is to be delivered which will be exhibited with the Planning Proposal.

Opportunity Sites

61. The Planning Proposal seeks to insert a new clause, where additional FSR (above the Incentive FSR) can be sought by a development on certain land within a B4 zone, where it is identified as an Opportunity Site and additional community infrastructure is provided. This community infrastructure is known as 'Phase 2 community infrastructure'.

62. Additional FSR up to 3:1 may be achieved as part of the development if the site meets certain conditions, including an area of over 1,800 square metres with a frontage of 40 metres, the preparation of a DCP or a Stage 1 Development Application and subsequent achievement of design excellence. Clause 7.16

relates to a new proposed Opportunity Sites map (refer Appendix 16 of Attachment 1).

63. Any of the additional FSR up to 3:1 may only be achieved as part of the development if the development first demonstrates achievement of the 15 percent FSR and height (based on Incentive FSR and height) through design excellence and 0.5:1 through high performing buildings.
64. It is noted that a Development Guideline will be prepared by Council to provide details on how community infrastructure is to be calculated and delivered. The allocation of community infrastructure funds will be clearly linked to Council's Infrastructure Delivery Plan.

Built Form - Solar Access Protection

65. The Planning Proposal seeks a draft clause which requires development on solar access affected sites (as shown on the Solar Access Protection, Base and Incentive Height of Buildings Maps) not to cause additional overshadowing between 12 midday and 2pm on the winter solstice (21 June) to Prince Alfred Square, Jubilee Park, Lancer Barracks site and the Parramatta River foreshore.
66. Council resolved on 14 December 2015, that the height and FSRs of those solar affected sites will be consistent with those shown on adjoining unaffected properties, with the solar access planes to be the overarching control. The purpose of the resolution was to provide applicants the flexibility to attempt to achieve the maximum FSR whilst still complying with both design excellence and solar access controls. Therefore the proposed FSRs and heights in solar access affected areas do not align for some sites with the FSR and heights achievable under the solar access plane.
67. Based on the resolution of Council on 9 March 2015 and 23 November 2015, to amend the DCP control relating to overshadowing of Parramatta Square a separate provision dealing specifically with solar access to Parramatta Square will be included in the Planning Proposal. It is proposed that the existing LEP Clause for solar access to Parramatta Square will be retained. It refers to the DCP provision which requires an individual building not to overshadow any point in the solar protection zone in Parramatta Square for no more than 45 minutes.

Building Heights – Airspace Operations

68. The Planning Proposal seeks to amend the existing Clause 7.6 Airspace Operations of the PLEP 2011, which currently only applies to 160 - 182 Church Street Parramatta (Aspire tower), to apply across the entire Parramatta CBD. This is required as it is proposed to remove height limits from significant areas of the CBD and therefore this area would be subject to airspace operation restrictions.

Design Excellence

69. In order to facilitate design excellence and a high quality built form in the Parramatta CBD, the Planning Proposal continues the PLEP 2011 provisions relating to a competitive design process applying to tall buildings in the Parramatta CBD.
70. Specifically the Planning Proposal recommends, with respect design excellence, the following:
- a. Amendment to the existing PLEP 2011 provision, requiring development of a height greater than 40 metres (from current requirement of 55 metres) to be subject to a competitive design process.

- b. Amendment to the current PLEP 2011 provision of 15 percent bonus to the FSR and height for design excellence, to apply to either the base FSR and height or the incentive FSR and height, that is, the bonus cannot apply to both base and incentive FSRs and heights.
- c. Development involving or directly adjoining a heritage item seeking to achieve a FSR of 3:1 or greater to be subject to a competitive design process.
- d. Those sites within the B4 zone which are identified as Opportunity Sites and are seeking 3:1 FSR bonus (in addition to incentive FSR) are subject to a competitive design process and must exhibit design excellence.
- e. Removal of the PLEP 2011 provision relating to a bonus of 25 percent FSR and height for non-residential floor space in the B4 Mixed Use Zone if it exhibits design excellence. This provision will be no longer applicable as it is proposed that non-residential floor space will not be subject to maximum FSR controls in the B4 Mixed Use Zone.

Heritage

71. The heritage controls in the Planning Proposal are consistent with the Council Resolution from 14 December 2015. It is noted that the Planning Proposal does not propose any amendments to the existing PLEP 2011 controls relating to heritage under Clause 5.10.
72. The Planning Proposal seeks that heritage items within the CBD are proposed to have an incentive FSR of 10:1 and heritage items within the peripheral areas have an FSR of 6:1 except for the following:
- a. Area directly to the north of Lancer Barracks, given this is an item of national heritage significance (a proposed FSR of 2:1)
 - b. Areas adjoining state heritage items within a significant landscape setting, including St John's Church (proposed FSR of 3:1) and St John's Cemetery (with a proposed base FSR 1.5:1, and incentive FSR of 1.5:1 and 6:1).
73. In accordance with Council's resolution of 14 December 2015 the FSR for sites along Church Street and Harrisford House will all be set at 10:1. However the maximum height for Harrisford House is proposed to be 8 metres to reflect its heritage status and encourage amalgamation with adjoining sites. Sites fronting Church Street (between the Parramatta River and Macquarie Street) will have a maximum height control of 12 metres to retain the character of this important street.

Parramatta Flood Management

74. To ensure compliance with the s117 Ministerial Direction 4.3 Flood Prone Land, the Planning Proposal seeks to insert a new Clause relating to safety for occupants in a flood event in identified areas in the CBD. The clause proposes to require new development (or significant alterations and additions) in these areas to provide safe areas for refuge or egress for occupants of buildings. Developments can either provide a safe area, which is a place for refuge with access to emergency water and electricity, located above the probable maximum flood level; or provide a flood free pedestrian access between the building and land that is above the PMF level. All new buildings must be certified by an engineer to withstand forces of floodwaters, debris and buoyancy resulting from the probable maximum flood.

75. As the proposed planning controls introduces new flood risk management controls on land over the Flood Planning Level, the Ministerial Direction requires Council to apply for special circumstances from the Minister for Environment for its inclusion. This Council report seeks Council endorsement to write to the Minister seeking approval. This approval process should proceed concurrently with the Gateway process.
76. Specifically Council is seeking from the Minister inclusion of flood risk management controls to apply to development above Flood Planning Level and up to the probable maximum flood for certain areas within the Parramatta CBD. This is due to Council's proposal to intensify development in these areas, the short warning time of flood waters (minutes), the rapid rate of flood water rise and the number of people who could be isolated in high rise buildings for long periods.

High Performing Buildings

77. This Planning Proposal attempts to foster environmental wellbeing and efficient and sustainable use of energy and resources so that Parramatta develops as a sustainable city. To achieve this, a series of proposed planning controls are proposed relating to commercial and mixed use developments.
78. The proposal is for office premises over 10,000 square metres or a commercial premises over 2,000 square metres (as part of a mixed use development) to meet minimum energy and water targets equivalent to 5 star NABERS energy rating and 4 star NABERS water rating. This is consistent with the Economic Review – Achieving A-Grade Office recommendation to provide environmental standards for A Grade buildings.
79. It is also proposed to apply standards to retail premises over 5,000 square metres in gross floor area to achieve higher water and energy savings equivalent to NABERS (as applicable to shopping centres) 5 star energy and 4 star water ratings.
80. Where an applicant seeks to pursue the maximum FSR shown on the Incentive FSR map they will have the opportunity to seek an additional 0.5:1 bonus if they also incorporate measures that achieve energy and water savings 10 points higher than those required under BASIX. Where an applicant has an Opportunity Site and seeks to achieve a FSR higher than that proposed on the incentive FSR Map, that is pursuing Phase 2 value sharing, they will be required to incorporate energy and water savings measures 10 points higher than BASIX in order to qualify for this bonus floor space.
81. A proposed requirement for dual water systems (both potable water pipes and recycled water pipes) to be contained within all building types within the CBD. This is a cost effective measure to deliver significant reduction in potable water requirements for the CBD and create market conditions to encourage recycled water provision in the Parramatta CBD.
82. The Planning Proposal outlines the provision for end of journey facilities to be delivered within a commercial development including lockers, change rooms and bike parking. This is consistent with the Economic Review – Achieving A-Grade Office recommendation where provision of these facilities will improve the amenity of the workplace, encourage alternative forms of transport to work and for businesses to attract and retain staff. The rate of provision of these facilities will be outlined in a supporting draft DCP control.

Active Street Frontages

83. A proposed provision is to be included in the Planning Proposal which requires an active street frontage, that is, a business or retail premises, to be provided at ground level as part of a development to promote pedestrian traffic in the CBD. It is also proposed to create a new map to identify the sites within the CBD that would be subject of this provision. Refer Active Street Frontage Map at Appendix 16 of Attachment 1.

Contamination – Preliminary Site Investigations

84. Preliminary contamination assessments have been undertaken for the planning proposal boundary. For the Auto Alley Precinct, Council engaged JB&G to undertake a Preliminary Site Investigation (refer Appendix 15 of Attachment 1). For the remainder of the area to be covered by the planning proposal a desktop investigation was undertaken. Both assessments concluded that any contamination that may be present could be dealt with as part of the Development Assessment process and that contamination would not preclude additional density or the rezonings proposed by the Planning Proposal.

Strategic Alignment

85. The Planning Proposal is consistent with the State Government's strategic planning framework - *A Plan for Growing Sydney*, a key objective of which is to continue strengthening Parramatta's role as Sydney's dual CBD and to locate new jobs and dwellings around existing transportation hubs and urban centres. The strategic alignment is addressed in Section 3.2 of the Planning Proposal at Attachment 1.

Legislative Requirements

86. Council considers that this Planning Proposal is consistent with the applicable State Environmental Planning Policies and the majority of Section 117 Ministerial Directions, with the exception of Flood Prone Land and Site Specific Provisions which are justifiably inconsistent. This is addressed in detail at Section 3.2 of the Planning Proposal (Attachment 1).

Consideration of Alternate Planning Provisions

Adjusted City Centre Boundary

87. The Parramatta CBD Planning Strategy included the area bound by Grose, Villers, Ross and O'Connell Streets in the planning proposal. This area forms part of the North Parramatta Heritage Conservation Area and contains heritage items. Refer Figure 3 below. This area was included as part of the Planning Proposal City Centre boundary following the resolution of the 14 December 2015.
88. Council may consider deferring consideration of this area and include it as part of the Planning Investigation Area, which is the next stage of work to be carried out in 2016, as outlined in the CBD Planning Strategy. This work may then be able to give full consideration to the entire Parramatta North Heritage Conservation Area.

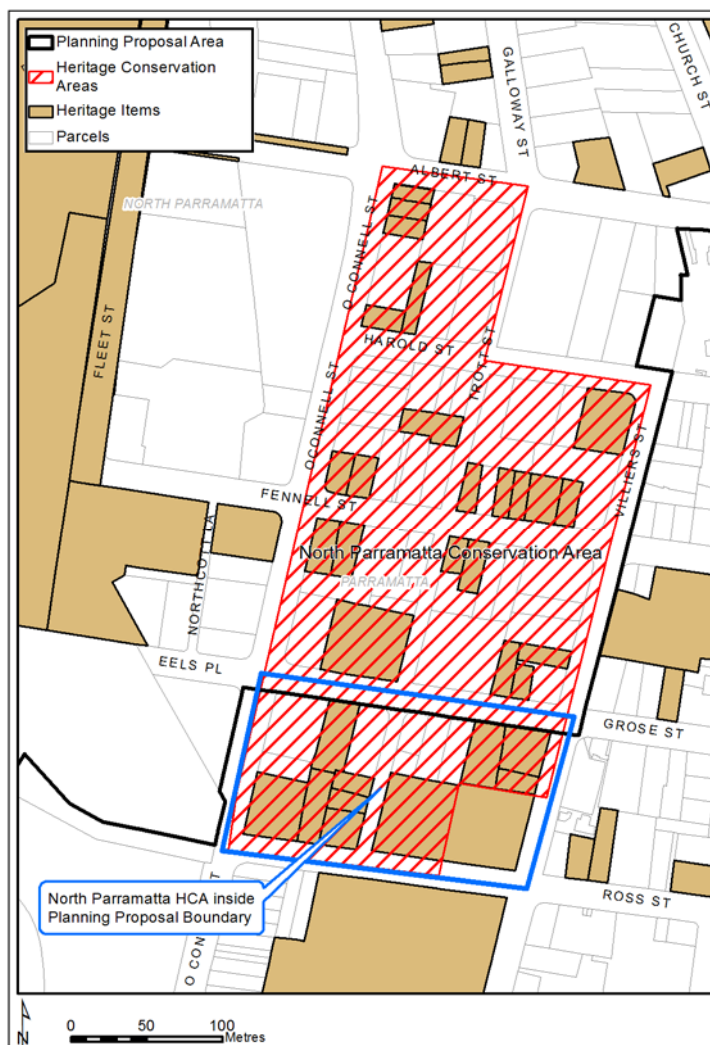


Figure 3: Area bounded by Grose, Villers, Ross and O'Connell Streets within the North Parramatta Heritage Conservation Area

Heights and FSRs along Church Street

89. In accordance with Council's resolution of 14 December 2015 the FSR for properties fronting Church Street (between Macquarie Street and the Parramatta River) will all be set at 10:1. However the maximum height control is proposed to be set at 12 metres, intended to retain the character of this important street.
90. This results in some properties fronting Church Street with FSR of 10:1 and maximum height of 12 metres applying to the whole property, and others applying the 12 metre height limit only to the first 18 metres of the property.
91. The inconsistency between the height of buildings and FSR will arise as a potential issue for assessing and determining future development applications on these sites. Council Officers have met with at least one landowner in relation to a potential planning proposal along Church Street.
92. It is Council Officers recommendation to reduce the FSR to reflect the proposed height control of 12 metres on those sites where this height limit applies to the entire property. However Council may wish to consider another option of reducing the area where the 12 metre height limit applies to a portion of the site fronting Church Street.

NEXT STEPS

93. Should Council endorse the Planning Proposal provided at Attachment 1 it will be forwarded to the NSW Department of Planning and Environment for Gateway determination.
94. Once a Gateway determination is received, the Planning Proposal and supporting documents will be placed on public exhibition. The outcomes of this public exhibition will be reported to Council.
95. In order to support the proposed controls, an amendment to the Parramatta Development Control Plan 2011 (DCP) in relation to the Parramatta CBD is required. Council Officers will commence the preparation of the DCP amendment in early 2016, with the Draft DCP reported to Council in mid 2016 seeking endorsement to place on public exhibition. It is intended that the Draft DCP will be exhibited at the same time as the Planning Proposal.
96. In accordance with the timeline outlined in the CBD Planning Strategy, the next stage of the CBD planning review can now commence, the following work will need to be undertaken:
- Community Facilities Needs Analysis – to inform the Infrastructure Delivery Plan and due for completion early 2016.
 - Infrastructure Delivery Plan – which identify the infrastructure needs to support growth and development in the CBD and the framework for funding and provision of the infrastructure;
 - Development Contributions Plan – outlines the framework for contributions to be made towards the funding and provision of infrastructure associated with development in the CBD;
 - Development Guideline for Community Infrastructure – providing guidance as to how community infrastructure will be calculated and delivered in the CBD; and
 - Planning Investigation Area Studies (Urban Design & Economic Studies) – preliminary studies to be prepared for those areas not subject to this planning proposal, to be commenced in 2016.
97. In addition, Council will be required to consider an update of the Parramatta Floodplain Risk Management Plans. This has its own separate consultation and exhibition process which will run parallel with the CBD Planning Proposal process and will be supported by associated amendments to the existing DCP flooding controls as part of the CBD review.
98. Table 6 below provides a summary timetable outlining the key tasks and timing of the next steps of the project:

Tasks	Timeframe
Gateway Determination	March 2016 – June 2016
Public Authority Consultation	August 2016 – September 2016
Community Consultation	August 2016 – September 2016
Post Exhibition Review	October 2016 – November 2016
Update Planning Proposal / Report to Council	December 2016 – February 2017
Department review of final Planning Proposal	February 2017 – July 2017
Parliamentary Counsel drafting of LEP	February 2017 – July 2017

Tasks	Timeframe
Greater Sydney Commission to finalise LEP	July 2017
Development Contributions Plan	January 2016 – December 2016
Draft DCP amendment	January 2016 – December 2016
Draft Development Guideline	January 2016 – December 2016

Table 6: Summary of Tasks and Timing 2016-2017**Robert Cologna****Service Manager Land Use Planning****ATTACHMENTS:**

- | | | |
|----------|---|---------|
| 1 | Attachment 1: Draft Planning Proposal and Appendices (previously circulated on 14 March 2016. For a copy please contact Governance on 98065325) | 1 Page |
| 2 | Attachment 2: Proposed Planning Controls and the Parramatta CBD Planning Strategy | 9 Pages |

REFERENCE MATERIAL

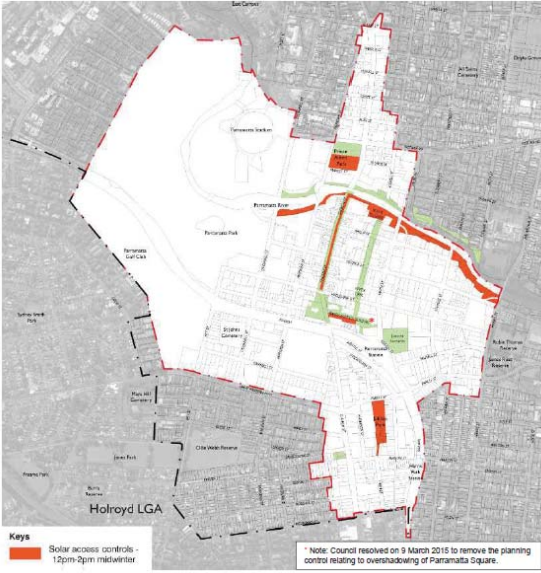
ATTACHMENT 1

Planning Proposal and Appendices

The Draft Planning Proposal and Appendices will be circulated under separate cover prior to the Council meeting on 14 March 2016.
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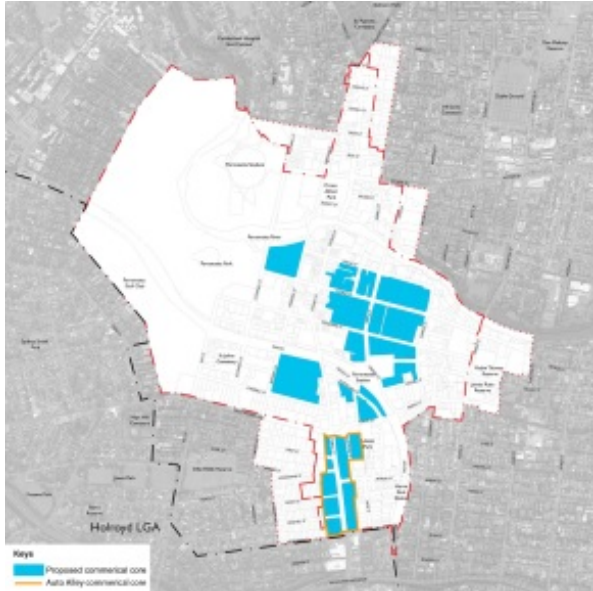
Attachment 2: Parramatta CBD Planning Strategy and Planning Proposal Response

PARRAMATTA CBD PLANNING STRATEGY - ACTIONS	PLANNING PROPOSAL RESPONSE
A1 City Centre Boundaries	
A1.1 Investigate potential expansion of the boundaries of the Parramatta CBD.	This Planning Proposal seeks an expansion of the CBD boundary to the following areas: - south of Grose Street and east of O'Connell Street Parramatta; - south of Isabella Street and west of Sorrell Street, North Parramatta; - area bound by Ada, Kendall and Wigram Streets, Harris Park; - south of Great Western Highway and north of Lennox and Lansdowne Streets, east of Marsden Street, Parramatta; - areas along Dixon, Rosehill and Boundary Streets, Parramatta. Consideration of a further expansion of the City Centre boundary will be undertaken in a separate Planning Proposal to include the areas identified in the Strategy as 'Planning Investigation Areas'.
A2 Primary built form controls	
A2.1 Conduct detailed testing for the proposed Floor Space Ratio (FSR) controls shown below. 	An internal urban design analysis was undertaken by Council staff, with an independent review undertaken by Scott Carver Architecture and Design of the urban design testing of representative sites. In accordance with the resolution of Council on 14 December 2015 the proposed incentive FSR control for land within the CBD Core to have an FSR of 10:1 and sites with the peripheral areas to have an FSR of 6:1 except sites that are within the Auto Alley precinct, are subject of a gazetted Planning Proposal and for sun access or heritage reasons.
A2.2 Subject to urban design testing, only allow FSRs greater than 3:1 (as shown above at A2.1) for those sites that achieve a minimum site area of 1,000sqm. For sites less than 1,000sqm, only allow FSRs greater than 3:1 to be achieved where the	At the Council meeting of 14 December 2015 Council officers recommended a FSR sliding scale based on the detailed urban design testing undertaken in response to the CBD Planning Strategy. Council resolved to adopt an alternative FSR sliding scale which is included as

PARRAMATTA CBD PLANNING STRATEGY - ACTIONS	PLANNING PROPOSAL RESPONSE
development demonstrates design excellence and meets all the other design requirements for the site for that form of development. All sites, regardless of size, that are able to demonstrate design excellence through a design competition process, will be eligible to potentially receive an additional bonus FSR of 15% (as per Action A6).	part of the Planning Proposal. The proposed FSR sliding scale applies to sites with Incentive FSRs of 4:1, 6:1 and 10:1. On 14 December 2015 Council also resolved to include a clause that permits Council to consider development above the sliding scale FSR up to the maximum incentive FSR, provided certain conditions are met. These conditions include undertaking a design excellence competition, compliance with SEPP 65 and provision of activated street frontages.
A2.3 Investigate potential sun access controls to key public spaces, based on retaining sun access to a defined portion of nominated open spaces from 12pm – 2pm in midwinter (see figure below). 	The Planning Proposal proposes a draft clause which requires development on solar access affected sites not to cause additional overshadowing between 12 midday and 2pm on the winter solstice (21 June) of any year to the Parramatta River southern foreshore, Lancer Barracks site and parts of Prince Alfred Square and Jubilee Park. Some minor changes were made to the defined areas based on additional urban design analysis. Based on the resolution of Council on 9 March 2015 and 23 November 2015, to amend the DCP control relating to overshadowing of Parramatta Square a separate provision dealing specifically with solar access to Parramatta Square will be included the Planning Proposal. It is proposed that the existing LEP Clause for solar access to Parramatta Square will be retained. It refers to the DCP provisions requiring an individual building not to overshadow any point in the solar protection zone in Parramatta Square for no more than 45 minutes.
A2.4 Investigate removal of the maximum building height controls for the CBD, other than for the following:	The proposed incentive height removes maximum building heights for the majority of sites within the commercial core and its surrounding areas and increases the heights in other areas across the City Centre. The incentive heights may be achieved provided the development includes community infrastructure in conjunction with the incentive FSR. Those sites where maximum base and incentive heights have been removed, the maximum height (and FSR) will be influenced by controls for sun access protection and airspace operations. The proposed incentive height controls reflects the Council Resolution from 14 December 2015 for the majority of land within the CBD to have no maximum height except sites that are subject to sun access controls, heritage reasons or heights consistent with

PARRAMATTA CBD PLANNING STRATEGY - ACTIONS	PLANNING PROPOSAL RESPONSE
	the Auto Alley Planning Framework.
A2.4.1 Potential sun access controls for key public spaces (as noted in Action A2.3 above – specific controls to be developed).	Refer to comments at Action 2.3 above.
A2.4.2 In the Park Edge highly sensitive area adjacent to World Heritage listed Old Government House, as shown in the figure below. 	This Planning Proposal does not seek to make any changes to the controls that apply in the Park Edge Highly Sensitive Area adjacent to the World heritage-listed Old Government House and Domain (OGHD), Parramatta Park, the Stadium / Sports and Leisure Precinct and surrounds. However, these areas will still remain as part of the City Centre boundary for the purposes of the PLEP.
A2.4.3 In the Auto Alley precinct and transitional area, where new height limits shown in the figure below will apply, given its location on a major road and the need to transition down to neighbouring heritage conservation areas on the CBD edge.	The proposed incentive heights will be consistent with the heights shown in the Auto Alley Framework, as per the resolution of the 14 December 2015.

PARRAMATTA CBD PLANNING STRATEGY - ACTIONS	PLANNING PROPOSAL RESPONSE
	
A2.4.5 Potentially in the CBD fringe areas (as shown in the figure below), which are still subject to further urban design refinement and testing. 	In accordance with the resolution of Council on 14 December 2015 the proposed incentive FSR control for these areas are largely 6:1 (except 3:1 sites along Lennox St) and proposed incentive height map proposes no maximum height controls, except sites that are subject to sun access controls. The existing heritage Clause 5.10 will continue to apply which will influence built form through the development application process.
A2.5 Notwithstanding Action A2.4, additional analysis of the implications of completely removing height limits will be undertaken including an assessment on the feasibility of including a clause that informs potential developers that aviation requirements set out in the <i>Airports (Protection of Airspace) Regulations 1996</i> may require separate approval	The Planning Proposal seeks to amend the existing Clause 7.6 Airspace Operations of the PLEP 2011, which currently only applies to only to 160 - 182 Church Street Parramatta (Aspire tower), to apply across the entire Parramatta CBD. This is required as it is proposed to remove height limits from significant areas of the CBD and therefore this area would be subject to

PARRAMATTA CBD PLANNING STRATEGY - ACTIONS	PLANNING PROPOSAL RESPONSE
for some taller buildings.	airspace operation restrictions.
A3 Land Use Mix	
A3.1 Investigate the potential to expand the commercial core as shown in the figure below. 	The planning proposal recommends to expand the B3 Commercial Core zone to the following areas, generally consistent with the Strategy: - Currently zoned B4 Mixed Use, containing existing commercial uses, including Westfields, area along Argyle Street (between Marsden and O'Connell Streets) and along Station Street East (between Hassall and Parkes Streets). - Rezone the land adjacent to Church Street (Auto Alley) from B5 Business Development to B3 Commercial Core to provide for an expanded area for higher order commercial core activities. Note the area shown in the figure (opposite) as 'proposed commercial core' between Marsden and O'Connell Streets (north of George St) is part of the Park Edge Highly Sensitive area and is not part of this planning proposal.
A3.2 Investigate the potential for residential uses in the commercial core, other than in the Auto Alley precinct (where high density residential will be permitted directly adjacent to the core), subject to the following conditions being met: A3.2.1 A significant quantum of office space (i.e. 20,000 sqm minimum) is built before residential occupation of a development site. A3.2.2 Sites deliver primarily employment uses (i.e. employment uses comprise a minimum 50% of total floorspace). Note: this is to ensure that very large or amalgamated sites do not deliver one modest commercial building and a much larger quantum of residential development. A3.2.3 Non-residential FSR exceeding the minimum requirements above should be exempt from the overall maximum FSR in the commercial core. Any investigation should consider the grade of office space that could be achieved in very close proximity to residential uses and its ability to attract high quality tenants. Further, the investigation should also consider the	The Planning Proposal seeks to maintain and expand the established commercial core through the B3 Commercial Core zoning. These proposed provisions are based on a key recommendation from the <i>Achieving A-Grade Office Space in the Parramatta CBD - Economic Review</i> (Urbis) that Parramatta CBD must reaffirm office development as the predominant use in the commercial core and that land use controls promote A-Grade office buildings of at least 20,000 square metres and be informed by planning, design and heritage considerations. The Economic Review investigated the potential for some residential development in the commercial core through either vertical (residential apartments located above office space in the same building) or horizontal (separate towers on one site) integration. Consultation with commercial office owners and developers revealed that vertical integration was not favoured by industry. Council officers examined the potential for horizontal mixed use development to be accommodated on large sites in the Parramatta CBD and concluded that there were only two potential sites. Therefore these could be considered as individual planning proposals rather than a policy-based approach within this Planning Proposal.

PARRAMATTA CBD PLANNING STRATEGY - ACTIONS		PLANNING PROPOSAL RESPONSE												
NSW Government’s metropolitan strategy, “A Plan for Growing Sydney”, which requires the retention of a commercial core in the Parramatta CBD for long-term employment growth.														
A3.3	Controls designed to encourage employment uses should be targeted to high-yielding employment uses and not serviced apartments.	The planning proposal retains the existing range of commercial and business uses permissible within the B3 Commercial Core zone, with exception of serviced apartments, which will be prohibited.												
A3.4	Subject to urban design testing, a minimum non-residential FSR of 1:1 must be achieved for all sites in the mixed use zone of the Parramatta CBD. Non-residential FSR exceeding this minimum requirement should be exempt from the overall maximum FSR for mixed use zones.	The planning controls proposed for certain areas within the B4 zone (in close proximity to the B3 zone), requires a minimum provision of 1:1 floor space to be for commercial development, and any additional commercial floor space is exempt from overall maximum floor space ratio controls.												
A3.5	Plan for the following jobs and dwelling targets in the Parramatta CBD to 2036, so as to ensure both a vibrant commercial and business centre and also an active ‘24 hour’ living city environment:	The Planning Proposal aims to facilitate Parramatta as Sydney’s dual CBD, as recognised in the NSW Government’s metropolitan strategy - <i>A Plan for Growing Sydney</i> by providing the capacity for an additional 48,721 jobs.												
<table><tr><th></th><th>Current (as at 2011)</th><th>Target (additional)</th><th>2036 Target (Total)</th></tr><tr><td>Jobs</td><td>49,000</td><td>27,000</td><td>76,000</td></tr><tr><td>Dwellings</td><td>3,800</td><td>7,500</td><td>11,300</td></tr></table> Table: Jobs and dwelling targets for the Parramatta CBD to 2036.			Current (as at 2011)	Target (additional)	2036 Target (Total)	Jobs	49,000	27,000	76,000	Dwellings	3,800	7,500	11,300	The Planning Proposal also allows for the concentration of housing around transport nodes contributing towards dwelling targets for the Parramatta local government area. It is estimated that the planning proposal will accommodate for an additional 19,976 new dwellings.
	Current (as at 2011)	Target (additional)	2036 Target (Total)											
Jobs	49,000	27,000	76,000											
Dwellings	3,800	7,500	11,300											
A4	Infrastructure													
A4.1	That Council undertake a detailed investigation of regional and local infrastructure upgrades that will be needed to facilitate growth of the Parramatta CBD, including the following: A4.1.1 Public domain improvements, including new city spaces and street upgrades. A4.1.2 City culture, entertainment, events and arts spaces. A4.1.3 Social services, educational and community facilities. A4.1.4 Recreational spaces and facilities. A4.1.5 Access and transport improvements, including light rail A4.1.6 Improved utility infrastructure, including energy, water and waste infrastructure.	To form part of the next stage of the CBD planning review, the following work will need to be undertaken (or is already underway): - Infrastructure Delivery Plan – which identify the infrastructure needs to support growth and development in the CBD and the framework for funding and provision of the infrastructure; - Development Contributions Plan – outlines the framework for contributions to be made towards the funding and provision of infrastructure associated with development in the CBD; - Development Guideline for Community Infrastructure – providing guidance as to how community infrastructure will be calculated and delivered in the CBD. In addition, Council has commissioned a Parramatta CBD Strategic Transport Study which will assess high												

PARRAMATTA CBD PLANNING STRATEGY - ACTIONS	PLANNING PROPOSAL RESPONSE
	level transport infrastructure requirements to support proposed increases in residential and commercial capacity in the Parramatta CBD. Transport for NSW in consultation with Roads and Maritime Services, Department of Planning and Environment and Council, is due to commence shortly. detailed (mesoscopic) traffic modelling for the Parramatta CBD to assess localised traffic impacts and required road infrastructure upgrades. Together with the Strategic Transport Study, the traffic modelling may result in additional road reservation acquisition and potential changes to car parking controls, which will be addressed later in the planning proposal process. Council commissioned a <i>Sustainability and Infrastructure Study</i> 2016 to forecast the likely energy, water, sewer, transport consumption and demand under the likely Parramatta CBD growth scenario. The Study estimated that under the proposed planning scenario, when compared with existing demands both water, gas and electricity demand will nearly triple and will increase sewer loads by nearly four times. The Study identified three key opportunities to reduce water and energy consumption in the CBD, including setting high performance buildings requirements. The Planning Proposal outlines a series of proposed planning controls to establish water and energy targets for new commercial and mixed use developments. The aim is to reduce pressure on infrastructure resultant from additional growth planned within the CBD.
A4.2 That Council investigate the following potential infrastructure funding mechanisms to determine the correct mix of mechanisms that could be put in place to address the infrastructure demands arising from this strategy: A4.2.1 <i>Value Uplift Sharing</i> – That additional higher FSR controls than those proposed in this Strategy can only be achieved by sharing the value of the uplift. That is any additional new FSR is to be purchased by landowners based on 50% of the nominated dollar value per sqm of GFA. The dollar value is to be scheduled to provide certainty and reviewed annually. Such a system would apply for residential uses only, not employment uses. Further, the system would operate in addition to any section	In accordance with the Council resolution of 14 December 2015, an Infrastructure Funding Review Committee was established. The Committee met on 27 January 2016 and considered the merits of adopting a value sharing mechanisms as part of the Parramatta CBD planning controls. The Committee recommended that Council proceed with a two phase value sharing system in the planning proposal and that further work be undertaken to develop the specific value sharing rate to appear in a separate Development Guideline. The Council endorsed the approach and the Committee's recommendations at its meeting on 8 February 2016. The Planning Proposal seeks inclusion of clauses that would allow the operation of the value sharing system

PARRAMATTA CBD PLANNING STRATEGY - ACTIONS	PLANNING PROPOSAL RESPONSE
94A contributions payable. A4.2.2 <i>Section 94A Levy Increase</i> – That an additional Section 94A Levy of 1.5% (total 4.5%) be provided in the City Centre for recreational purposes A4.2.3 <i>'Traditional' Section 94 Contributions</i> – Given the large number of new dwellings being proposed in the CBD, a 'traditional' section 94 approach of levying per dwelling should be considered. N.B. The introduction of some of these funding mechanisms will require changes to State Government legislation or Ministerial directions. This work will present the analysis to support Council's submission to the Department of Planning & Environment requesting any changes.	proposed. These planning controls relate to Community Infrastructure, Opportunity Sites and Incentive height and FSR controls. The Committee convened again on 1 March 2016 consider the specific value sharing rate. It is intended that the recommendations of the Committee will be reported to Council at the 29 March 2016 meeting. The proposed planning controls will be supported by a separate Development Guideline that would set out the mechanics of how the bonus arrangements would be implemented and the rate of value sharing. A separate report will be considered by Council to endorse the Draft Development Guideline so it can be exhibited with the Planning Proposal. Council Officers are preparing an Infrastructure Delivery Plan which will identify the infrastructure needs to support growth and development in the CBD and the framework for funding and provision of the infrastructure including through provisions of community infrastructure and s94A contributions.
A5 Tower Slenderness	
A5.1 For sites greater than 1,000 m², the floorplate Gross Building Area (measured to the external facade of the building, including balconies) of residential towers should be limited to a maximum of: A5.1.1 800 m² for residential buildings up to 75 m in height (approx. 25 storeys). A5.1.2 950 m² for residential buildings which are 75-105 m in height (approx. 25-35 storeys). A5.1.3 1,100 m² for residential buildings greater than 105 m in height (approx. 35 storeys). A5.2 For sites less than 1,000 m², the floorplate Gross Building Area (measured to the external facade of the building, including balconies) of residential towers will be determined through the design excellence process.	Planning controls relating to tower slenderness will be included in an amendment to the Parramatta Development Control Plan 2011 (DCP) in relation to the Parramatta CBD. Council Officers will commence the preparation of the DCP amendment in early 2016, with the Draft DCP reported to Council in mid 2016 seeking endorsement to place on public exhibition. It is intended that the Draft DCP will be exhibited at the same time as the Planning Proposal.
A6 Design Excellence	
A6.1 Confirm the appropriateness of a 15% Floor Space Ratio (FSR) bonus for developments over 30m which demonstrate design excellence through a design competition process and whether a similar bonus should be provided to developments below 30m that achieve design excellence through a Design Review Panel process. A6.2 Subject to urban design testing, consider allowing a 15% FSR bonus for all sites, regardless of size, that are able to demonstrate design excellence through a design competition process.	The Planning Proposal seeks an amendment to the existing PLEP 2011 provision, requiring development of a height greater than 40 metres (from current requirement of 55 metres) to be subject to a competitive design process. Council Officers assessed that 40 metres was a more appropriate threshold than 30 metres, as 30 metre buildings are more modestly scaled buildings usually associated with less than 3:1 in FSR. The existing PLEP 2011 provisions of a 15 per cent

PARRAMATTA CBD PLANNING STRATEGY - ACTIONS	PLANNING PROPOSAL RESPONSE
	bonus FSR for achieving design excellence will be retained and apply to both base FSR and Incentive FSR.

ITEM 10.4 OF ECONOMY

10.4 SUBJECT Draft Parramatta CBD Planning Proposal
REFERENCE F2013/02004
FROM Service Manager Land Use Planning

- (a) **That**, consistent with Council's resolution made on 14 December 2015, Council endorses the Planning Proposal at Attachment 1 to amend the planning controls for the Parramatta CBD and forwards it to the NSW Department of Planning and Environment for Gateway determination.
- (b) That draft DCP controls, draft Infrastructure Delivery Plan and a draft Development Guideline for the Parramatta CBD be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (c) **That** Council writes to the Minister for Environment to apply for an exemption to enable flood related development controls above the 1 in 100 average recurrence incidence and up to the probable maximum flood for certain areas within the Parramatta CBD.
- (d) **That** Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan amendment process.
- (e) **Further, that** to address the inconsistency between the Council resolution of 14 December 2015 and the Urbis Heritage Study recommendations, Council resolves as follows:

"That Council amend the incentive FSR map for the block bound by Marsden St, Macquarie St, Church St (Centenary Square) and the railway line to be consistent with the FSRs recommended in the Urbis Heritage Study."

DIVISION The result being:-

AYES: Councillors R Dwyer, G J Elmore, S T Issa, S D Lloyd, J L Shaw and A A Wilson

NOES: Councillors J P Abood and J A Hugh

Note

1. **Councillor J Chedid declared a significant but non-pecuniary interest in relation to this matter as a family member owns property in the CBD. Councillor Chedid temporarily retired from the meeting during consideration and voting on this issue.**
2. **Councillor S Chowdhury declared a non-pecuniary interest in relation to this matter as he is on the Board of a Company that owns property in the CBD. Councillor Chowdhury also declared a pecuniary interest in relation to this matter as he has an interest in land in the CBD that relates to this issue. Councillor Chowdhury temporarily retired from the meeting**

during consideration and voting on this issue.

3. Councillor P Esber declared a pecuniary interest in relation to this matter as he has an interest in land that relates to this issue and temporarily retired from the meeting during consideration and voting on this issue.
4. The Lord Mayor, Councillor P J Garrard declared a non - pecuniary interest in relation to this matter as he is on the Parramatta Leagues Club Board which owns property in the CBD that relates to this issue. The Lord Mayor temporarily retired from the meeting during consideration and voting on this issue.
5. Councillor Makari declared a significant, pecuniary interest in relation to this matter as a relative has an interest in land affected by this issue and temporarily retired from the meeting during consideration and voting on this issue.
6. Councillor J Shaw declared an interest in relation to this matter as he owns property in the affected area but as the property is his principal place of residence, the interest is insignificant and Councillor Shaw remained in the Chamber during discussion and voting on this matter.
7. As the Lord Mayor was absent from the meeting during this matter, Councillor S D Lloyd assumed the Chair.