

APPENDIX B – Residents and Submissions on behalf of Individuals

This document summarises and provides a response to the 234 submissions received from 232 residents and individuals in response to the exhibition of the Parramatta CBD Planning Proposal. Each submission has been allocated a unique number according to the date the submission was received by Council, for example, “Submission Number 1”, also sometimes referred to as “Submission 1”.

Where a Council Officer response deals with an issue raised by an earlier submission, a statement is provided that acknowledges the submission and provides details of the Submission Number and Row that a response to the same or similar issue can be found. For example, “The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8”.

In responding to the submissions in this table, the relevant Decision Pathway is provided to indicate the Council officer’s position with respect to the issues raised. Where a response to a submission references a previous response, the Decision Pathway has not been repeated.

To ensure the privacy of submitters, names and street numbers have been withheld.

On 15 June 2021, Council endorsed the Planning Proposal with changes affecting the outcomes for the Roxy Theatre site and the Phillip Street Block including the site at 60 Phillip Street. An explanatory note is provided in the submission summaries below affected by Council’s resolution. Submitters should rely on the endorsed position that retains the exhibited draft controls for both the Roxy Theatre and the Phillip Street Block. For a copy of the relevant parts of the Council Resolution, please refer to section 4.6 of the Community Engagement Report.

Tip: To find a particular submission: search for the **Street Address** (eg “Albert Street, North Parramatta”) or an **issue you raised in your submission** (eg “Light Rail”, “Auto Alley”, “Grose Street” etc) using the Control F function.

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
1.	Submitter from Castle Street, North Parramatta Submission Number 1	<p>Submitter is concerned about the density proposed in the planning proposal, considers that the CBD will turn into a “ghetto-like area”.</p> <p>Sees that future planning for high density development as risky given the COVID-19 pandemic which <i>requires social distancing measures as it encourages the spread of disease</i>.</p> <p>Submitter feels <i>powerless to stop the proposal</i>.</p>	<p>Council understands there are concerns regarding the additional density that the new planning controls make capacity for and the importance of supporting infrastructure to provide for the current and future needs of the community. The objectives of the proposed amendments to planning controls are to allow for additional density for jobs and dwellings to reinforce Parramatta CBD as one of Sydney’s three metropolitan centres while encouraging high quality buildings, as well as an activated public domain, protection and management of heritage values and future proofing the city through efficient and sustainable energy and resources.</p> <p>To address this, the CBD PP includes detailed planning controls based on technical studies and evidence to address issues such as car parking, building design and amenity within the public domain including open spaces. Example of these controls include requirements for buildings to deliver energy and water savings</p>

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			<p>(clauses 7.6A, 7.6B and 7.6E); exhibit design excellence (clause 7.10) and deliver on community infrastructure principles (Clause 7.6H).</p> <p>The CBD PP is a plan for the City for the next 40 years and is supported by other key elements of the planning framework for the Parramatta CBD including:</p> <ul style="list-style-type: none"> • A new Integrated Transport Plan (ITP) to understand the traffic and transport task required to support the CBD PP and identify future actions (long and short term) for each mode that will be required for the CBD Planning Proposal to be supported. • Future amendments to Parramatta Development Control Plan (DCP) 2011 to support the CBD PP including detailed building form and design controls with a focus on the street, environment controls to address urban heat and energy and water usage, flooding and the like. • A new Development Contributions Plan to facilitate delivery of transformative community infrastructure to support the growth within the Parramatta CBD. <p>These supporting policies will be publicly exhibited for community and public agency feedback later this year guided by Council's Community Engagement Framework and statutory requirements in the Environmental Planning and Assessment (EPA) Act 1979 and the Gateway Determination issued by the Department of Planning, Industry and Environment (DPIE) for the CBD PP.</p> <p>Other opportunities for the community to participate are when a Development Application (DA) is lodged for a development under the new planning controls.</p> <p>Council also sought comment from the community in 2019 as part of the preparation of the Local Strategic Planning Statement City Plan 2036 (LSPS). Council's LSPS came into effect on 31 March 2020 and sets out a 20-year land use planning vision for the Parramatta LGA, including the Parramatta CBD. It includes planning priorities supported by policy directions and actions to guide future changes to the City's land use planning controls. For the Parramatta CBD this includes Actions A5, A22, A40, A57, A67 and A92.</p>

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			<p>It is anticipated that the economic effects of the COVID-19 pandemic may impact on development and subsequent rates of worker and resident population increases in the short term. However, the CBD PP provides capacity for new commercial and residential development in the Parramatta CBD that will last for a period of approximately 40 years; and in the long term, it is expected that the pandemic will have limited impact on the forecast population for the Parramatta CBD, given that development is seen as a key contributor in the post pandemic economic recovery effort, the NSW Government's investment in city-shaping infrastructure, including Sydney Metro West and Parramatta Light Rail, and the Parramatta CBD's strategic location in the heart of the Greater Sydney region.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
2.	No Address Provided Submission Number 2	<p>Submitter questions the plans for the vacant land at the corner of Church Street facing Harold Street following the completion of Parramatta Light Rail (i.e. 431-441 Church Street).</p> <p>Submitter is interested in plans for building height, timing of redevelopment and future purpose as well as any potential noise generation.</p>	<p>The land described in the submission is known as 431-441 Church Street and is currently being used for construction activities associated with the light rail. The exhibited CBD PP included planning controls for the land; however, the specific plans for the future use of this site is beyond the scope of the CBD PP.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
3.	Submitter from Fennell Street, Parramatta Submission Number 3	<p>Submitter questions why the Parramatta CBD Planning Proposal boundary does not include all land and buildings within the boundary of Grose, Sorrell, Albert and Church Streets.</p> <p>Submitter is concerned that the Planning Proposal overlooks the benefits of the subject area and its relationship with the Light Rail.</p>	<p>Council understands there are concerns about the removal of some land from the CBD PP boundary. The land parcels within the area described in the submission were originally part of the Parramatta CBD Planning Proposal boundary and were excised following a resolution of Council on 25 November 2019 for future planning consideration as part of the Planning Investigation Area work. This would allow further analysis to be undertaken at a later stage of the potential impacts on heritage items, heritage conservation areas and open space as well as the consideration of broader strategic directions and public transport initiatives such as the light rail.</p> <p>A number of Planning Investigation Areas (PIAs) on the fringes of the Parramatta CBD were first identified in the Parramatta CBD Planning Strategy (2015), with four more areas added to these PIAs by way of the Council resolution in November 2019. The land parcels between Church Street and the Sorrell Street Heritage Conservation Area in Parramatta/North Parramatta are one of the four areas removed, with</p>

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			<p>this particular area now known as the 'North-East Planning Investigation Area (PIA)'.</p> <p>The investigation work in these areas originally was planned to commence following completion of the public exhibition process of the CBD PP in accordance with Council's resolution from 12 September 2016. However, a Council resolution on a site-specific Planning Proposal (SSPP) for 23-27 Harold Street, Parramatta, which is located within the North-East PIA, considered at the Council Meeting on 9 June 2020 has altered the work program. The resolution in relation to this matter included the decision to defer progressing the SSPP for 23-27 Harold Street until Council had adopted a Planning Strategy for the PIA containing the subject site (i.e. the North-East PIA).</p> <p>On 9 November 2020, Council resolved to endorse a Draft Planning Strategy for the purposes of public exhibition to seek feedback from the community and stakeholders on six built form options for the North-East PIA presented in this Strategy. Given the North-East PIA's location between a proposed high rise corridor on Church Street (under the Parramatta CBD Planning Proposal) and low scale built form in the Sorrell Street Heritage Conservation Area (HCA), there are a number of competing strategic priorities which ultimately may influence its future. These competing strategic priorities result in cases that can be made for both higher and lower built forms in this precinct.</p> <p>The public exhibition of the Draft Planning Strategy for the North-East PIA was held from 16 March 2021 to 15 April 2021. Council officers are currently reviewing the feedback received and will prepare a report for Councillors to consider in the later part of 2021.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area.</p>
4.	Submitter from Betts Street, Parramatta Submission Number 4	<p>Submitter objects to reduced parking rates.</p> <p>Submitter considers that there is a need for parking spaces, especially following the COVID-19 pandemic.</p>	<p>This Planning Proposal adopts the approach put forward by Council's Strategic Transport Study (2017) that encourages sustainable transport policies by reducing parking rates and supporting increased use of public transport, walking and cycling to reduce adverse transport impacts associated with increased development. Council is preparing a mesoscopic model and Integrated Transport Plan (ITP) which will help to refine these parking rates as a part of separate</p>

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		<p>Submitter acknowledges that COVID-19 reduces the need for public transport, instead, increasing reliance for private vehicle use and availability of parking.</p> <p>Considers Parramatta to currently be "parking friendly" unlike the Sydney CBD. States that reducing parking in Parramatta discourages people from visiting Parramatta.</p>	<p>planning proposal process. The ITP will be placed on public exhibition in the coming months following endorsement by Council on 26 April 2021 for public exhibition and the community will be invited to review the documentation and provide comments.</p> <p>Council officers believe the reduced car parking rates are an acceptable outcome given the urban environment and Central River City status of the Parramatta CBD. A Council Officer response to the issue of COVID-19 is addressed at Submission 1, Row 1.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
5.	Submitter from Spurway Street, Ermington Submission Number 5	<p>Submitter objects to the Parramatta CBD Planning Proposal including the increased density, and is concerned that there is already limited infrastructure, open space and parking spaces for the general community.</p> <p>Submitter considers that there is a need for parking spaces, especially following the COVID-19 pandemic. Submitter acknowledges that COVID-19 reduces the need for public transport and the increased need for private vehicle use and availability of parking.</p> <p>Submitter recommends that every development should include 'reasonable parking' for tenants.</p> <p>Submitter is concerned that Parramatta will become undesirable under the exhibited controls.</p>	<p>The issues raised by the submitter in relation to density, infrastructure, parking and COVID-19 are noted and addressed in the Council officer responses at Submission 1, Row 1 and Submission 4, Row 4.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
6.	No Address Provided Submission Number 6	<p>Submitter recommends that the Parramatta CBD land application area extend south close to the M4 and Westconnex around Church Street "Auto Alley".</p> <p>Suggests that adjusting the CBD Boundary will take pressure off the historical/recreation area near the river.</p>	<p>In 2014, Council commissioned urban design and economic consultants to prepare planning framework studies for the Parramatta CBD and the Auto Alley precinct within the CBD, and in 2015 Council commissioned the Economic Review – Achieving A-Grade Office, with the key findings and recommendations related to Auto Alley being,</p> <ul style="list-style-type: none"> Expand the Commercial Core to create a more cohesive commercial precinct and integrate key commercial nodes (including Westfields) and establish a future Commercial Core along Church Street (Auto Alley) to be redeveloped in the long-term.

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			<ul style="list-style-type: none"> Continue to encourage non-residential employment generating land uses in the Auto Alley Precinct. <p>Consistent with this, and the Gateway Determination issued by DPIE in December 2018, the planning proposal amends the planning controls for the Auto Alley Precinct to provide capacity for longer term employment growth by rezoning some land to B3 Commercial Core and B4 Mixed Use that is currently zoned B5 Business Development and along Church Street (Auto Alley) to provide for an expanded area of higher order commercial core activities in the future; and permitting additional uses for 'vehicle repair stations', with development consent so as to enable these uses to continue in the short-medium term.</p> <p>Further expansion of the CBD boundary further south to the M4 motorway is not envisaged under the CBD PP at this stage. When the CBD PP was first mooted the boundary reflected Council's administrative governance. There may be an argument in the future to consider an extension of the commercial activities south of Raymond Street in line with the long-term economic growth of the CBD along Auto Alley as envisaged under the CBD PP.</p> <p>Decision Pathway – 2: Not supported.</p>
7.	Submitter from Denham Place, Dundas Submission Number 7	Submitter recommends that the Planning Proposal should limit height restrictions by using 'airspace' regulations across the CBD.	<p>The CBD PP seeks to introduce a Height of Building control of 211m RL (plus a 15% Design Excellence Bonus bringing the maximum height to 243m RL) on a number of sites across the Parramatta CBD. This maximum height of 243m RL is consistent with the Radar Terrain Clearance Chart (RTCC) for Sydney airport.</p> <p>The CBD PP seeks to amend the existing LEP clause relating to airspace operations (Clause 7.6 Airspace Operations of the PLEP 2011) to make it apply it to all land within the Parramatta City Centre. This would require all future development in excess of the Obstacle Limitation Surface (OLS) of 156m AHD to be assessed under the regulations of Division 4 of Part 12 of the Airports Act 1996 of the Commonwealth as a 'controlled activity'. This is currently a requirement under Clause 7.6 Airspace Operations in the Parramatta Local Environmental Plan 2011 (PLEP 2011); therefore, the CBD PP would be continuing the current practice of managing development and airspace under the PLEP 2011.</p>

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			Decision Pathway – Issues addressed; no further decisions required.
8.	Submitter from Elizabeth Street, Parramatta Submission Number 8	<p>Submitter objects to exclusion of Elizabeth Street from the CBD Planning Proposal.</p> <p>Submitter considers Elizabeth Street to be different from the North and South Parramatta areas.</p> <p>Submitter notes it is unclear why Elizabeth Street was removed from the CBD Planning Proposal, and the heritage justifications.</p> <p>Submitter acknowledges that the area is in need of revitalisation and will not obstruct the view of the All Saints Church.</p>	<p>Council understands there are concerns about the removal of some land from the CBD PP boundary, including land in Elizabeth Street. The land parcels within the area described in the submission were originally part of the Parramatta CBD Planning Proposal boundary and were excised following a resolution of Council on 25 November 2019 for future planning consideration as part of the Planning Investigation Area work. This would allow further analysis of potential impacts on heritage items, heritage conservation areas and open space to be undertaken at a later stage.</p> <p>The request to reintroduce the land described by the submitter into the CBD PP would raise the expectation that the remaining parts of the PIAs removed in November 2019 should also be re-introduced back into the CBD PP. This change would also be considered substantial and trigger the need for the re-exhibition of the CBD PP, which would then mean the CBD PP is inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020, which approved the planning proposal area exclusive of the PIAs.</p> <p>A number of Planning Investigation Areas (PIAs) on the fringes of the Parramatta CBD were first identified in the Parramatta CBD Planning Strategy (2015), with four more areas added to these PIAs by way of the Council resolution in November 2019. The southern end of Elizabeth Street, Parramatta, between Victoria Road and Parramatta River is one of the four areas removed. The investigation work in these areas is planned to commence following completion of the public exhibition process of the CBD PP in accordance with Council's resolution from 12 September 2016.</p> <p>Progressing the CBD PP as soon as possible will establish Council's policy direction and allow the greater majority of landowners to progress investment decisions and pursue approval processes in accordance with Council's strategy. Separating the CBD PP from the PIA work maximises these benefits and enables Council to progress the current CBD PP and deal with the PIAs in logical groups at a later stage once resources are available.</p>

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			<p>Council acknowledges that the planning considerations for the land south of Victoria Road that includes Elizabeth Street are different from the southern and northern PIAs. The next steps for the PIAs is to report a workplan to Council that officers recommend split the PIAs into three separate projects – the Northern PIA, Southern PIA and Eastern PIA, with this later PIA to include the land south of Victoria Road. It will also enable the issues that arose as part of the assessment of the now withdrawn SSPP at 27 Elizabeth Street, Parramatta to be tested in a comprehensive way. This will include the heritage matters and also the strategic location of the area to the River and the CBD.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area.</p>
9.	Submitter from Hillside Crescent, Epping Submission Number 9	<p>Submitter encourages the development of Parramatta CBD to focus on green buildings and setting a benchmark for environmental design, liveability and heat load.</p> <p>Recommends that the CBD PP should create a city with <i>environmental credentials that sets a new standard instead of height incentives</i>.</p>	<p>The planning proposal is consistent with Council's 2017 Environmental Sustainability Strategy goal to improve liveability by cooling the city and protecting people and communities from heat stress. The plan highlights the need for the future design of Parramatta to adapt to the impacts of climate change through sustainable design. This planning proposal includes new LEP controls that require certain large-scale office and retail development and mixed use development to minimise energy and water consumption (clause 7.6A High Performing buildings); future proof the security of water supply by requiring new buildings and significant alterations to contain both potable water pipes and recycled water pipes (clause 7.6B Dual water systems); facilitate sustainable transport modes (pedestrian and cycling) to commercial premises by requiring end of journey facilities eg showers (Clause 7.6E End of journey facilities); and reduce car parking rates to encourage mode shift to public transport, walking and cycling (clause 7.3 car parking).</p> <p>FSR bonuses are made available to residential flat buildings or mixed use development where higher BASIX Energy and BASIX Water standards than the minimum standards as provided in State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (clause 7.6A (4) High performing buildings). Council cannot mandate higher BASIX standards, rather it can incentivise voluntary take-up.</p>

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			<p>To support the CBD PP, new DCP controls are being prepared for the Parramatta CBD that will likely include provisions to address the urban heat island effect by green walls and roofs, heat and cooling systems and electric vehicle charging stations.</p> <p>Council officers consider that the new LEP controls to future proof the city through efficient and sustainable use of energy and resources and promotion of active transport and use of public transport will support Parramatta's growth to become sustainable, liveable and productive.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
10.	Submitter from Elizabeth Street, Parramatta Submission Number 10	<p>Submitter notes that the collective majority of owners at 17-25 Elizabeth Street, Parramatta, do not support Council's current Parramatta CBD Planning Proposal without the inclusion of Elizabeth Street properties.</p> <p>Submitter supports the CBD Heritage Study of Interface Areas (HAA).</p> <p>Submitter notes that the Urbis Heritage Study made no heritage analysis or recommendations for sites south of All Saints Church. The heritage significance is contained within the large curtilage of All Saints Church. The HAA study refers to maintaining the views of the All Saints Church spire from Victoria Road.</p> <p>Notes the site of 17-25 Elizabeth Street is located 80m distance from All Saints Church.</p> <p>Submitter states that the proposed building height on the corner of Sorrell, Victoria and Wilde Ave sits closer to All Saints Church and contradicts the exclusion of 17-25 Elizabeth Street from the Parramatta CBD Planning Proposal</p> <p>Notes that 17-25 Elizabeth Street is 6,500sqm in area, has two street frontages, and comprises a 3 storey building totalling 53 apartments built in 1981.</p>	<p>This submission requests the land at 17-25 Elizabeth Street be reinstated in the CBD PP boundary. The issues raised in this submission (No. 10) are similar to the issues raised in Submission 3 above, with the exception that Submission No. 3 at Row 3 requests all land within the southern end of Elizabeth Street, Parramatta, between Victoria Road and Parramatta River be reinstated into the CBD PP.</p> <p>The background to the decision to include the land referred to by the submitter at 17-25 Elizabeth Street within a PIA is outlined in the response at Submission No. 3 at Row 3 above and as detailed in this response, Council acknowledges that the planning considerations for the land south of Victoria Road that includes 17-25 Elizabeth Street are different from the southern and northern PIAs.</p> <p>The next steps for the PIAs is to report a workplan to Council that officers recommend split the PIAs into three separate projects – the Northern PIA, Southern PIA and Eastern PIA, with this later PIA to include the land south of Victoria Road. It will also enable the issues that arose as part of the assessment of the now withdrawn SSPP at 27 Elizabeth Street, Parramatta to be tested in a comprehensive way. This will include the heritage matters and also the strategic location of the area to the River and the CBD.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area.</p>

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		<p>With the proposed revitalisation of Parramatta River, sees that the site at 17-25 Elizabeth Street is strategically located for a vibrant community hub attracting professionals to live close to Parramatta. The property is located nearby ferry services, Parramatta Westfield and the light rail</p> <p>Submitter is of the view that the site at 17-25 Elizabeth Street is classed as City Centre North, and not part of the North Parramatta suburb.</p> <p>Submitter acknowledges the importance of heritage buildings, and for buildings of heritage significance to form the modern city. However, submitter considers there are no heritage grounds for reducing the proposed controls for 17-25 Elizabeth Street. Submission requests for these properties to be included in the current Parramatta CBD Planning Proposal.</p>	
11.	See note in next column	<p><u>NOTE about the Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Precinct</u></p> <p><i>Two types of pro-forma submissions were received from some 103 submitters. Broadly, both proformas are concerned with the exclusion of the West Auto Alley Precinct from the CBD PP. A summary of each proforma is provided below, and a response to the issues raised in the column to the right.</i></p> <p><u>Pro-forma 1</u></p> <p>Supportive of the overall CBD PP.</p> <p>Objection to the exclusion of the West Auto Alley Precinct for the following reasons:</p> <ul style="list-style-type: none"> A significant amount of Precinct work has been undertaken for the West Auto Alley Precinct. 	<p><u>Council Officer response to the issues raised in Pro-forma 1 and Pro-forma 2</u></p> <p>Council understands there are concerns about the removal of some land from the CBD PP boundary, including the West Auto Alley Precinct. The land parcels within the area described in the submission were originally part of the Parramatta CBD Planning Proposal boundary and were excised following a resolution of Council on 25 November 2019 for future planning consideration as part of the Planning Investigation Area (PIA) work. This would allow further analysis of potential impacts on heritage items, heritage conservation areas and open space to be undertaken at a later stage.</p> <p>The request to reintroduce the land described by the submitter into the CBD PP would raise the expectation that the remaining PIAs removed in November 2019 should also be re-introduced back into the CBD PP. This change would also be considered substantial and trigger the need for the re-exhibition of the CBD PP, which would then mean the CBD PP is inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020 which approved the planning proposal area exclusive of the PIAs.</p>

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		<ul style="list-style-type: none"> Exclusion of this Area creates non-ordinary development of the area and goes against all planning logics. Inclusion of this area will support social housing and potential for lower prices due to its location from the core of the CBD. Inclusion will support housing diversity. <p><u>Pro-forma No. 2</u></p> <p>Requests Council reinstate the West Auto Alley Precinct into the CBD PP process because it objects to its exclusion for the following reasons:</p> <ul style="list-style-type: none"> A significant amount of planning and feasibility work has been undertaken for the West Auto Alley Precinct that supports increased planning controls. Exclusion of this Area does not follow the orderly consideration of planning controls. Ridiculous that the area will remain under-developed and adjoining 30-storeys tower along Church Street. The area is in a strategically advantageous location to accommodate increased density. Development of South Parramatta supports state government objectives for housing targets and boosting the local economy. 	<p>A number of PIAs on the fringes of the Parramatta CBD were first identified in the Parramatta CBD Planning Strategy (2015), with four more areas added to these PIAs by way of the Council resolution in November 2019. The West Auto Alley Precinct is one of the four areas removed. The investigation work in these areas is planned to commence following completion of the public exhibition process of the CBD PP in accordance with Council's resolution from 12 September 2016.</p> <p>Progressing the CBD PP as soon as possible will establish Council's policy direction and allow the greater majority of landowners to progress investment decisions and pursue approval processes in accordance with Council's strategy. Separating the CBD PP from the PIA work maximises these benefits and enables Council to progress the current CBD PP and deal with the PIAs in logical groups once resources become available.</p> <p>The next steps for the PIAs is to report a workplan to Council that officers recommend split the PIAs into three separate projects – the Northern PIA, Southern PIA and Eastern PIA. The 'Southern PIA' will encompass the area referred to as the West Auto Alley Precinct. A map of the PIAs is included in the Council Report and the Community Engagement Report.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area.</p>
11.a	Submitter from Rosehill Street, Parramatta Submission Number 11	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 11, Row 11.
12.	Submitter from Elizabeth Street, Parramatta Submission Number 12	Submitter objects to Exclusion of Elizabeth Street from the CBD PP.	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8.

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
13.	Submitter from Elizabeth Street, Parramatta Submission Number 13	<p>Objects to the exclusion of Elizabeth Street from the CBD PP.</p> <p>Sees that area in need of revitalisation and will support the broader CBD Area.</p> <p>Sees that the inclusion of Elizabeth Street will benefit the community, particularly students of WSU (Rydalmere campus).</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8.
14.	Submitter from Rosehill Street, Parramatta Submission Number 14	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 11, Row 11.
15.	Submitter from Elizabeth Street, Parramatta Submission Number 15	<p>Objects to the exclusion of Elizabeth Street from the CBD PP.</p> <p>Notes Elizabeth Street is different from the North and South Parramatta area.</p> <p>Is unclear of the heritage justifications to exclude Elizabeth Street from the CBD PP.</p> <p>Sees there are no heritage grounds for reducing the controls for this area</p> <p>Notes Council's rescission decision associated with this planning investigation area and exclusion from the CBD PP is <i>terribly disappointing for residents</i> – particularly given no incentive for regeneration of my street or area has been laid out.</p> <p>Sees area is in need of revitalisation and will not obstruct view of the All Saints Church.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8.
16.	Submitter from Rosehill Street, Parramatta Submission Number 16 Duplicate Submission Provided	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitters are noted and addressed in the Council Officer response at Submission 11, Row 11.
17.	Submitter from Rosehill Street, Parramatta Submission Number 17	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	

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	Duplicate Submission Provided		
18.	Submitter from Sorrell Street, Parramatta Submission Number 18	Submitter supports all the proposed changes outlined in the Parramatta CBD Planning Proposal.	Submission in support of the CBD Planning Proposal is acknowledged.
19.	Submitter from Elizabeth Street, Parramatta Submission Number 19	Objects to the exclusion of Elizabeth Street from the CBD PP. Acknowledges the Heritage Listing of All Saints Church but believes that these can be considered with additional height limits to accommodate redevelopment of the Elizabeth Street Area.	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8.
20.	Submitter from Cowper Street, Parramatta Submission Number 20	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitters are noted and addressed in the Council Officer response at Submission 11, Row 11.
21.	Submitter from Cowper Street, Parramatta Submission Number 21	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
22.	Submitter from Rosehill Street, Parramatta Submission Number 22	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
23.	Submitter from Dixon Street, Parramatta Submission Number 23	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
24.	Submitter from Dixon Street, Parramatta Submission Number 24	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
25.	Submitter from Dixon Street, Parramatta Submission Number 25	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
26.	Submitter from Dixon Street, Parramatta Submission Number 26	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
27.	Submitter from Dixon Street, Parramatta Submission Number 27	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
28.	Submitter from Dixon Street, Parramatta Submission Number 28	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
29.	Submitter from Rosehill Street, Parramatta Submission Number 29	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
30.	Submitter from Rosehill Street, Parramatta Submission Number 30	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
31.	Submitter from Rosehill Street, Parramatta Submission Number 31	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
32.	Submitter from Rosehill Street, Parramatta Submission Number 32	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
33.	Submitter from Rosehill Street, Parramatta Submission Number 33	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
34.	Submitter from Rosehill Street, Parramatta Submission Number 34	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
35.	Submitter from Rosehill Street, Parramatta Submission Number 35	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
36.	Submitter from Rosehill Street, Parramatta Submission Number 36	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
37.	Submitter from Boundary Street, Parramatta Submission Number 37	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
38.	Submitter from Boundary Street, Parramatta Submission Number 38	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
39.	Submitter from Rosehill Street, Parramatta Submission Number 39	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
40.	Submitter from Rosehill Street, Parramatta Submission Number 40	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	

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41.	Submitter from Boundary Street, Parramatta Submission Number 41	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
42.	Submitter from Boundary Street, Parramatta Submission Number 42	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
43.	Submitter from Rosehill Street, Parramatta Submission Number 43	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
44.	Submitter from Rosehill Street, Parramatta Submission Number 44	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
45.	Submitter from Elizabeth Street, Parramatta Submission Number 45	<p>Objects to exclusion of Elizabeth Street from CBD PP.</p> <p>Notes that the Urbis Study and HAA report make no recommendations for lowering building heights.</p> <p>Sees no heritage grounds to remove Elizabeth Street from the CBD PP land application area.</p> <p>Is concerned that the decision to exclude Elizabeth Street was an oversight and grouped with the North Parramatta recommendation.</p> <p>Notes that 17-25 Elizabeth Street is a large block with an old-aged building that needs to be re-developed.</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8.</p> <p>In relation to the comment about the Urbis and HAA heritage studies not making recommendations for lower building heights in Elizabeth Street, this is only partly true. The Urbis study recommended the removal of the Incentive FSR from the All Saints Church heritage items, and a maximum FSR of 2:1 for 13-15 and 17-25 Elizabeth Street and 5.2:1 for the sites at 5 and 7 Elizabeth Street. This is consistent with the transition in height to HCAs and heritage items in a landscape setting and in the peripheral areas of the CBD.</p> <p>The HAA study recommended the removal of FSR and height incentives for the All Saints Church heritage items, which it stated is not technically a conservation area, but should be treated as such. For the other sites in Elizabeth Street, the HAA study recommended a reduction to the incentive FSR to 5.2:1 for the site at 5 Elizabeth Street, with the remainder to have an FSR of 6:1 consistent with the recommendations for other land adjacent to heritage conservation areas.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area.</p>

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46.	Submitter from Elizabeth Street, Parramatta Submission Number 46	<p>Objects to the exclusion of Elizabeth Street from CBD PP.</p> <p>Notes that the Urbis Study and HAA report make no recommendations for lowering building heights.</p> <p>Sees no heritage grounds to remove Elizabeth Street from the CBD PP land application area.</p> <p>Is concerned that the decision to exclude Elizabeth Street was an oversight and grouped with the North Parramatta recommendation.</p> <p>Notes that 17-25 Elizabeth Street is a large block with an old-aged building that needs to be re-developed.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 45, Row 45.
47.	Submitter from Elizabeth Street, Parramatta Submission Number 47	<p>Objects to the Parramatta CBD PP because it excludes the site at 17-25 Elizabeth Street, Parramatta.</p> <p>Notes that 17-25 Elizabeth Street is 6,500sqm in area, has two street frontages, and comprises a 3 storey building totalling 53 apartments built in 1981.</p> <p>Building is deteriorating; however, the block cannot be developed due to the height restrictions as outlined in the Parramatta CBD Planning Proposal</p> <p>Submission references the revitalisation of Parramatta River precinct occurring close to the property at 17-25 Elizabeth Street, the location of which is suited to the creation of a vibrant community hub to attract professionals wishing to live within walking distance to the Parramatta CBD.</p> <p>Submission notes that whilst 17-25 Elizabeth Street was excluded from the Parramatta CBD Planning Proposal in order to maintain the views of the All Saints Church Spire from Victoria Road, the</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 10, Row 10.

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		site at 17-25 Elizabeth Street is located over 80m from the Church Building and development at the site would not result in overshadowing as 17-25 Elizabeth Street is located south of the Church.	
48.	Submitter from Harold Street, Parramatta Submission Number 48	<p>Objection on the revised CBD PP Boundary Change.</p> <p>Submission on behalf of 14 owners to reinstate the former CBD Boundary that included Harold Street.</p> <p>Raises concerns that there is <i>no good reason</i> to not include 20-24 Harold Street in the PP boundary as originally planned, prior to 25 November 2019.</p>	<p>The site at 20-24 Harold Street, Parramatta, is contained within the North-East Planning Investigation Area (PIA) which was subject to a separate pathway as outlined in a Council decision of 9 June 2020.</p> <p>As noted at Submission 3 at Row 3 above, the North-East PIA's location between a proposed high rise corridor on Church Street (under the Parramatta CBD Planning Proposal) and low scale built form in the Sorrell Street Heritage Conservation Area (HCA) mean there are a number of competing strategic priorities which ultimately may influence its future. These competing strategic priorities result in cases that can be made for both higher and lower built forms in this precinct.</p> <p>On 9 November 2020, Council resolved to endorse the Draft Planning Strategy for the purposes of public exhibition to seek feedback from the community and stakeholders on six built form options for the North-East PIA presented in this Draft Strategy.</p> <p>Reinstating the North-East PIA for the site at 20-24 Harold Street would be inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020 which approved the planning proposal area exclusive of the PIAs.</p> <p>The reintroduction of the North-East PIA back into the CBD PP would raise the expectation that the remaining parts of the PIAs that were removed from the CBD PP in November 2019 should also be re-introduced back into the CBD PP – this would delay its finalisation by the DPIE as re-exhibition would be required given this would be considered a substantial change.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area.</p>
49.	Submitter from Browne Place, Baulkham Hills Submission Number 49	Supports the proposed changes in the planning proposal.	Submission in support of the CBD Planning Proposal is acknowledged.

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50.	Submitter from Elizabeth Street, Parramatta Submission Number 50	<p>Resident of a unit at 17 Elizabeth Street (comprising 53 units).</p> <p>Objects to the exclusion of Elizabeth Street from the CBD PP.</p> <p>Concerned that the current CBD PP is narrowly focused on limited areas within proximity to Parramatta Train Station.</p> <p>Concerned that heritage properties have been delisted or knocked down to create spaces for new tower buildings.</p> <p>Requests that some historic buildings that need to be protected including Willow Grove and St George Terrace.</p> <p>Note: The Council officer's response summarises both submissions received from this submitter dated 9 October 2020 and 13 October 2020 since the points raised are very similar.</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 10, Row 10.</p> <p>In relation to St George's Terraces and Willow Grove, it is noted that the State Government on 11 February 2021 approved the MAAS development, which now retains the St George's Terraces and Willow Grove, as follows:</p> <ul style="list-style-type: none"> • The St George's Terraces are being retained, however, there will be some alterations and part demolition at the rear of the terraces to ensure it fits within the context of the MAAS redevelopment. • Willow Grove will be deconstructed and relocated to a location which will be determined in consultation with Council, the NSW Heritage Council, the local community as well as and key stakeholders. • The approval also requires, that, prior to any works commencing, archival photographic recordings must be undertaken for each building of internal and external components of the building and context photographs of the existing site as viewed from the street and its surroundings. A copy of the final recordings shall be provided to Council.
51.	Submitter from High Street, Parramatta Submission Number 51 Submission Number 248 Submission Number 255	<p>Submitter owns a house in High Street, Parramatta, which is also a local heritage item and lodged 3 separate submissions.</p> <p>Sees that the planning proposal misses the opportunity of better integrating Auto Alley into the CBD area. Sees the proposed B5 zoning is an error given this precinct's proximity to the CBD.</p> <p>Considers the B3 Commercial Core zone as more appropriate for this area with a corresponding building height of 60m and FSR of 10:1 because the area <i>offers large blocks that can be developed for high rises</i>.</p> <p>Believes vehicle sales or hire premises are more appropriately located in the light industrial areas along the Great Western Highway, away</p>	<p>In 2014, Council commissioned urban design and economic consultants to prepare planning framework studies for the Parramatta CBD and the Auto Alley precinct within the CBD, and in 2015 Council commissioned the Economic Review – Achieving A-Grade Office, with the key findings and recommendations related to Auto Alley being:</p> <ul style="list-style-type: none"> • Expand the Commercial Core to create a more cohesive commercial precinct and integrate key commercial nodes (including Westfields) and establish a future Commercial Core along Church Street (Auto Alley) to be redeveloped in the long-term. • Continue to encourage non-residential employment generating land uses in the Auto Alley Precinct. <p>Consistent with this, and the Gateway Determination issued by DPIE in December 2018, the planning proposal amends the planning controls for the Auto Alley Precinct to provide capacity for longer term</p>

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		<p>from city centres particularly because they employ a low number of staff and occupy large blocks.</p> <p>Sees the large block sizes also appropriate for mixed-use high-rise development because of their proximity to the Parramatta train station, and retail strips.</p>	<p>employment growth by rezoning some land to B3 Commercial Core and B4 Mixed Use that is currently zoned B5 Business Development along Church Street (Auto Alley) to provide for an expanded area of higher order commercial core activities in the future; and permitting additional uses for 'vehicle repair stations', with development consent so as to enable these uses to continue in the short-medium term.</p> <p>Furthermore, the Marion Street Precinct Urban Design and Heritage Study looked at this area which led to the controls being revised as per the exhibited CBD PP taking into consideration the heritage values of this vicinity and identifying appropriate building form. This was also partly necessary to demonstrate consistency with Division 9.1, Direction 2.3 (Heritage) of the <i>EP&A Act</i>. Further, the HAA Heritage Study of Interface Areas also informed controls for High Street.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
52.	Submitter from Boundary Street, Parramatta Submission Number 52	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitters are noted and addressed in the Council Officer response at Submission 11, Row 11.
53.	Submitter from King St, Parramatta Submission Number 53	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
54.	Submitter from Boundary Street, Parramatta Submission Number 54	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
55.	Submitter from Boundary Street, Parramatta Submission Number 55	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
56.	Submitter from Boundary Street, Parramatta Submission Number 56	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
57.	Submitter from Strathalbyn Drive, Oatlands Submission Number 57 Duplicate Submission Provided	<p>Raises concerns with existing setbacks to heritage buildings.</p> <p>Recommends introducing <i>standard curtilage minimum of 10 metres on a DP should be included to enhance the visual significance of a heritage building</i>. This should apply to Harrisford House</p>	<p>An important piece of policy which supports the CBD Planning Proposal will be the Draft CBD Development Control Plan (DCP) which will address issues associated with building interfaces, including those with heritage sites. The Draft DCP amendments are anticipated for exhibition in the latter half of 2021.</p> <p>With regards to blue sky corridor, the Overshadowing Technical Paper and other heritage and urban design studies tested this across</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>and future Metro West development at the rear of Houison Cottage, Macquarie Street.</p> <p>Sees the design excellence incentive should work in reverse, i.e. heights should be restricted further to non-compliant development. When the council takes on these air space negotiations, fees should also increase from 10% to 50% +. Major developments should be encouraged in these negotiations to have heritage and site history display points in house. (i.e. the Phillip Ruddock V Crown site).</p> <p>Sees that the Blue Sky view corridor along Church Street should be increased to 15 metres to enhance the existing heritage strip from Phillip Street to Macquarie Street.</p> <p>Anticipates negative impacts arising from tall towers at the river. Submitter cites the impact of the towers on either side of Harrisford House, George street and the 'tunnelling' effect of the design of the MAAS building design conflicts with Council's Civic Link vision for that site.</p> <p>Is of the view that any future development at the Eastern end of Phillip St (i.e. the Colonial first building and the River Canyon Bar & Grill Restaurant 94 Philip St) should be purchased by council and left as public space.</p>	<p>various sites. These studies have also been vetted by DPIE in issuing their approval to place the CBD PP on exhibition. No changes to the blue sky corridor are considered necessary in light of the previous work undertaken in these studies.</p> <p>With regards to the 211m building heights along the River at George Street, actual building heights vary up to 120m with some sites having no incentive building height.</p> <p>The comment on the impact of the MAAS approval on Council's Civic Link vision is noted. Council prepared a submission on the draft plans for the MAAS site which included expressing concerns regarding the impact of the draft design on Council's Civic Link concept. It is noted however, that the State Government approved a design that is not consistent with Council's Civic Link vision for that site. The State Government approved the development application for MAAS on 11 February 2021 (see: https://www.planningportal.nsw.gov.au/major-projects/project/26576).</p> <p>Council's Community Infrastructure Strategy and supporting Contributions Plans outline Council's infrastructure priorities and potential for agreed funding mechanisms. It is beyond the scope of the CBD PP to identify new sites for purchase by Council for open space purposes.</p> <p>The controls for the land in the Phillip Street block will be further investigated as part of further internal analysis being undertaken by Council's City Transformation Team in the context of the 'Phillip Street Block Study'.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p> <p>Explanatory Note</p> <p>As a result of the Council Resolution on 15 June 2021, the Council response to feedback on the Phillip Street Block (including 60 Phillip Street) has been amended to reflect the Council Resolution. The consequential amendments affect the Incentive HOB Map, the Incentive FSR Map, the Additional Local Provisions Map and the Opportunity Sites Map for the Phillip Street block, inclusive of the site at 60 Phillip Street returning the controls as exhibited. The consequential amendments also affect the Planning Proposal</p>

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			<p>including Appendices 2B (Revised Mapping) and 4 (which describes the changes to the planning proposal documentation); specifically, the 60 Phillip Street and Phillip Street block line items have been removed from Table 3a.</p> <p>Consistent with the Resolution, Council Officers will <i>Not progress with the proposed "Phillip Street Block Street Study" and instead reinstate the draft controls for this block as per the exhibition version of the CBD PP</i>. Council officers will undertake further investigations at a later stage for 60 Phillip Street. The urban design investigations will <i>determine if additional bonus FSR (under the high performing buildings, unlimited commercial floor space and Opportunity Sites clauses) can potentially be achieved within the height established under the exhibition version of the CBD PP, despite its size of approximately 1,580sqm (i.e. less than the 1,800sqm normally required to meet these FSR bonuses), given this site's unique circumstances as an isolated site bound by three public roads and the river foreshore.</i></p>
58.	Submitter from Banks Street, Mays Hill Submission Number 58	Submitter requests for ample public parking and public toilets.	<p>The issues raised in this submission are outside the scope of the CBD PP.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
59.	Submitter from Wandsworth Street, Parramatta Submission Number 59	<p>Is concerned that there is limited infrastructure and schools to serve the additional density.</p> <p>Submitter questions if 14,000 apartments is appropriate within the CBD area.</p> <p>Supports the provision of solar access and additional heritage protection.</p> <p>Is concerned with lower parking rates and the location of future car parking lots.</p>	<p>There are many different types of infrastructure and the submitter does not specify what infrastructure they consider is limited. To support the local infrastructure needs for the residents, workers and visitors to the Parramatta CBD Council is undertaking a review of the Infrastructure Funding Framework for the Parramatta CBD, which includes a new development contributions plan to facilitate delivery of transformative infrastructure to support the growth within the Parramatta CBD.</p> <p>This Framework is part of the infrastructure provision needed to support the city. The planning proposal also relies on the State Government delivering critical transport infrastructure such as the Parramatta Light Rail and the Sydney Metro West projects. More broadly, State agencies will use Council's LSPS, Local Housing Strategy and Employment Lands Strategy Review and Update (and original ELS (2016)) to inform their infrastructure planning and service</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
			<p>delivery such as schools, hospitals and transport to support local communities within the City of Parramatta LGA including the Parramatta CBD.</p> <p>A submission was received from School Infrastructure NSW as part of the Department of Education. This submission did not raise the issue of school capacity in relation to the CBD PP.</p> <p>The 14,000 dwellings (as per the exhibited CBD PP) will be situated across the B4 Mixed Use zone of the Parramatta CBD based on density calculations of available capacity.</p> <p>Submitter's support for solar access and additional heritage protection provisions in the CBD PP is noted.</p> <p>This Planning Proposal adopts the approach put forward by the Strategic Transport Study (2017) that encourages sustainable transport policies by reducing parking rates and supporting increased use of public transport, walking and cycling to reduce adverse transport impacts associated with increased development. Council is preparing a mesoscopic model and Integrated Transport Plan (ITP) which will help to refine these parking rates as a part of separate planning proposal process. The ITP will be placed in public exhibition in the coming months following endorsement by Council on 26 April 2021 for public exhibition and the community will be invited to review the documentation and provide comments. The policy framework relies on encouraging trips by other modes as the road network can not be expected to cope if all future CBD users accessed the CBD by private motor vehicle.</p> <p>Council officers believe the reduced car parking rates are an acceptable outcome given the urban environment and Central River City status of the Parramatta CBD.</p> <p>Future strategies on the location of car parking station will need to fit in with this new transport framework</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
60.	No Address Provided Submission Number 60	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitters are noted and addressed in the Council Officer response at Submission 11, Row 11.

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61.	No Address Provided Submission Number 61	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
62.	Submitter from Elizabeth Street, Parramatta Submission Number 62	<p>Submitter does not support the CBD Planning Proposal without the inclusion of 3-25 Elizabeth Street, Parramatta.</p> <p>Supports the CBD Heritage Study of Interface Areas (HAA) 2017.</p> <p>Raises that the Heritage Study (Urbis) 2015 made no heritage analysis or recommendations for sites south of All Saints Church Grounds. Raises that the heritage significance of the site is contained within the large curtilage of All Saints Church.</p> <p>Submission notes that whilst the Heritage Study of Interface Areas (HAA) 2017 recommends maintaining the views of the All Saints Church spire from Victoria Road, development along Elizabeth Street would not impact views.</p> <p>The site of 17-25 Elizabeth Street is located 80m from All Saints Church, with land comprising of 6,500sqm with two street frontages and a 3 storey building totalling 53 apartments mostly built in 1981. Raises that construction at the site has been poor and the building is beginning to deteriorate.</p> <p>Submitter notes that the proposed building height on the corner of Sorrell, Victoria and Wilde Ave is located closer to All Saints Church. Sees that this height contradicts the exclusion of 17-25 Elizabeth Street from the Parramatta CBD Planning Proposal.</p> <p>Situated nearby the proposed revitalisation of Parramatta River, the submitter believes that the site at 17-25 Elizabeth Street is strategically located for the delivery of a vibrant community hub attracting professionals to live close to Parramatta. With the proposed revitalisation of Parramatta</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 45, Row 45.

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		<p>River. The property is located nearby to ferry services, Parramatta Light Rail and Parramatta Westfield.</p> <p>Submitter notes that site at 17-25 Elizabeth Street is classed as City Centre North, not North or South Parramatta.</p> <p>Submitter acknowledges the importance of heritage buildings, and for buildings of heritage significance to form the modern city. Submitter raises that are no heritage grounds for reducing the proposed controls for 3-25 Elizabeth Street. Submission requests for these properties to be included in the current Parramatta CBD Planning Proposal.</p>	
63.	Submitter from Elizabeth Street, Parramatta Submission Number 63	<p>Submitter does not support the CBD Planning Proposal without the inclusion of 17-25 Elizabeth Street, Parramatta.</p> <p>Submitter references the site of 17-25 Elizabeth Street, comprising of a 3 storey building totalling 53 apartments mostly built in 1981 and situated on 6,500sqm of land. Raises that construction at the site has been poor and the building is beginning to deteriorate.</p> <p>Situated nearby the proposed revitalisation of Parramatta River, the submitter believes that the site at 17-25 Elizabeth Street is strategically located for the delivery of a vibrant community hub attracting professionals to live within walking distance to Parramatta CBD.</p> <p>Submitter considers that the development at 17-25 Elizabeth Street would not impact views of the All Saints Church spire from Victoria Road, as the site is located over 80m south from the Church building, and would not result in overshadowing.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8.

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64.	Submitter from Grose Street, Parramatta Submission Number 64	<p>Submitter requests for the full block between Church, Ross, Sorrell and Grose Street and the block between Grose, Church, Sorrell and Fennell Street to be included in the CBD Planning Proposal.</p> <p>Submitter references the demolition of the Royal Oak Hotel and proposed demolition of Willow Grove as contradictory to the finding that these blocks have heritage value. Submitter considers that there is no heritage value to these blocks.</p> <p>Submitter is excited for the future development of Parramatta.</p>	<p>The issues raised by the submitter in relation to the identified areas are noted and addressed in the Council Officer response at Submission 3, Row 3; and Submission 48, Row 48.</p> <p>A Council officer response in relation to Willow Grove is provided at Submission 50, Row 50.</p> <p>In relation to the Royal Oak Hotel site, the demolition was undertaken by the State Government as part of approval of the Parramatta Light Rail project. Conditions associated with the approval required the proponent to prepare a Heritage Archival Recording and Salvage Report, including photographic recording of heritage items which have been identified for demolition or modification. The proponent must also salvage material from heritage items as per above. Following archival recording, the Proponent must identify options for sympathetic reuse of salvaged material (including integrated heritage displays) on the project or for other options for repository, reuse and display.</p>
65.	Submitter from Boundary St, Parramatta Submission Number 65	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 11, Row 11.
N/A	State Member of Parliament on behalf of Residents Submission Number 67	<p>This letter from Dr Lee MP does not technically constitute a submission. Rather, it forwards resident submissions on behalf of:</p> <ul style="list-style-type: none"> • Submission Number 20 • Submission Number 21 • Submission Number 22 • Submission Number 40 • Submission Number 56 • Submission Number 65 • Submission Number 132 <p>Lodges seven copies of a pro-forma via a range of channels that seeks inclusion of the West Auto Alley Precinct into the CBD planning proposal.</p>	The issues raised by the various submitters in relation to the West Auto Alley Precinct are noted and addressed in the Council Officer response at Submission 11, Row 11.
66.	Submitter from Elizabeth Street, Parramatta Submission Number 68	Submitter does not support the CBD Planning Proposal without the inclusion of 17-25 Elizabeth Street, Parramatta.	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 45, Row 45.

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		<p>Submitter notes that 17-25 Elizabeth Street Parramatta was removed from the Planning Proposal due to the site's close proximity to the All Saints Church. Submission notes that All Saints Church is over 80m away from the subject site, and any tall buildings would not result in overshadowing, rather, a distant backdrop like many other heritage buildings in Parramatta.</p> <p>Notes that the Urbis Heritage Study 2015 and the Heritage Study of Interface Areas (HAA) 2017 did not recommend reducing building heights at 17-25 Elizabeth Street. Submission suggests that Elizabeth Street was accidentally 'caught up' in the Urbis recommendations for North Parramatta.</p> <p>Sees that raising the height restrictions as proposed in the Parramatta CBD PP limits development potential for the property.</p> <p>Submitter recommends that Council to include Elizabeth Street in the Parramatta CBD PP as there appears to be no recommendations or justification for reduced building heights at the site.</p>	
67.	Submitter from Rosehill Street, Parramatta Submission Number 69	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitters are noted and addressed in the Council Officer response at Submission 11, Row 11 .
68.	Submitter from Clarendon Drive, Stanhope Gardens Submission Number 70	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
69.	Submitter from South Parramatta Submission Number 71	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
70.	Submitter from Glebe Street, Parramatta Submission Number 74	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
71.	Submitter from Marsden Street, Parramatta Submission Number 75	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	

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72.	Submitter from Carrington Street, Parramatta Submission Number 76	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
73.	Submitter from King Street, Parramatta Submission Number 77	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
74.	Submitter from Carrington Street, Parramatta Submission Number 78	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
75.	Submitter from Lennox Street, Parramatta Submission Number 79	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
76.	Submitter from Rosehill Street, Parramatta Submission Number 80	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
77.	Submitter from King Street, Parramatta Submission Number 81	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
78.	Submitter from Boundary Street, Parramatta Submission Number 82	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
79.	Submitter from Rosehill Street, Parramatta Submission Number 83	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
80.	Submitter from Glebe Street, Parramatta Submission Number 84	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
81.	Submitter from Lansdowne Street and Marion Street, Parramatta Submission Number 85	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
82.	Submitter from Boundary Street, Parramatta Submission Number 86	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
83.	Submitter from Rosehill Street, Parramatta Submission Number 87	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
84.	Submitter from Rosehill Street, Parramatta	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	

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	Submission Number 88		
85.	Submitter from Cowper Street, Parramatta Submission Number 89	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
86.	Submitter from Boundary Street, Parramatta Submission Number 90	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
87.	Submitter from Rosehill Street and Lansdowne Street, Parramatta Submission Number 91	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
88.	Submitter from Dixon Street, Parramatta Submission Number 92	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
89.	Submitter from Rosehill Street, Parramatta Submission Number 93	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
90.	Submitter from Boundary Street, Parramatta Submission Number 94	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
91.	Submitter from Marsden Street, Parramatta Submission Number 95	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
92.	Submitter from Marsden Street, Parramatta Submission Number 96	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
93.	Submitter from Rosehill Street, Parramatta Submission Number 97	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
94.	Submitter from Rosehill Street, Parramatta Submission Number 98	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
95.	Submitter from Rosehill Street, Parramatta Submission Number 99	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
96.	Submitter from Betts Street, Parramatta Submission Number 101	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	

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97.	Submitter from Rosehill Street, Parramatta Submission Number 102	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
98.	Submitter from Rosehill Street, Parramatta Submission Number 103	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
99.	Submitter from Hassall Street, Parramatta Submission Number 104	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
100.	Submitter from Rosehill Street, Parramatta Submission Number 105	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
101.	Submitter from Aird Street, Parramatta Submission Number 106	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
102.	Submitter from Rosehill Street, Parramatta Submission Number 107	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
103.	Submitter from Cowper Street, Parramatta Submission Number 108	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
104.	Submitter from Cowper Street, Parramatta Submission Number 109	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
105.	Submitter from Pitt Street, Parramatta Submission Number 110	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
106.	Submitter from Betts Street, Parramatta Submission Number 111	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
107.	Submitter from Early Street, Parramatta Submission Number 112	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
108.	Submitter from North Parramatta Submission Number 113	Submitter recommends for Sun Access Protection should be provided from 10am - 2pm at mid-winter, not 12pm - 2pm as proposed in the Planning Proposal, which would assist in preserving the amenity of Parramatta. Refers to the City of Sydney controls for Hyde Park and	Council prepared an Overshadowing Technical Paper 2020 to support the Planning Proposal. This paper provided technical analysis to inform the sun access protection surface for the protected area of Parramatta Square between 12-noon and 2:00pm, consistent with other public spaces also protected under the CBD PP between 12-noon and 2.00pm. This period is considered significant as it

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		Martin Place which require solar protection from 10am - 2pm.	<p>encompasses peak lunch time hours when residents, workers and visitors are anticipated to use these spaces.</p> <p>The CBD Planning Proposal has incorporated a Solar Access Plane that protects sunlight access to Experiment Farm and the nominated curtilage area from the period from 10am to 2pm on 21 June.</p> <p>Council officers consider that the proposed solar access provisions and surfaces as exhibited in the CBD PP (Cl. 7.4 and SAP Map) will reasonably protect solar access and amenity to the land and spaces as required by the Gateway Determination issued by DPIE. This includes the protected period described above that have been endorsed by DPIE.</p> <p>Based on the above, Council officers do not support the request and there are no recommended changes to the Planning Proposal.</p> <p>Decision Pathway – 2: Not supported.</p>
109.	Submitter from Carlingford Submission Number 114	<p>Submitter references the impacts of COVID on Parramatta's property market and the abundance of apartments in Parramatta CBD that are empty as a result of the pandemic.</p> <p>Submitter opposes development in Parramatta until COVID has ended and the economy has recovered in approximately 2-5 years.</p>	<p>The issue raised by the submitter in relation to COVID-19 is addressed in the Council Officer response at Submission 1, Row 1.</p> <p>The Parramatta CBD Planning Proposal dwelling and job targets are consistent with the current Greater Sydney Region Plan, Central City District Plan and Council's Local Strategic Planning Statement. Further, the Parramatta CBD Planning Proposal contributes to the long-term success of Parramatta CBD.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
110.	Submitter from Baronbali Street, Dundas Submission Number 115	<p>Submitter supports the 18m maximum building height for the Roxy Theatre site as proposed in December 2019.</p> <p>Submitter recommends the restoration and reopening of the Roxy Theatre as a theatre and performance hub to attract visitors to Parramatta CBD.</p> <p>Submitter raises concern regarding the future of this site and the possibility for developers to challenge the maximum permissible height. Notes</p>	<p>The exhibited main controls for the Roxy Theatre (69 George Street) were B3 Commercial Core zone, Base building height of 18 metres with no incentive building height (because of B3 zone). This height control was developed on the premise of ensuring the retention of the building's form and fabric and that any redevelopment would not compromise the heritage setting of the item. It was determined considering the outcomes of a Land Environment Court (LEC) judgement (NSWLEC 1292) regarding a development proposal on the site.</p> <p>Notwithstanding this, Council Officers are of the view that the proposed changes (as exhibited) should not be progressed for the</p>

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		that in order to retain the integrity of the Roxy Theatre, the height restrictions must be enforced.	<p>purposes of finalising the CBD PP. Instead, the existing PLEP 2011 height control (as per the solar access plane (SAP)) should be applied in the planning proposal to be recommended for finalisation. Council Officers reiterate that this is not to be interpreted as a signal that a proposal with a tower form which would require part demolition of the theatre building is an acceptable proposal. Rather, this is a temporary arrangement because of the strategic review being undertaken by way of the Civic Link DCP work and also master planning for the block being undertaken by Sydney Metro for the new metro station in this block.</p> <p>The existing height controls under the SAP will continue to apply until the Civic Link DCP work and Sydney Metro master planning process has been resolved. It is the intention of Council Officers to return a building height consistent with the LEC judgment and therefore, Council Officers recommend amending the CBD PP documentation as follows:</p> <ul style="list-style-type: none"> • Draft planning proposal - Amend the PP explaining the reasons for the reversion back to existing controls, but noting that this does not mean that Council supports a tower element over the site which is contrary to the LEC ruling. • Draft LEP Maps - Replace the 18 metre height notation with the existing PLEP 2011 SAP notation on the HOB Map. <p>As the Roxy Theatre is a privately owned site, its ongoing use is a matter for the owner to determine and is beyond the scope of the CBD PP.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p> <p>Explanatory Note</p> <p>As a result of the Council Resolution on 15 June 2021, the Council response to the feedback on the Roxy Theatre pertaining to the building height has been amended to reflect the Council Resolution. In doing so, Council officers have reinstated the exhibited 18 metre building height control for the Roxy Theatre site (69 George Street) for</p>

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			<p>the purposes of the PP being sent to DPIE for finalisation. The consequential amendments affect the Height of Buildings Map as well as the Planning Proposal including Appendices 2B (Revised Mapping) and 4 (which describes the changes to the planning proposal documentation); specifically, the Roxy Theatre site line item have been removed from Table 3a.</p> <p>Council Officers will undertake further investigations at a later stage that will confirm an appropriate building height for the site. Further investigations include <i>heritage investigations, to determine if this height could potentially be increased to respond to strategic planning work for Civic Link and Sydney Metro, and also to allow possible transition of the building to a larger, modern theatre venue.</i></p>
111.	Submitter from Villiers Street, Parramatta Submission Number 116	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitters are noted and addressed in the Council Officer response at Submission 11, Row 11 .
112.	Submitter from Villiers Street, Parramatta Submission Number 117	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
113.	Submitter from Dixon Street, Parramatta Submission Number 118	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
114.	Submitter from Felton Street, Telopea Submission Number 119	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
115.	Submitter from Felton Street, Telopea Submission Number 120	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
116.	Submitter from Villiers Street, Parramatta Submission Number 121	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
117.	Submitter from Dixon Street, Parramatta Submission Number 122	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
118.	Submitter from Romani Street, North Parramatta	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	

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	Submission Number 123		
119.	Submitter from Gloucester Avenue, Parramatta Submission Number 124	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
120.	Submitter from Dixon Street, Parramatta Submission Number 125	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
121.	Submitter from Gladstone Street, Parramatta Submission Number 126	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
122.	Submitter from Villiers Street, Parramatta Submission Number 127	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
123.	Submitter from Valentine Avenue, Parramatta Submission Number 128	<p>Submitter objects to the proposed increased height and floor space ratio controls at 10 Valentine Avenue.</p> <p>Submitter notes that increased controls at 10 Valentine Avenue will be detrimental to the Mantra Hotel, which is experiencing loss of business as a result of COVID, as the proposed controls will block sunlight and views from the Mantra Apartments</p> <p>Submitter believes that the controls at 10 Valentine Avenue will result in the overdevelopment of a narrow site.</p> <p>Is of the view that building office space should be a low priority due to increased working from home arrangements and travel restrictions.</p> <p>Recommends Council to buy and operate the car park at 10 Valentine Avenue, to be operated as a commuter carpark, providing parking within close proximity to Parramatta Station and to minimise overshadowing impacts for the Mantra Hotel.</p>	<p>The site at 10 Valentine Avenue was subject to a site-specific Planning Proposal assessment, which included a detailed and robust planning assessment of overshadowing impacts, tower and urban design considerations and car parking rates. The notification of Parramatta Local Environmental Plan 2011 (Amendment No. 44) for 10 Valentine Avenue took effect as of 28 February 2020.</p> <p>The Parramatta CBD Planning Proposal job targets are consistent with the current Greater Sydney Region Plan, Central City District Plan and Council's Local Strategic Planning Statement.</p> <p>Regarding the operation of an additional car park, the Parramatta CBD Planning Proposal adopts the approach put forward by the Strategic Transport Study that encourages sustainable transport policies by reducing parking rates and supporting increased use of public transport, walking and cycling.</p> <p>See the Council Officer response in relation to COVID-19 at Submission 1, Row 1.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

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124.	Submitter from Elizabeth Street, Parramatta Submission Number 129	<p>Submitter does not support the current CBD Planning Proposal which excludes 17-25 Elizabeth Street as part of the CBD.</p> <p>Submitter supports the future upgrade of Parramatta as Sydney's second modern Central Business District.</p> <p>Submitter references the site of 17-25 Elizabeth Street, comprising of 3-storey building totalling 53 apartments and situated on 6,500sqm of land. References the strategic location of the site being within walking distance to Parramatta River, Eat Street, Parramatta Stadium, shopping centres and transport hubs.</p> <p>References that All Saints Church is located on the corner of Elizabeth Street and Victoria Road. The submitter supports the protection of historical sites.</p> <p>Submitter considers that as the site at 17-25 Elizabeth Street is located south of All Saints Church, with a fair distance between the Church and residential buildings, developing the site at 17-25 Elizabeth Street would not impact the church.</p> <p>Disappointed that Elizabeth Street has been excluded from the Planning Proposal, as the removal of the original R4 High Density zone has reduced the opportunity for investors to develop the land.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 10, Row 10.
125.	Submitter from Elizabeth Street, Parramatta Submission Number 130	<p>Submitter believes that 17-25 Elizabeth Street should be included in the current Parramatta CBD Planning Proposal and not regarded as part of North Parramatta.</p> <p>Submitter references All Saints Church located around 80 metres away from 17-25 Elizabeth Street, noting that developing the site at 17-25 Elizabeth Street would not overshadow the church.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 10, Row 10.

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		References the age of the existing building at 17-25 Elizabeth Street results in high maintenance and repair costs. Notes the advantages of new developments in supporting the elderly and people living with disabilities through providing lifts and accessible design rather than stairs.	
126.	Submitter from Carrington Street, Parramatta Submission Number 131	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitters are noted and addressed in the Council Officer response at Submission 11, Row 11.
127.	Submitter from Boundary Street, Parramatta Submission Number 132	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
128.	Submitter from Elizabeth Street, Parramatta Submission Number 133	<p>Submitter does not support the CBD Planning Proposal without the inclusion of 17-25 Elizabeth Street, Parramatta.</p> <p>The site of 17-25 Elizabeth Street is located 80m distance from All Saints Church, with land comprising of 6,500sqm, two street frontages and a 3 storey building totalling 53 apartments mostly built in 1981. Raises the issue that apartment blocks along Elizabeth Street are beginning to deteriorate.</p> <p>Submitter considers that the street could be put to better use, allowing additional housing for people that wish to live close to Parramatta CBD. Submitter notes the site forms part of Parramatta CBD, noting the location of the site within close proximity to Parramatta River and Parramatta's attractions.</p> <p>Recognises the value of Parramatta's heritage, but considers that allowing increased building heights along Elizabeth Street will not impact or overshadow All Saints Church, as the site is located over 80m from the church.</p> <p>Raises that the Urbis Heritage Study 2015 and the Heritage Study of Interface Areas 2017 did not</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 10, Row 10; and Submission 45, Row 45.

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		<p>recommend reducing building heights at 17-25 Elizabeth Street.</p> <p>Submitter notes that new development can occur whilst protecting heritage.</p>	
129.	Submitter from Delta Road, Lane Cove and Bevan Street, Northmead Submission Number 134	<p>Note: This submission raised a number of issues and was in excess of 30 pages and for this reason a Council officer response correlates to each major issue.</p> <p>The submitter requests that all land north of the Parramatta River be deferred from the CBD Planning Proposal to allow the controls for this area to be reconsidered.</p>	<p>Overview: The applicant's request for the area to be deferred is not supported for the following reasons:</p> <ul style="list-style-type: none"> • There have been number of different studies which were all exhibited with the Planning Proposal that has considered the future character of the area in question. • Prior to the preparation of the current draft Planning Proposal a pre-statutory consultation process was undertaken in 2014 which looked at development options for the entire Parramatta City Centre area to ensure the community was engaged in the process of identifying the future character. • This area in question is already part of the "Parramatta City Centre", as per the existing controls in the Parramatta LEP 2011. Some intensification of the area is considered appropriate to support the new light rail infrastructure coming into this precinct. • Independent review by the Department of Planning, Industry and Environment (DPIE) of the CBD PP and supporting technical studies resulted in a Gateway Determination being issued means the submission author's claim that the proposal is inconsistent with State and local Planning Policy is not supported. <p>Decision Pathway – 2: Not supported</p>
		<p>Submitter states that if all land north of the Parramatta River is not deferred from the CBD Planning Proposal is not supported, they wish to pursue their rights under Section 3.34 of the EPA Act 1979 to request the Minister to either require a public hearing to be held under section 3.34(2)(e) or request the matter be reviewed by the Independent Planning Commission or relevant district or regional panel.</p>	<p>This is a matter for the Minister for Planning to determine. The Minister has various powers to amend or require independent reviews of any Planning Proposal. Council officers do not support the request for a public hearing to be held in relation to this matter given the extensive technical work that has been undertaken to support the proposed controls in this area.</p> <p>Decision Pathway – 2: Not supported</p>

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		<p>Submitter notes that three (3) existing Planning Proposals for sites located in this area should not be progressed until the review above has been completed and that any (unspecified) development applications should also not be determined.</p>	<p>The three site-specific Planning Proposal (SSPP) applications in question and their status is as follows:</p> <ul style="list-style-type: none"> 470 Church Street – a SSPP was endorsed by Council and finalised by DPIE on 19 February 2021 with FSR of 6:1 and height of building of 80m. These controls are consistent with exhibited CBD Planning Proposal and are now in effect. 23-27 Harold Street – DPIE recently made a decision to no longer progress this SSPP. Council is separately undertaking strategic planning for the area to which is situated under the Draft Strategy for the North-East Planning Investigation Area, that was recently exhibited. Once Council has resolved its strategic intent for this precinct a future Planning Proposal initiated by either the SSPP applicant or Council would be needed before any of the planning controls for this site will change. McDonalds site corner of Victoria Road and Church Street [355 and 375 Church Street, Parramatta] - a SSPP proposing an FSR of 6:1 and maximum height of building determined by the Sun Access Plane to Prince Alfred Square has been granted a Gateway determination. The proposed controls are consistent with the exhibited CBD Planning Proposal. It is expected that Council will resolve its position on the CBD Planning Proposal prior to this matter proceeding to exhibition. If Council does make a decision to defer the area north of the river from the CBD Planning Proposal, this is the only active SSPP within that area. Council would need to consider if controls for North Parramatta are to be reviewed and whether ongoing progress of this SSPP is appropriate in the light of any such deferral. <p>Development Applications (DAs) must be determined within 40 days or else applicants are able to appeal to the Land and Environment Court as a deemed refusal. DAs are assessed against the existing controls, however given the CBD Planning Proposal has now been exhibited, it is also a matter for consideration in the DA assessment process, although no DAs would be able to be approved under its proposed controls until it was finalised by DPIE.</p> <p>Decision Pathway – 2: Not supported</p>

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		<p>The submission describes this area and its physical attributes, character and history which are accepted by Council Officers. It contends that the proposed controls for this part of North Parramatta are not consistent with retaining unique character of this area.</p> <p>It acknowledges that change can be facilitated in this area but that alternate controls for this precinct will better achieve growth in a manner more consistent with maintaining essential elements of the current character and heritage. Hence the submission's request that this area be deferred from the plan to allow for a review to determine alternate more appropriate controls.</p> <p>It suggests that the current strategy is driven by housing targets, uplift, arbitrary height controls and bonuses that propose a vision of high rise tall slender towers, where instead the controls should be guided by retaining as many elements of the existing character as it is possible to retain.</p> <p>Concern is raised that the exhibition material presents only one option. It is the view of the submitter there are deficiencies in the material exhibited around 3-d images and lack of detail exhibited on site specific planning proposals. It also seeks to put forward an argument that there is no satisfactory, well considered robust study that underpins the exhibited plan for this part of Parramatta</p>	<p>The submission seeks to make the case that the proposed controls will result in an outcome that is inconsistent with current character and history of the site.</p> <p>Council has prepared various studies related to urban design and heritage to seek to put in place controls to guide the future character of all parts of the proposed CBD including the part north of the river. It is acknowledged that the character of the area will change, particularly with the introduction of light rail and the density needed to support that new infrastructure.</p> <p>The Plan is supported by heritage studies that look at the heritage items and precincts within and surrounding the proposed new CBD Boundary and the controls proposed take into consideration those recommendations.</p> <p>As discussed in the overview provided at the beginning of the response on this submission there was a pre-statutory consultation process with the community on the proposal in 2014 on how the character might change.</p> <p>Council Officers submit that issues of changing character and heritage have been considered as part of this plan and therefore there is no reason to delay the implementation of new controls in this precinct that support the integration of land use with new transport infrastructure in a manner consistent with State Government and Council Policy frameworks.</p> <p>Decision Pathway – 2: Not supported</p>
		<p>The submission argues that the exhibited proposal is inconsistent with objectives of the Parramatta LEP related to conserving and promoting natural and cultural heritage, prosperity, liveability and social development, as well as the amenity and character of residential areas.</p> <p>The NSW Planning system that promotes a top down approach is in the opinion of the submission</p>	<p>The submission goes into some detail to seek to justify that the proposed controls for North Parramatta are inconsistent with the range of policies prepared by the Greater Sydney Commission, DPIE and Council listed in the column to the left.</p> <p>The basis for most of the arguments put forward in the submission is that these policies have objectives and actions that require the consideration of local character and heritage, open space provision,</p>

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		<p>author flawed and should be instead more focused on a bottom up place based approach to managing change in a place that is focused on local context.</p> <p>The submission claims that the proposal is inconsistent with elements of the:</p> <ul style="list-style-type: none"> • Greater Sydney Commission GSC) 2018 Independent Panel Advisory Paper • GSC 2018: A Metropolis of Three Cities • Greater Sydney Commission 2018: Our Greater Sydney 2058 – Central City District Plan <p>A number of objectives and actions related to heritage preservation and celebration, support for the arts and creative industries, housing diversity, choice and affordability, protection of cultural landscapes, healthy, socially connected communities are identified from each of the above plans and the submission argues that the model of high rise development being put forward by Council will not achieve these objectives/ actions.</p> <p>The submission acknowledges that despite the issues raised above the GSC has provided written support of the Council LSPS to certify that Council's LSPS is consistent with the strategies above. However, it also argues that this support is flawed because the GSC letter did not make reference to specific localities and therefore did not properly consider the impacts of the strategy on North Parramatta. Nor does it reference the CBD PP or site specific planning proposals. The applicant argues for these reasons the advisory letter supporting the LSPS is not valid given it is generic in nature and does not deal specifically with North Parramatta and the heritage and character issues relevant to it.</p>	<p>social and economic issues with a focus on place making and that the proposed controls do not take proper consideration of these issues.</p> <p>As indicated above the Planning Proposal seeks to evolve rather than retain the existing character of the CBD so that it can properly play the role of the metropolitan centre for western Sydney and to ensure integration of land use with the significant investment in transport and other infrastructure being put in place by the State Government and Council. This will help Parramatta achieve its role as the 'Central City' for the Greater Sydney metropolitan area, as envisaged in the State Government strategic planning framework.</p> <p>The proposed controls have regard to both the existing character and heritage and the need to evolve the city in a way that will achieve a range of objectives and actions that have not been referred to in the applicant's submission. Strategies in these documents related to integration of land use and transport, to making most efficient use of new infrastructure by ensuring it is accessible to greater numbers of residents and businesses has to be balanced against the issues of character and heritage the submission author has highlighted in their submission.</p> <p>The CBD Planning Proposal document includes a detailed analysis of all these policies and actions, not just those few related to character and heritage. It is Council officers view the justification that the strategies and actions are consistent with these State and Council policies when all competing objectives are properly considered.</p> <p>The applicant argues that the issuing of a Gateway Determination by the DPIE for the CBD Planning Proposal is flawed because it has not focused sufficiently on issues of local character and heritage and local place making. The Department, like Council, has given consideration to a broader range of actions and objectives than just those limited few highlighted by the submission author. It provides an 'arms length' assessment of the issues and the claim it is flawed because it has not considered the issues of character and heritage are not accepted for the reasons described above.</p> <p>Council has prepared 6 heritage studies in support of various elements of the CBD Planning Proposal. This is evidence that the heritage character of the CBD and its interface with multiple heritage</p>

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		<p>The submission also undertakes a review of the following Strategies and Plans,</p> <ul style="list-style-type: none"> • City of Parramatta LEP 2011 • New City of Parramatta LEP (Harmonisation) Plan 2020 • City of Parramatta Local Strategic Planning Statement (LSPS) • City of Parramatta – Culture and our city – A cultural Plan for Parramatta’s CBD 2017-2022 <p>The submission author has identified a series of objectives and actions from these plans that seek to pursue or maximise the community benefit associated with:</p> <ul style="list-style-type: none"> • the environmental well-being of the city, • amenity and local character of residential areas, • natural and cultural heritage assets and conservation areas, • precinct based and specialist industries that leverage the character of local precincts • opportunities along the river in CBD high density areas to broaden recreation opportunities, • scenic and cultural landscapes • small business operating environment <p>In relation to the issues raised above the submission argues that North Parramatta has a significant contribution in achieving these outcomes and that the CBD Planning Proposal as exhibited will not achieve a built social and economic environment that will foster these objectives/outcomes being achieved. Hence the need to defer this part of the CBD from the current plan and reconsider the planning controls in order to ensure that they are achieved.</p>	<p>conservation areas has been a key consideration for Council in preparing these new controls.</p> <p>The CBD PP also proposes a new heritage clause 7.6K which will apply additional heritage protections in addition to the standard heritage protections offered under the standard heritage clause 5.10. The clause proposes new heads of consideration which must be considered in the assessment of DAs on land that includes or is directly adjacent to a heritage item or heritage conservation area.</p> <p>Decision Pathway – 2: Not supported</p>

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		<p>The submission suggests that the Gateway Determination which allowed the proposal to be placed on exhibition is flawed because Council has not established consistency with the strategies and policies described above for the reasons outlined above.</p>	
		<p>One of the critical arguments put forward in this submission that the current controls are flawed because they are not based on a <i>place centred</i> approach is supported by reference to NSW Planning Circular PS18001 and Infrastructure Australia – Planning Liveable Cities (2018) which both promote a place based approach to planning.</p> <p>In conclusion the submitter suggests the current controls proposed will see <i>North Parramatta morph into another anonymous mini- Manhattan, its history irretrievably diluted and eventually forgotten</i>. It argues that the area be deferred from the plan to look at more suitable <i>place based approach</i> to North Parramatta.</p>	<p>It is acknowledged that the new controls promote the introduction of tower building forms that are not currently part of the current fabric of the area north of the Parramatta River. The evolving character of this area must balance out many factors. The submission focuses on the changes related to local character and heritage and suggests that a different approach should be taken more focused on retaining more elements of the existing place.</p> <p>Officers contend that the plan takes into consideration a broader range of factors that will lead to an evolution of the character of this area that is consistent with State Government and Council strategies and so deferral of this area is not necessary.</p> <p>Decision Pathway – 2: Not supported</p>
130.	Submitter from Boundary Street, Parramatta Submission Number 135	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitters are noted and addressed in the Council Officer response at Submission 11, Row 11.
131.	Submitter from Crimea Street, Parramatta Submission Number 136	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
132.	Submitter from Boundary Street, Parramatta Submission Number 137	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
133.	Submitter from Marsden Street, Parramatta Submission Number 138	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
134.	Submitter from Marsden Street, Parramatta Submission Number 139	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	

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135.	Submitter from North Parramatta Submission Number 140	<p>Expresses concern regarding the high-density development envisaged for North Parramatta via the CBD PP because of the area's heritage buildings and green streetscapes.</p> <p>Sees encroachment of high-density development into the precinct will impact on amenity (solar access and demolished valuable land uses) particularly after suffering road closures from the PLR.</p>	<p>Council acknowledges there are concerns about the impact on heritage values from the proposed amendments to the CBD PP, particularly in relation to area referred to as 'North Parramatta', taken to mean the area within the CBD PP north of the river.</p> <p>Addressing these concerns, the CBD PP has been the subject of a series of heritage studies which have informed the potential draft LEP controls since 2015, including the Parramatta CBD Heritage Study (2015), Heritage study of interface areas (2017) and most current, separate heritage studies which have been required by the Gateway Determination and Council resolution of 25 March 2019 for certain areas where the previously endorsed planning controls were inconsistent with the previous studies as a result of subsequent Council resolutions. To address this, additional studies were undertaken including, the Marion Street Precinct Urban Design and Heritage Study; the Church Street Precinct Urban Design, Heritage and Feasibility Analysis Study; the Review of Opportunity Sites Urban Design and Heritage Study; and the Overshadowing Technical Paper.</p> <p>The findings of these studies have ultimately led to revised planning controls within the updated CBD PP, which have been required to demonstrate consistency with Section 9.1, Direction 2.3 (Heritage) of the Environmental Planning and Assessment Act 1979.</p> <p>The planning proposal aims to protect and manage the heritage values of Parramatta's local, state, national and world significant European and Aboriginal heritage items, conservation areas, places and views whilst providing for urban intensification and integration of new development in the CBD. An additional clause is proposed, Clause 7.6K 'Managing heritage impacts' to ensure development demonstrates an appropriate relationship to heritage items and heritage conservation areas that responds positively to heritage fabric, the street, and the wider area.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
136.	Submitter from William Street, North Parramatta Submission Number 141	<p>Expresses concern at the proposed increase in FSR from 0.8:1 to 6:1 in some locations in North Parramatta. Sees it benefitting developers/ landowners but not the community who value the locality.</p>	<p>In relation to the increase in incentive FSR identified by the submitter, for the land parcels north of the River within the CBD PP boundary with an existing FSR of 0.5:1 or 0.6:1, no change is proposed. For the remainder of the sites in this same area, the existing FSRs under PLEP 2011 range from 2:1 to 6:1 are proposed to be increased to 6:1 (with one exception at Lamont Street, which is proposed to go to 5.2:1</p>

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		<p>Sees that more detailed analysis of the impacts of this density increase needs to be undertaken and then shared with the community including how high-density development into the precinct will impact on amenity (solar access and demolished valuable land uses) particularly after suffering road closures from the PLR.</p> <p>Sees that all site specific PPs in the locality should be frozen until the CBD PP process is complete.</p>	<p>for reasons related to solar access to the southern river foreshore) as per the exhibited CBD PP and consistent with the recommendations from the Heritage Study of Interface Areas (2017), Council decision in November 2019 and the Gateway determination issued by DPIE in December 2018 and Alteration to the Gateway determination issued in July 2020.</p> <p>Draft amendments to the Parramatta Development Control Plan 2011 that aim to support the objectives of the CBD PP and new LEP controls are also being prepared together with further work to provide for community infrastructure in a new Development Contributions Plan following a review of the Infrastructure Funding Framework for the Parramatta CBD. The community will be invited later this year to provide feedback on the future DCP amendments and Development Contributions Plan.</p> <p>Division 3.4 of the Environmental Planning and Assessment Act 1979 facilitates a process for planning controls to be amended including by landowners or a third party on behalf of a landowner. This is the site specific planning proposal process (SSPP) and the processing of a SSPP is a separate process outside of the CBD Planning Proposal process.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
137.	Submitter from Factory Street, North Parramatta Submission Number 142	<p>Expresses concern that the CBD PP area includes the North Parramatta area.</p> <p>Concerned at the detrimental affect the proposed increase in the FSR from 0.8:1 to 6:1 will have on the area especially the heritage conservation value.</p> <p>Sees the need to: (1) suspend all DAs until a comprehensive plan has been undertaken and cease all spot rezonings/planning proposals.</p> <p>Sees that all site specific PPs in the locality should be frozen until the CBD PP process is complete.</p> <p>Notes there are over 400 listed heritage items in the area of all types and significance.</p>	<p>The issues raised by the submitter in relation to North Parramatta, heritage, FSRs and the other associated issues are noted and addressed in the Council officer responses above at Submission 140, Row 135; and Submission 141, Row 136.</p>

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138.	Submitter from Chelmsford Street, Newtown Submission Number 143	<p>Submitter objects to the proposed building heights outlined in the CBD Planning Proposal.</p> <p>Submitter notes the findings of the Urbis Heritage Study 2015, noting the capped height of 28 storeys must be adhered to.</p> <p>Submitter considers that sensitive heritage buildings and parks will face greater negative impacts as a result of increased building heights.</p> <p>Raises that overshadowing, negative wind effects and the overbearing scale of taller buildings must be avoided.</p>	<p>The CBD PP has been the subject of a series of heritage studies and subsequent draft LEP controls since 2015, including the Parramatta CBD Heritage Study (2015), Heritage study of interface areas (2017) and most current, separate heritage studies which have been required by the Gateway Determination and Council resolution of 25 March 2019 for certain areas where the previously endorsed planning controls were inconsistent with the previous studies as a result of subsequent Council resolutions. To address this, additional studies were undertaken including, the Marion Street Precinct Urban Design and Heritage Study; the Church Street Precinct Urban Design, Heritage and Feasibility Analysis Study; the Review of Opportunity Sites Urban Design and Heritage Study; and the Overshadowing Technical Paper.</p> <p>The findings of these studies has ultimately led to revised planning controls within the updated CBD PP, which have been required to demonstrate consistency with Division 9.1, Direction 2.3 (Heritage) of the Environmental Planning and Assessment Act 1979.</p> <p>The planning proposal aims to protect and manage the heritage values of Parramatta's local, state, national and world significant European and Aboriginal heritage items, conservation areas, places and views whilst providing for urban intensification and integration of new development in the CBD. An additional clause is proposed, Clause 7.6K 'Managing heritage impacts' to ensure development demonstrates an appropriate relationship to heritage items and heritage conservation areas that responds positively to heritage fabric, the street and the wider area. In addition, Maximum building heights aim to protect solar access to heritage conservation areas, and solar access planes to protect Experiment Farm.</p> <p>Supporting the proposed controls outlined in the Planning Proposal, will be amendments to the Development Control Plan 2011 to be prepared and exhibited at a later date. These will include new heritage controls and also controls for wind mitigation.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
139.	Submitter from Refinery Drive, Pyrmont Submission Number 144	<p>Submitter acknowledges that Parramatta has a rich history. However, submitter considers that the Parramatta CBD Planning Proposal will bury</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; and Submission 143, Row 138.</p>

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		<p>Parramatta's history, with Parramatta becoming a 'cavern of concrete'.</p> <p>Considers that the term job creation is used as an excuse to develop Parramatta, and the Parramatta CBD Planning Proposal has not explained the figures for 50,000 jobs. Submission references the impacts of COVID on the commercial property market as Sydney CBD has become a ghost town.</p> <p>Considers that 14,000 boxy apartments are not required with the current oversupply of apartments as people need to live in communities rather than concrete caverns.</p>	<p>The Parramatta CBD Planning Proposal dwelling and job targets are consistent with the current Greater Sydney Region Plan, Central City District Plan and Council's Local Strategic Planning Statement. Further, the Parramatta CBD Planning Proposal will contribute to the long-term success of Parramatta CBD.</p> <p>The estimated 50,250 additional jobs within the Parramatta CBD are based on proposed changes to the floor space ratio controls that were exhibited under the CBD Planning Proposal, and is documented in the Planning Proposal as exhibited at pages 26 and 27. These yields, in turn, are used to estimate increases in workforce and residential populations to inform other matters – such as demand for providing local and regional infrastructure, public transport services, education and health services, amongst others. The delivery pipeline of the yield under the CBD Planning Proposal is a long-term proposition – currently estimated at a 40-year supply. The commercial growth is considered necessary to fulfill Parramatta's role as a critical location for employment opportunities and diversity near the geographic centre of metropolitan Sydney, and, consequently, provide opportunities for residents in western Sydney to be located nearer to jobs without reliance on long commutes to the existing Sydney CBD.</p> <p>It should be noted that following changes made in the post-exhibition period, the number of dwellings anticipated in the Parramatta CBD has changed from 14,000 dwellings to 15,000 dwellings, and the number of jobs has changed from 50,000 jobs to 46,000 jobs (this is mainly due to the retention of the current B4 Mixed Use zone on the Westfield site).</p> <p>It is anticipated that the economic effects of the COVID-19 pandemic may impact on development and subsequent rates of worker and resident population increases in the short term. However, in the long term, it is expected that the pandemic will have limited impact on the forecast population for the Parramatta CBD, given that development is seen as a key contributor in the post pandemic economic recovery effort, the NSW Government's investment in city-shaping infrastructure, including Sydney Metro West and Parramatta Light</p>

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			<p>Rail, and the Parramatta CBD's strategic location in the heart of the Greater Sydney region.</p> <p>The issue of housing diversity is addressed in Council's LHS adopted by Council on 13 July 2020, and as part of the LHS implementation and monitoring process, Council will monitor its performance against the current (and future targets) set by the GSC's Central City District Plan.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
140.	No Address Provided Submission Number 145	<p>Submitter does not support high rise in the North Parramatta precinct.</p> <p>Considers that the impacts from the Parramatta CBD Planning Proposal will be significant, resulting in overshadowing and buildings looking out of proportion.</p> <p>States that Parramatta is lucky to have over 300 heritage items, therefore, Parramatta's character should not be compromised.</p>	<p>The issues raised by the submitter in relation to North Paramatta, heritage, FSRs and the other associated issues are noted and addressed in the Council officer responses above at Submission 140, Row 135; and Submission 141, Row 136.</p>
141.	No Address Provided Submission Number 146	<p>Submitter considers that it is preposterous to destroy the little heritage Australia has to offer.</p> <p>Submitter references that Willow Grove and Church Street should be maintained.</p> <p>Considers UNESCO and Europe restoring and investing in heritage as good practice. However, Parramatta is destroying the little heritage it has.</p> <p>Considers that job creation to be a 'weak excuse' for the Parramatta CBD Planning Proposal.</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 50, Row 50; Submission 143, Row 138; and Submission 144, Row 139.</p>
142.	Submitter from Avoca Valley Way, Central Coast Submission Number 147	<p>Submitter requests for North Parramatta and the 300 Heritage Listed Buildings to be excluded from any amendments to the Local Environmental Plan that allow for the greater development of Parramatta CBD.</p>	<p>The issues raised by the submitter in relation to North Paramatta, heritage, FSRs and the other associated issues are noted and addressed in the Council officer responses above at Submission 140, Row 135; and Submission 141, Row 136.</p>

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		<p>Submitter supports the recommendations of the National Trust.</p> <p>Refers to the paradigm shift that has occurred in our economy and urban landscape as a result of COVID, the impacts of which require further studies and investigation.</p> <p>Submitter notes that whilst the creation of jobs is important, it remains to be seen if the version of the CBD planned 4-5 years ago will exist in 2021.</p> <p>Notes that Sydney corridors with high residential and commercial developments are seeing reduced uptake.</p> <p>Considers the Parramatta CBD Planning Proposal to lack vision, as the proposal is simply knocking down the old and existing buildings to build bigger and taller developments.</p>	
143.	No Address Provided Submission Number 148	<p>Submitter raises concerns regarding Parramatta's heritage, stating that once Parramatta's heritage sites are destroyed, we cannot retrieve them.</p> <p>Submitter acknowledges that following COVID, Parramatta will need to attract and entertain visitors. Considers that the Parramatta CBD Planning Proposal will destroy future money gained from tourism.</p> <p>Considers the wanted destruction of our past and future to be insane.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 143, Row 138; and Submission 144, Row 139.
144.	Submitter from Graham Avenue, Eastwood Submission Number 149	<p>Submitter strongly objects to the Parramatta CBD Planning Proposal and the destruction of heritage buildings, stating that if Parramatta loses its heritage it will lose its soul and character.</p> <p>Submitter notes they are disappointed that Parramatta Council is prepared to obliterate</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 143, Row 138; and Submission 144, Row 139.

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		history and heritage for financial gain from greedy developers.	
145.	No Address Provided Submission Number 150	Strongly objects to the proposed increased building heights and densities in North Parramatta (submitter does not define the area they refer to). Sees there should be no further development that will detrimentally affect the heritage areas/heritage listed buildings.	The issues raised by the submitter in relation to North Paramatta, heritage and the other associated issues are noted and addressed in the Council officer responses above at Submission 140, Row 135; and Submission 141, Row 136.
146.	Submitter from Sturt St, Telopea Submission Number 151	Is of the view that the North Parramatta Heritage Conservation Area should be excluded from any proposed changes to the planning controls as per the CBD PP. (Submission does not clarify if the submission is referring to the formal North Parramatta HCA or the overall heritage value of the North Parramatta area by way of the HCA and numerous heritage items). Is concerned about the loss of heritage items and character that has been demolished to date. Says it ignores the significance of this heritage for Australians and believes remaining heritage should be protected.	The issues raised by the submitter in relation to North Paramatta, heritage and the other associated issues are noted and addressed in the Council officer responses above at Submission 140, Row 135; and Submission 141, Row 136.
147.	No Address Provided Submission Number 152	Submitter is concerned regarding Parramatta's heritage, noting that the past has been forgotten and sold to the highest bidder. Raises that whilst it is easy to tear down heritage buildings, Council must take the positive route and object to development. Considers that photos will become the only memory of heritage places, which do not make up for the loss of heritage.	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 143, Row 138; and Submission 144, Row 139.
148.	Submitter from Rosehill Street, Parramatta Submission Number 153	Submitter strongly objects to the proposed height of 100m towers located between Rosehill Street and Dixon Street along Church Street South	The expansion of the commercial core to Auto Alley (Church Street South) will allow for the long term economic growth of the CBD. This planning proposal supports the expansion of commercial activities to Auto Alley by allowing FSRs consistent with the B3 zoned land within

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		<p>Parramatta as outlined in the Parramatta CBD Planning Proposal.</p> <p>Submitter notes that their property overlooks Church Street and is one property from the proposed 100m height limit, developments which will overlook single storey residential dwellings. Considers that these developments will impact the quality of life and amenity of single storey dwellings, resulting in the loss of sunlight, privacy, property value, and street parking which is already an issue on weekdays.</p>	<p>the core. Height controls (up to 100 metres) are applied to the area to reflect detailed urban design analysis including provision of new streets.</p> <p>The land parcels behind the proposed B3 zoned land on Church street within the area described in the submission were originally part of the Parramatta CBD Planning Proposal boundary and were excised following a resolution of Council on 25 November 2019 for future planning consideration as part of the Planning Investigation Area work.</p> <p>A number of Planning Investigation Areas (PIAs) on the fringes of the Parramatta CBD were first identified in the Parramatta CBD Planning Strategy (2015), with four more areas being added to these PIAs by way of the Council resolution in November 2019. The West Auto Alley Precinct area is one of the four areas removed. The investigation work in these areas is planned to commence following completion of the public exhibition process of the CBD PP in accordance with Council's resolution from 12 September 2016.</p> <p>The next steps for the PIAs is to report a workplan to Council that officers recommend split the PIAs into three separate projects – the Northern PIA, Southern PIA and Eastern PIA. The area that is subject to this submission is situated within the Southern PIA.</p> <p>It is expected that future planning, urban design and heritage analysis for the Southern PIA will consider the interface between the taller development permitted on Church Street and the transition to adjacent lower scale areas, and consultation with the community will be undertaken.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area.</p>
149.	Submitter from Delaware Road, Ermington Submission Number 154	Submitter objects to the removal of any heritage sites in North Parramatta.	<p>The CBD PP does not propose any changes to listed heritage items in Schedule 5 – Environmental Heritage in the PLEP 2011 consistent with Objective 9 of the CD PP being <i>to protect and manage the heritage values of Parramatta's local, State, national and world significant European and Aboriginal heritage items, conservation areas, heritage interface areas, places and views.</i></p>

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			<p>The Parramatta CBD Planning Proposal is supported by Heritage and Urban Design Studies to integrate increased building heights and address Parramatta's rich and unique heritage. The findings of these studies have led to revised planning controls within the updated CBD PP, which have been required to demonstrate consistency with Division 9.1, Direction 2.3 (Heritage) of the Environmental Planning and Assessment Act 1979.</p> <p>This includes a new clause to require contextual analysis to inform transition. Clause 7.6K Managing Heritage Impacts requires development to demonstrate an appropriate relationship to heritage items and heritage conservation areas that responds positively to heritage fabric, the street and the wider area. This operates in addition to the standard heritage clause at Clause 5.10 and will be further supported through an additional level of detail in the forthcoming heritage section of the Draft CBD DCP.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
150.	Submitter from Constitution Hill Submission Number 155	<p>Submitter notes that North Parramatta is part of the soul of Parramatta.</p> <p>Notes that heritage must be retained for future generations and respect people who have come before us.</p> <p>Requests for the existing planning controls to be retained in North Parramatta.</p>	The submitter's concerns are noted and addressed above in the Council officer response to Submission 154, Row 149.
151.	Submitter from Adderton Road, Telopea Submission Number 156	Submitter opposes to building high rise towers in the North Parramatta Heritage Precinct. Considers high rise buildings to be inappropriate for North Parramatta.	The submitter's concerns are noted and addressed above in the Council officer response to Submission 154, Row 149.
152.	Submitter from Albert Street, Parramatta Submission Number 157	<p>Submitter objects to the proposed height of buildings located near Pennant Hills Road and Church Street Parramatta, and the number of developments currently proposed for the area.</p> <p>Submitter notes the minimal high-rise towers and numerous heritage buildings in North Parramatta as positive attributes for the general area.</p>	<p>The CBD PP is supported by Heritage and Urban Design Studies to integrate increased building heights and address Parramatta's rich and unique heritage. The findings of these studies have led to revised planning controls within the updated CBD PP, which have been required to demonstrate consistency with Division 9.1, Direction 2.3 (Heritage) of the Environmental Planning and Assessment Act 1979.</p> <p>The buildings and proposals referred to by the submitter are assumed to be ones approved under existing controls in PLEP 2011. DAs are</p>

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		<p>Objects to high rise buildings in North Parramatta, as tall buildings will result in overshadowing, wind tunnels, dumping of rubbish and shopping trolleys, and parking issues.</p>	<p>subject to a rigorous and detailed assessment of the particular built form outcome and considers the unique site conditions and compliance with the relevant instrument.</p> <p>The Planning Proposal document describes the urban design research and technical studies undertaken to inform this CBD PP to address a range of issues including overshadowing and includes a comment about the need for urban intensification and integration of new development to be of an appropriate scale for the site, adjoining development and the wider city. Further, the CBD PP describes that the need for compliance with SEPP 65 and the associated Apartment Design Guideline, which includes specific solar access controls for apartments.</p> <p>To support the CBD PP, a future DCP will be prepared for the Parramatta City Centre which will include controls for site width and built form to achieve standards of amenity in relation to solar access. The suggestions will be considered during the preparation of the DCP. Wind impacts from tall buildings are an important issue and are being considered as part of the future DCP amendments to support the CBD PP.</p> <p>The issues raised about high-rise development leading to dumping of rubbish and shopping trolleys is beyond the scope of the CBD PP.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
153.	<p>Submitter from Belmore Street, North Parramatta Submission Number 158</p>	<p>Submitter concerned that the CBD Planning Proposal will result in the loss of blue-sky views and the proposed increase in building heights will negatively impact mental health and general wellbeing.</p> <p>Considers that high rise buildings are not the solution to population increase, instead, often causing additional problems as high rise buildings create wind tunnels, a socially dysfunctional society, and result in increased human waste, dumped rubbish and overshadowing.</p> <p>Considers high rise buildings to profit developers, not local residents.</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 143, Row 138; and Submission 144, Row 139.</p> <p>In relation to the issue regarding 'blue sky'; Gateway condition (j) ii required further assessment of overshadowing impacts. The CBD PP includes further testing of the proposed controls and reduced height controls to provide blue sky along Church Street and Centenary Square.</p> <p>The issues raised about high-rise development leading to human waste and dumping of rubbish is beyond the scope of the CBD PP.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

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154.	Submitter from Barney Street, North Parramatta Submission Number 159	<p>Expresses concern regarding the high-density development envisaged for North Parramatta via the CBD PP because of the area's heritage buildings and green streetscapes.</p> <p>Sees that the proposed high density will have a detrimental impact on the "village" feel of the area brought about because of its distance from the Parramatta CBD where the current controls allow for more density.</p> <p>Sees the need to suspend all DAs until a <i>comprehensive plan has been undertaken</i>; and cease all spot rezonings/planning proposals; as the submitter's preference is that the current controls do not undergo any change.</p>	The submitters concerns are noted and addressed above in the Council officer response to Submission 154, Row 149, and Submission 157 at Row 152.
155.	Submitter from Elizabeth Street, North Parramatta Submission Number 162	<p>Submitter notes that Elizabeth Street should not have been removed from the Parramatta CBD Planning Proposal and requests for Elizabeth Street to be included in the Parramatta CBD Planning Proposal.</p> <p>Submitter refers to the Urbis Heritage Study 2015, noting that this study did not recommend lower building heights for the property at 17-25 Elizabeth Street. Submission refers to the All Saints Church located nearby the subject property, however, as the church is situated on a large block of land, development at 17-25 Elizabeth Street would only form a distant backdrop.</p> <p>Is disappointed that the Parramatta CBD Planning Proposal is preventing development along Elizabeth Street.</p> <p>States that Elizabeth Street is in desperate need for redevelopment, characterised by large blocks of land and a need for additional housing located within close proximity to Parramatta River.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 45, Row 45.

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156.	Submitter from Gloucester Avenue, North Parramatta Submission Number 163	Opposes the proposed increases in heights and densities in North Parramatta as per the exhibited planning proposal.	The submitter's concerns are noted and addressed above in the Council officer response to Submission 154, Row 149, and Submission 157 at Row 152.
157.	Resident from Elizabeth Street, Parramatta Submission Number 165	<p>Objects to the current Parramatta CBD Planning Proposal without the inclusion of 17-25 Elizabeth Street Parramatta.</p> <p>Objects the decision for Elizabeth Street to be included with North Parramatta and requests for Council to reinstate Elizabeth Street in the Parramatta CBD Planning Proposal. Questions why Elizabeth Street requires further investigation and was excluded from the Planning Proposal when the Heritage Study (Urbis) 2015 and CBD Heritage Study of Interface Areas (HAA) 2017 did not recommend reduced building heights along the street.</p> <p>Notes that the property at 17-25 Elizabeth Street is at least 80 m distance from All Saints Church, and is located nearby Parramatta CBD and Parramatta River. States that the street needs developing, as the existing buildings are old and falling apart. Notes that large blocks of land along Elizabeth Street are available for development, including 17-25 Elizabeth Street which is approximately 6500sqm and holds 53 units.</p> <p>States that taller buildings would be better use of the land.</p> <p>Acknowledges the need to protect Parramatta's heritage but sees no concerns for All Saints Church and development along Elizabeth Street.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 10, Row 10; and Submission 45, Row 45.
158.	Submitter from Ludmila Close, Carlingford Submission Number 168	<p>Submitter raises concern regarding the impact increased height of buildings will place on heritage items.</p> <p>Submitter supports the restricted planning controls applied to the Roxy site, however, notes that the</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 143, Row 138; and Submission 144, Row 139.

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		<p>massive cold developments proposed surrounding the site would greatly diminish the heritage value of the Roxy site.</p> <p>Submitter notes that there are numerous heritage items that can provide character and warmth to Parramatta. Considers that the proposed heights in the Parramatta CBD Planning Proposal will dominate heritage items and make them effectively vanish.</p> <p>Submitter acknowledges that Parramatta needs to grow and develop, however, past developments have lacked quality, have failed to deliver a sense of community and ability to create a liveable, warm and connected feel.</p> <p>Considers the planning controls outlined in the Parramatta CBD Planning Proposal, including increases to height and the loss of heritage precincts to be of grave concern.</p>	In relation to the issue about height of the Roxy Theatre site, this is addressed in the Council Officer response at Submission 115, Row 110.
159.	Submitter from Byrnes Street, North Parramatta Submission Number 170	<p>Requests the North Parramatta HCA be excluded from changes proposed by the CBD PP as it forms a heritage gateway into the CBD from the north.</p> <p>Provides an example of the protection of Queen Victoria Building and the conversion of the heritage buildings on Martin Place when it was converted into a pedestrian mall by the then Sydney City Lord Mayor. Says these initiatives enhance the Sydney CBD.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 134, Row 129.
160.	No Address Provided Submission Number 171	<p>Submitter requests for Council to retain Parramatta's History, save open spaces and prevent crowded developments that result in overshadowing of historic buildings.</p> <p>Notes that Parramatta's heritage is important for not only citizens of Parramatta but also for all Australians.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 143, Row 138; and Submission 144, Row 139.

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161.	Submitter from Church Street, North Parramatta Submission Number 172	<p>Concerned at the proposed increase in density in Parramatta North.</p> <p>Sees that the area does not have the requisite supporting infrastructure for proposed growth and sees noise and traffic congestion will increase.</p> <p>Sees the proposed densities will also have a negative impact on the sense of community.</p> <p>Believes new housing is not bringing prices down. Instead, it brings high density and higher prices which push out lower income people.</p> <p>Sees the proposed density will reduce the sense of green space and landscaping and destroy the character and at the same time increase the demand for more open space.</p> <p>Is of the view that high density in a pandemic situation increases the risk of populations catching the virus.</p> <p>Proposes town-house/medium density scale as an appropriate form of new development in the right locations instead of high density towers.</p>	<p>A Strategic Transport Study (STS) has been completed for the Parramatta CBD to quantify likely travel demand resulting from the growth envisaged in the Parramatta CBD Planning Proposal. The CBD PP includes new controls to facilitate sustainable transport modes (pedestrian and cycling) to commercial premises by requiring end of journey facilities e.g. showers (Clause 7.6E End of journey facilities); and reduce car parking rates to encourage mode shift to public transport, walking and cycling (clause 7.3 car parking). More detailed transport studies and an infrastructure delivery plan are also being prepared. This includes an Integrated Transport Plan and further work to provide for community infrastructure in the forthcoming Infrastructure Funding Framework for the Parramatta CBD.</p> <p>Council's Local Housing Strategy (2021) provides evidence of sustained increase in property prices over the last 10 years and includes a number of Actions to address affordability.</p> <p>The other issues raised by the submitter are noted and addressed above in the Council officer responses to Submission 1, Row 1; Submission 154, Row 149, and Submission 157 at Row 152.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
162.	Submitter from Elizabeth Street, Parramatta Submission Number 173	<p>Submitter does not support Council's current Parramatta CBD Planning Proposal without the inclusion of 17-25 Elizabeth Street, recommending that the original proposed controls at the site should be rectified.</p> <p>Submitter objects the decision to remove 17-25 Elizabeth Street from the Planning Proposal and to lump in and apply the same zoning restrictions to Elizabeth Street Parramatta as applies to North Parramatta.</p> <p>Concern regarding the inconsistency of decision making that allows CBD zoning at the corner of Wilde Ave Parramatta and Victoria Road and precluding the same type of development for</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 45, Row 45.</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Elizabeth Street Parramatta, with both areas located North of Parramatta River.</p> <p>Considers the argument that Elizabeth Street Parramatta holds heritage value, therefore, restricting any development to be flawed. Submitter is perplexed as to how All Saints Church has placed brakes on the development at 17-25 Elizabeth Street.</p> <p>Concern regarding the notion that it may be too late for Council to amend the Planning Proposal after the minister has signed off on the Parramatta CBD Planning Proposal.</p> <p>Submitter states that failure to amend the Parramatta CBD Planning Proposal would be a denial of natural justice and a huge loss for the people of Parramatta and wider Sydney.</p> <p>Notes that the area of Elizabeth Street is an optimal area for further commercial and residential development, within close proximity to rail and bus stations, shopping centres, cafes and restaurant precincts, ferry services, primary and high schools, and the new light rail service.</p> <p>Acknowledges that City of Parramatta have worked well to protect the historic and heritage buildings within the city.</p> <p>States that there are a number of historic buildings and churches within close proximity to high rise developments in the centre of Parramatta CBD, and questions why the same methodology cannot be applied for Elizabeth Street.</p> <p>Notes that the land application map identifies Elizabeth Street as part of the Parramatta CBD Planning Proposal.</p>	

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
163.	Submitter from Elizabeth Street, Parramatta Submission Number 174	<p>Submitter requests for Council to reconsider their decision and include 17-25 Elizabeth Street in the Parramatta CBD Planning Proposal.</p> <p>Submitter acknowledges Parramatta's heritage but does not understand Council's justification to remove Elizabeth Street from the Planning Proposal.</p> <p>Questions how lower or taller buildings at 17-25 Elizabeth Street would impact All Saints Church, as the site is situated a fair distance behind the church and would not obstruct the view of the Church.</p> <p>Notes that Elizabeth Street has large blocks of land with minimal units which would provide required housing in a desired location.</p> <p>States that the Heritage Study (Urbis) 2015 and CBD Heritage Study of Interface Areas (HAA) 2017 did not recommend reduced building heights along Elizabeth Street.</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 45, Row 45.</p>
164.	Submitter from Charles Street, Parramatta Submission Number 175	<p>Submitter requests for Wigram Street to be included in the Parramatta CBD Planning Proposal as it is close to the CBD, there is significant interest in the area, and increased height of buildings would be beneficial to the overall appearance of the area.</p>	<p>Wigram Street, south of Ada Street, does not form part of Parramatta CBD Planning Proposal, and is outside the scope of this project. Additionally, this area does not form a Planning Investigation Area.</p> <p>Introducing the submitter's land is considered a substantial change and is likely to trigger the need for the re-exhibition of the planning proposal.</p> <p>The inclusion of this land in the Planning Proposal would be inconsistent with the current Greater Sydney Region Plan, Central City District Plan and Council's Local Strategic Planning Statement.</p> <p>Decision Pathway – 2: Not supported</p>
165.	Submitter from Pemberton Street, Parramatta Submission Number 178	<p>Submitter raises concerns regarding the Parramatta CBD Planning Proposal, in particular, the city turning into a concrete jungle.</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 143, Row 138; and Submission 144, Row 139.</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Notes that the skyline is being marred by concrete boxes, trees are being cut down and nature strips are losing native birds and habitat for native animals, resulting in increased temperatures and higher power demands.</p> <p>Submitter notes that people are leaving Parramatta as a result of COVID.</p> <p>Considers that the history of Parramatta is being destroyed.</p> <p>Submission questions the number of Council employees that are linked to developers and real estate agents, as Council employees are selling local residents out to their mates.</p> <p>Raises that the North Shore would not allow the controls proposed in the Parramatta CBD Planning Proposal.</p> <p>Believes City of Parramatta Councillors are elected to look after the residents of Parramatta, not sell out to the highest bidder.</p>	<p>In relation to the environmental matters raised, the CBD PP is consistent with the Environmental Sustainability Strategy 2017 which aims to protect and manage the health of Parramatta's unique natural ecosystem and is supported by the Sustainability and Infrastructure Study 2015. The CBD PP also responds to the key environmental issue to manage increased demand for electricity, gas, water and sewer services from more intense development. Examples of these planning controls are detailed in the Council Officer response for Submission 9, Row 9.</p> <p>The development controls proposed in the Parramatta CBD Planning Proposal ensures that Parramatta can deliver job and dwelling targets consistent with the current Greater Sydney Region Plan, Central City District Plan and Council's Local Strategic Planning Statement.</p> <p>All relevant Council officers are required to declare their pecuniary interests (and other matters) in accordance with the Local Government Act and to comply with the Council's Code of Conduct any evidence of inappropriate staff behaviour should be provided to Council or other relevant investigating authorities.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
166.	Submitter from Elizabeth Street, Parramatta Submission Number 179	<p>Submitter expresses concerns and objection to the Parramatta CBD Planning Proposal, noting that Elizabeth Street should never have been voted out of the uplift in planning controls</p> <p>Notes the incorrect decision to <i>lump in</i> and apply the same zoning restrictions to Elizabeth Street as applies to the rest of North Parramatta</p> <p>Submitter raises the inconsistency of decision making that allows CBD zoning at the corner of Wilde Avenue and Victoria Road and precluding the same type of development for Elizabeth Street Parramatta, although both locations are North of Parramatta River</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 45, Row 45.</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Notes there is a flawed argument that somehow Elizabeth Street, Parramatta holds heritage value, therefore restricting any development</p> <p>Elizabeth Street is an optimal area for further commercial and residential development</p> <p>Notes that City of Parramatta Council have worked to protect historic buildings and Parramatta's heritage, however, submission raises confusion as to how All Saints Church may somehow place the breaks on the redevelopment of Elizabeth Street</p> <p>Submitter notes that there are numerous historic buildings located in the centre of Parramatta CBD within close proximity to high rise development, submission questions why the same methodology cannot be applied to North Parramatta</p> <p>Submitter raises that Elizabeth Street is located within close proximity to bus and rail services, shopping centres, cafe and restaurant precincts, ferry services, primary and high schools, and the new light rail services</p> <p>Unit blocks along Elizabeth Street are old, built post 1970 and hold no heritage value.</p> <p>Notes the exhibition map clearly identifies Elizabeth Street as being part of Parramatta and is located on the CBD side of Victoria Road.</p>	
167.	Submitter from Elizabeth Street, Parramatta Submission Number 183	<p>Objects to the planning proposal without the inclusion of 17-25 Elizabeth Street.</p> <p>States that the site of 17-25 Elizabeth Street would not block or overshadow the All Saints Church.</p> <p>Concerned that City of Parramatta are holding back development in a very sought after location.</p> <p>Notes that the buildings located on Elizabeth Street are old and rundown.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 10, Row 10; and Submission 45, Row 45.

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		Elizabeth Street has the opportunity to provide additional housing and better use of land.	
168.	Submitter from Elizabeth Street, Parramatta Submission Number 184	<p>Objects to the Parramatta CBD Planning Proposal without the inclusion of 17-25 Elizabeth Street in the final proposal.</p> <p>Notes that Elizabeth Street is part of Parramatta CBD, with the subject site at 17-25 Elizabeth Street having two street frontages - Wilde Ave and Elizabeth Street.</p> <p>Raises that All Saints Church sits on a large block of land, with the subject site at 17-25 Elizabeth Street situated a fair distance from All Saints Church, therefore any tall buildings would not result in overshadowing of the Church.</p> <p>Submitter questions why Elizabeth Street requires further studies to be undertaken when City of Parramatta already have two reports (Urbis and Hector Abrahams), neither of which recommended the removal of Elizabeth Street from the Planning Proposal.</p> <p>Raises confusion as to why Elizabeth Street was removed from the Planning Proposal and if Elizabeth Street was accidentally included with North Parramatta.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 10, Row 10; and Submission 45, Row 45.
169.	Submitter from Elizabeth Street, Parramatta Submission Number 185	<p>Objects the proposed zoning of Elizabeth Street.</p> <p>States it is an incorrect decision to 'lump in' the south section of Elizabeth Street with North Parramatta.</p> <p>Inconsistencies of planning controls, allowing large developments (80m high rise) compared to Elizabeth Street, all of which are north of Parramatta River.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 45, Row 45.

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Elizabeth Street does not have heritage value (with the exception of the church).</p> <p>Elizabeth Street is an optimal area for commercial and residential development.</p> <p>Questions how All Saints Church influences development situated along Church Street.</p> <p>Questions why heritage buildings cannot be mixed and integrated with new development (similar to Parramatta CBD).</p> <p>Notes that Elizabeth Street is still included in the Parramatta CBD Land Application Map.</p> <p>Sees the site is located within close proximity to public transport, commercial, cafes, schools</p>	
170.	Submitter from Parramatta CBD Submission Number 186	<p>Submitter objects to the heights proposed in the Parramatta CBD Planning Proposal.</p> <p>Submitter notes it is disappointing to see Parramatta is developing into a concrete jungle.</p> <p>Considers that Parramatta CBD needs to focus on greenery.</p>	<p>The issues raised in relation to the heights of buildings in the CBD PP are address Submission 7, Row 7.</p> <p>The Planning Proposal is consistent with the Environmental Sustainability Strategy 2017 which aims to protect and enhance the health of Parramatta's unique natural ecosystem and is supported by the Sustainability and Infrastructure Study 2015.</p> <p>Responding to the key environmental issue to manage increased demand for electricity, gas, water and sewer services from more intense development, the Planning Proposal introduces a new clause encouraging high performing buildings throughout Parramatta CBD.</p> <p>A response to a Councillor Notice of Motion (NOM) from 26 October 2020 at the time of writing is being prepared to address tree canopies within the Parramatta CBD. The report on the NOM will investigate ways to increase and prioritise tree canopies amongst other matters and measures that can be incorporated in the future DCP amendments that support tree canopies and also green roofs and walls to address urban heat controls.</p> <p>The community will be invited to provide feedback on the amendments to the Parramatta Development Control Plan 2011 that</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
			aim to support the objectives of the CBD PP when they go on public exhibition. Decision Pathway – Issues addressed; no further decisions required.
171.	Submitter interested in land South of Great Western Highway, Parramatta Submission Number 187	Submitter requests for the Parramatta CBD Planning Proposal to include the southern side of Great Western Highway between Church Street and Marsden Street. Submitter notes that the land is not flood affected, has minimal heritage and is located within close proximity to the transport and commercial hub of Parramatta CBD.	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 11, Row 11.
172.	No Address Provided Submission Number 188	Objects to the current Parramatta CBD Planning Proposal and requests for 20-24 Harold Street to be included in the Planning Proposal. Notes it is unfair as the site was previously included in the Planning Proposal and requests for Council to include the property, which would provide for additional residential dwellings.	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 48, Row 48.
173.	Submitter from Church Street, North Parramatta Submission Number 189	Submitter objects to the inclusion of North Parramatta in the Parramatta CBD Planning Proposal. Submitter considers that allowing tall buildings along Church Street, North Parramatta would destroy heritage value, conservation areas and is not within the public interest. Submitter notes that Council should prioritise planting trees, creating canopied streets, green spaces and community spaces. Submitter considers that high rise developments are not in the public interest.	The submitter's objection to the inclusion of North Parramatta within the CBD PP is noted, as are the concerns about heritage and high-rise development. These issues are addressed above in the Council officer responses to Submission 154, Row 149; Submission 157, Row 152; and Submission 186, Row 170.
174.	Submitter from Rosehill Street, Parramatta Submission Number 194	Objects to the exclusion of the West Auto Alley Precinct from the Parramatta CBD Planning Proposal.	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 11, Row 11.

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Refers to the recommendations of the West Auto Alley Precinct Plan.</p> <p>Requests for Council to include West Auto Alley Precinct into the current Planning Proposal.</p> <p>Notes the strategic location of the site within walking distance to Parramatta CBD and Harris Park.</p> <p>Increased density would accommodate for additional residential and commercial density.</p> <p>Notes that the site is located adjacent to 10:1 FSR and unlimited height.</p>	
175.	Submitter from Plymouth Avenue, North Rocks Submission Number 196	<p>Submitter objects to the current CBD Planning Proposal and requests for 20 Harold Street to be included in the Planning Proposal</p> <p>Submitter considers that it is unfair as the site was previously included in the Planning Proposal and requests for Council to include the property, which would provide for additional residential dwellings</p> <p>Submitter questions where the 14,000 dwellings, as proposed in the Planning Proposal, will be situated if properties are excluded from the Planning Proposal. Questions where the anticipated 50,000 employees will live if land is excluded from Parramatta CBD.</p>	<p>The submitter's objection to the exclusion of 20 Harold Street from the CBD PP is noted as are the other associated issues raised. A Council Officer Response regarding 20-24 Harold Street and the North-East Planning Investigation Area is provided at Submission 48, Row 48.</p> <p>The 14,000 dwellings (as per the exhibited CBD PP) will be situated across the B4 Mixed Use zone of the Parramatta CBD based on density calculations of available capacity.</p> <p>It is not anticipated that workers who take up the 50,000 new jobs will all live in the Parramatta CBD, and rather that these will come from all over Sydney, in particular Western Sydney, given the regional employment function of the Parramatta CBD.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area.</p>
176.	No Address Provided Submission Number 197	<p>Submitter objects to the Planning Proposal in relation to the North Parramatta Conservation Area which contains over 200 heritage listed buildings.</p> <p>Submitter notes the impacts of COVID 19 and travel restrictions on the anticipated population increase as projected in the Parramatta CBD Planning Proposal.</p>	<p>The part of the North Parramatta Heritage Conservation Area located within the CBD PP is bounded by Ross Street, O'Connell Street, Villers Street and Grose Street and contains 10 listed heritage items in PLEP 2011. The part of the CBD PP north of Parramatta River includes the suburbs of 'Parramatta' and 'North Parramatta' and contains 28 listed heritage items in PLEP 2011. It is assumed that the submitter's objection relates to the area north of Parramatta River within the boundary of the CBD PP. This issue including the concerns about heritage and high-rise development are addressed above in the</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Submitter notes that the lower birth rate reduces the need for development in Parramatta CBD.</p> <p>Submitter considers that increases in height and floor space ratios will result in the loss of sunlight for single storey buildings and will create wind tunnels, which will impact the existing climate in Parramatta.</p>	<p>Council officer responses to Submission 154, Row 149; Submission 157, Row 152; and Submission 186, Row 170.</p> <p>The issue of population growth is addressed in Council's LHS adopted by Council on 13 July 2020, and as part of the LHS implementation and monitoring process, Council will monitor its performance against the current (and future targets) set by the GSC's Central City District Plan. The CBD PP is consistent with Council LHS Strategy.</p> <p>The issues raised by the submitter in relation to COVID 19 are noted and addressed in the Council Officer response at Submission 1, Row 1.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
177.	Submitter from Forest Grove, Epping Submission Number 210	<p>Submitter considers that the tree canopy requiring improvement needs to be factored into the Parramatta CBD Planning Proposal and notes support for Councillor Pandey's motion presented at the 26 October 2020 Council meeting in relation to tree policies for Parramatta CBD.</p> <p>Submitter notes that the environment needs to be given more consideration, and a more detailed response needs to be included in the Parramatta CBD Planning Proposal regarding how the proposal will increase Parramatta's tree canopy.</p> <p>Submitter notes that the Parramatta CBD Planning Proposal is unacceptable in its lack of support for Heritage preservation, decreasing heritage conservation areas, and fails to provide adequate transition between tall buildings and HCAs / Heritage Items.</p> <p>Considers that the Parramatta CBD Planning Proposal will have a negative impact on heritage.</p> <p>Submitter does not support removing part of the South Parramatta HCA.</p>	<p>The Planning Proposal is consistent with the Environmental Sustainability Strategy 2017 which aims to protect and enhance the health of Parramatta's unique natural ecosystem. Further, the Parramatta CBD Planning Proposal is consistent with Parramatta Ways Walking Strategy. This strategy aims to increase urban tree canopy cover to improve the quality of Parramatta's streetscapes, open space and river corridors.</p> <p>These issues raised about tree canopy and Councillor Pandey's Notice of Motion (NOM) are addressed above in the Council officer responses to Submission 186 at Row 170</p> <p>The issues raised about heritage, overshadowing, character and building design are addressed above in the Council officer Submission 134, Row 129.</p> <p>South Parramatta HCA is not located in the boundary of the CBD PP, with the amendment to the boundary of this HCA finalised in September 2018 via a process completely separate to the CBD PP. This objection to the boundary of the HCA is beyond the scope of the CBD PP.</p> <p>The reduction to the area of the Harris Park HCA within the CBD PP was recommended in the Heritage Study of Interface Areas (2017) to remove from the listing the demolished area fronting Kendall and Wigram Streets and to include only the properties fronting Ada Street. Council supported the recommendation as did the DPIE Gateway determination (issued in December 2018) and an Alteration</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Objects to the removal of Harris Park West Conservation Area and its erosion into the Harris Park Heritage Conservation Area.</p> <p>Objects to allowing tall buildings near Heritage Items and HCAs to the north, with the transition between tall buildings and heritage buildings being non-existent in some locations.</p> <p>Submitter considers that the Parramatta CBD Planning Proposal has little consideration for maintaining solar access to heritage sites.</p> <p>Submitter notes that the Incentive Height of Buildings will be bad for heritage preservation, including the 69-storey tower on 2 O'Connell Street and the 75-storey tower at 8-14 Great Western Highway located nearby the state heritage listed Lennox House.</p> <p>Submitter notes that Council supported the 75-storey tower by following the Urbis report, rather than the more conservative report for transition areas by Hector Abrahams.</p> <p>Submitter recommends the Planning Proposal to be amended to provide better protection for Parramatta's heritage and character.</p>	<p>determination (in July 2020), the latter effectively endorsing the process to date including Council's decision to remove part of the HCA from the CBD PP. It is also noted that Public Authorities that responded to the exhibition of the CBD PP raised no issue.</p> <p>Division 3.4 of the Environmental Planning and Assessment Act 1979 facilitates a process for planning controls to be amended including by landowners or a third party on behalf of a landowner via a site-specific planning proposal (SSPP) process. Council officers acknowledge the concerns raised by the submitter in relation the SSPP at 2 O'Connell Street and 8-14 Great Western Highway and the perceived impacts on the nearby the state heritage listed Lennox House; however, it is important to highlight these SSPPs, have already been assessed again the principles that underpin this CBD PP and found to be consistent. However, the processing of the SSPP is a separate process outside of the CBD Planning Proposal process.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
178.	Submitter from Naranghi Avenue, Telopea Submission Number 211	<p>Submitter notes that the proposed building height changes in the northern section of Parramatta will not enhance the aesthetic appearance of the areas north of Parramatta river and will have an adverse effect on the many quality period buildings in the area.</p> <p>Submission requests for all Development Applications and Spot Rezoning to be suspended until a comprehensive plan for future development in this area has been completed.</p>	<p>The submitters objection to the inclusion of North Parramatta within the CBD PP is noted, as are the concerns about heritage and high-rise development. These issues are addressed above in the Council officer responses to Submission 154, Row 149; Submission 157, Row 152; and Submission 186, Row 170.</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Notes that any plan should maintain the current guidelines of high rise to a maximum of eight - nine storeys in North Parramatta</p> <p>Raises that any plan for North Parramatta should consider community input, cultural, social and heritage features of North Parramatta.</p> <p>Notes that there are over four hundred heritage listed items in North Parramatta of great significance to Parramatta and its development.</p>	
179.	Submitter from Elizabeth Street, Parramatta Submission Number 212	<p>Submitter owns two units in Elizabeth Street which were purchased due to their proximity to Parramatta City Centre and therefore ease to lease to tenants wishing to live nearby the Parramatta CBD.</p> <p>Submitter notes that the area comprising of Elizabeth Street, Steward Street, Betts Street and Victoria Road should be included in the Parramatta CBD Planning Proposal.</p> <p>Notes that this area has numerous benefits including access to Parramatta River, ferry services, road and rail transport, shops, cafes, restaurants, Parramatta CBD Foreshore Reserve, Parramatta Park and Parramatta Stadium</p> <p>Raises that the subject area is already occupied by buildings of home units with some of the sites particularly in Elizabeth Street being large and easy to develop.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8.
180.	Submitter from O'Connell Street, North Parramatta Submission Number 213	<p>Is concerned about the proposed controls for North Parramatta as follows:</p> <p>Sees building heights and FSRs as too generous and therefore, does not support the design excellence controls. Sees that design excellence should be a basic requirement if density is increased.</p>	The submitters objection to the inclusion of North Parramatta within the CBD PP is noted, as are the concerns about heritage, traffic and high-rise development. These issues are addressed above in the Council officer responses to Submission 1, Row 1; Submission 154, Row 149; Submission 157, Row 152; Submission 172, Row 161; and Submission 186, Row 170.

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Believes that HCAs and other existing dwellings will be dwarfed by nearby very tall buildings as well as be overshadowed by them as per the exhibited controls.</p> <p>Sees very tall buildings are of their nature inhuman in scale, and when grouped together result in ground-level wind tunnel effects; no matter how “activated”, unpleasant street level areas will be overshadowed and wind-blown.</p> <p>Anticipates new residents will be looking directly into the apartments of other residents and be discomforted by the reflected glare of sunlight from those towers.</p> <p>Sees it is unrealistic to plan for 14,000 extra dwellings without adequate parking thus does not support the policy to reduce car parking rates.</p> <p>Sees that the proposed controls are too substantial and is of the view that any changes to the controls should be specific to Parramatta north vicinity rather than an extension of the Parramatta CBD.</p>	
181.	Submitter from Harold Street, Parramatta Submission Number 214	<p>Submitter disappointed that 20-24 Harold Street is no longer included in the Parramatta CBD Planning Proposal.</p> <p>Submitter notes that developers have approached Council to re-develop the site, however, the updated Planning Proposal site boundary excludes 20-24 Harold Street from the Planning Proposal.</p> <p>Submitter requests for Council to reinstate the subject property into the Planning Proposal as it was initially listed.</p> <p>Notes that whilst areas of Sorrell Street need to be protected from overdevelopment, the property at</p>	<p>The submitter’s objection to the exclusion of 20-24 Harold Street from the CBD PP is noted as are the other associated issues raised. A Council Officer Response regarding 20-24 Harold Street and the North-East Planning Investigation Area is provided at Submission 48, Row 48.</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>20-24 Harold Street is situated nearby Church Street, where development is occurring.</p> <p>Raises that the existing building at the subject site was built in 1970 and is rundown.</p>	
182.	Submitter from Elizabeth Street, North Parramatta Submission Number 215	<p>Submitter requests the inclusion of Elizabeth Street in the Parramatta CBD Planning Proposal.</p> <p>Notes that the street is within close proximity to Parramatta CBD, is a suitable location for commercial and residential development, has access to road and pedestrian bridges, is within walking distance to bus, rail and ferry services (including the future light rail and metro services), and is within walking distance to Eat Street and local primary / high schools.</p> <p>Notes that the Planning Proposal is inconsistent considering that many high-rise developments will be permitted along Wilde Ave but not Elizabeth Street.</p> <p>Elizabeth Street has similar blocks to Wilde Street, being 3-5 stories and build in or around 1970, with little to no development or improvement over recent years.</p> <p>States that other than All Saints Church, the unit buildings do not hold any heritage value.</p> <p>Notes that developments can be designed to incorporate, protect and preserve heritage values - historic buildings should not be seen as a barrier for development.</p> <p>States that the Exhibition Map delineates Elizabeth Street as being part of the CBD Planning Proposal.</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; Submission 10, Row 10; and Submission 45, Row 45.</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
183.	Submitter from Harold Street, North Parramatta Submission Number 216	<p>Proposes extending the planning proposal boundary to add two adjoining sites at 17 Albert Street and 20 Harold Street which have a double frontage to enable residential uses. Submitter resides in an apartment on one of the blocks.</p> <p>Sees the inclusion will contribute to Council's vision for PLR and the principle of living or working close to the CBD where jobs, education and health facilities, services, community spaces and amenities are concentrated, consistent with the 30-minute city.</p> <p>Notes that a pre-exhibition version of the planning proposal originally included their site, but now excluded their property - there seems little reason for it now to be excluded.</p> <p>As a long-term resident in the area and says older family has roots in Parramatta since turn of 19th Century.</p> <p>Is concerned that having the boundary where currently proposed will <i>make the length of Church Street into North Parramatta look like a movie set with a clear divide</i>.</p> <p>Believes the proposal in this submission will not compromise nearby heritage attributes.</p>	<p>The submitter's objection to the exclusion of 20-24 Harold Street and 17 Albert Street from the CBD PP is noted as are the other associated issues raised. A Council Officer Response regarding 20-24 Harold Street and the North-East Planning Investigation Area is provided at Submission 48, Row 48.</p>
184.	Submitter from Romani Street, North Parramatta Submission Number 217	<p>Objects to the planning proposal's proposed controls as they affect North Parramatta for the following reasons:</p> <p>Notes there are a significant number of heritage items and a heritage conservation area that seek to protect the local heritage. The proposed high towers will undermine this heritage context as they are incompatible with the surrounding heritage fabric.</p> <p>Is of the view the population increase resulting from the proposed heights and FSRs will have a</p>	<p>The issues raised by the submitter in relation to North Paramatta, heritage, building design, parking and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; and Submission 157, Row 152.</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		significant impact on the amenity of the residents that will reside on sites that do not redevelop as the impacts will be on street parking and there will be reduced tree canopy, increased noise from increased traffic and higher number of people on the street. Says the historical uniqueness of North Parramatta should celebrate this aspect, not destroy it with CBD type densities.	
185.	No Address Provided Submission Number 218	<p>Submitter considers that Parramatta's history is being erased with the removal of heritage buildings.</p> <p>Submitter considers the historic character of Parramatta is being dramatically altered and the stories associated with Parramatta are being lost.</p> <p>Submitter requests for the Powerhouse museum to remain in Ultimo and for the new museum to be located within Willow Grove and the Fleet Street heritage buildings.</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 143, Row 138; and Submission 144, Row 139</p> <p>In relation to the Powerhouse Museum, the State Government on 11 February 2021 approved the MAAS development which now retains the St George's Terraces and Willow Grove. Further details regarding the heritage items are addressed in the Council Officer response for Submission 50, Row 50.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
186.	No Address Provided Submission Number 219	<p>Objection to unprecedented building heights that will alter Parramatta's historic and heritage landscape, streetscape and skyline.</p> <p>Rezoning threatens historic vistas and sight lines. With the proposed expansion of the CBD to conservation areas of Sorrell Street and North Parramatta, there is an existential threat to the National Heritage Parramatta Female Factory and Institutions Precinct site. An expanded CBD from 22 hectares to 38 hectares and the proposed increase from a base height of 24 metres to 80 metres in conservation areas, is greatly concerning.</p> <p>It is imperative that Council ensure strengthened protections and heritage sightlines impact assessments are in place to meet a key objective of the Proposal which states: Recognise the importance of Parramatta's heritage and ensure</p>	<p>The issues raised by the submitter in relation to North Parramatta, heritage, the North Parramatta HCA and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; and Submission 157, Row 152.</p> <p>In relation to the Parramatta Female Factory it is advised that this site is not within the Parramatta CBD Planning Proposal boundary, and is also not within the Northern Planning Investigation Area (PIA). It is also considered that there is sufficient distance between the Parramatta Female Factory site and the proposed high rise corridor focused around Church Street under the CBD PP to minimise any potential heritage impacts.</p> <p>The Implementation Plan map in the Parramatta CBD Planning Strategy 2015 identified the Parramatta Female Factory site as within the Parramatta North Urban Renewal Area. Since this time, the land at Parramatta North, which includes the Female Factory Precinct was rezoned by the State Government on 20 November 2015. Following this, the Parramatta North Historic Sites Consolidated Conservation Management Plan (the PNHS CMP) was endorsed by the Heritage</p>

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		new development demonstrates an appropriate relationship to heritage items and conservation areas.	<p>Council of NSW on 7 April 2017 and the precinct-specific DCP for the Parramatta North Urban Transformation (PNUT) Precinct came into effect on 10 August 2017.</p> <p>The Implementation Plan in the Parramatta CBD Planning Strategy (2015) identified an expanded boundary to include parts of the Sorrell Street, North Parramatta and Harris Park West HCAs, with urban design analysis to refine planning controls for these areas along with a heritage study for the whole area.</p> <p>Council officers advise that the 2020 exhibited height controls for the part of the North Parramatta HCA within the CBD PP boundary is 9 metres and for the part of the Harris Park West HCA within the CBD PP boundary is part 6 and part 18 metres, with both reflecting the existing height control in PLEP 2011. The part of the Sorrell Street HCA that was originally within the CBD PP boundary, was removed by Council and also does <i>not</i> form part of the separate piece of work being undertaken for the North-East Planning Investigation Area.</p> <p>There are no changes to heights and FSRs for land within heritage conservation areas.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
187.	Submitter from Mons Street, South Granville Submission Number 220	Submission supports the Parramatta CBD Planning Proposal.	Submission in support of the CBD Planning Proposal is acknowledged.
N/A	Submitter from Stapleton Street, Pendle Hill Submission Number 221 Empty Submission	Submission just included the word 'yes'.	Undiscernible submission.
188.	No Address Provided Submission Number 222	<p>Submitter objects to the Parramatta CBD Planning Proposal.</p> <p>Notes that there are already too many unit blocks in North Parramatta and the area is congested with traffic.</p> <p>Considers that only some benefit from development in North Parramatta.</p>	The issues raised by the submitter in relation to North Parramatta, heritage and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; and Submission 157, Row 152.

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		Submitter raises that the character and community of North Parramatta is slowly being destroyed, and heritage areas are not considered.	
189.	Submitter from Elizabeth Street, Parramatta Submission Number 223	<p>Submission requests the inclusion of Elizabeth Street West in the Parramatta CBD Planning Proposal.</p> <p>Notes that the site is located directly opposite of the planned MAAS Museum.</p> <p>Recommends Council to reconsider their decision, and to include the western side of Elizabeth Street (adjacent to Wilde Ave) into the current Parramatta CBD Planning Proposal.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8.
190.	Submitter from Aubrey Street, (no suburb provided) Submission Number 224	<p>Submitter notes that historic sites should not be destroyed for profit.</p> <p>Submitter raises that as a result of COVID, there are numerous vacant positions where developments can be located.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 143, Row 138; and Submission 144, Row 139.
191.	No Address Provided Submission Number 225	<p>Submitter raises concerns regarding the heights of buildings north of Victoria Road as outlined in the Parramatta CBD Planning Proposal.</p> <p>Submitter requests for Council to suspend Development Application approvals and Spot Rezoning until a comprehensive plan has been undertaken.</p> <p>Submitter notes that Council should maintain the existing guidelines of low rise developments in North Parramatta.</p> <p>Submitter requests for Council to support in preserving the significant heritage, cultural importance and the associated social features of North Parramatta.</p>	The issues raised by the submitter in relation to North Parramatta, heritage and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; and Submission 157, Row 152.

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192.	Submitter from Darcy Road, Wentworthville Submission Number 226	Submitter supports the mission, vision and goals outlined in the Parramatta CBD Planning Proposal.	Submission in support of the CBD Planning Proposal is acknowledged.
193.	Submitter from Darcy Road, Wentworthville Submission Number 227	Submitter supports Council's plan for improving the areas surrounding Westmead Medical Centre and the healthcare services Westmead provides.	Westmead is not part of the CBD Planning Proposal area; however, the support is noted.
194.	Submitter from Immarna Place, Oatlands Submission Number 228	<p>Submitter objects to the Parramatta CBD Planning Proposal, in particular, the proposed increased heights and the impact these developments will have on heritage buildings.</p> <p>Submitter notes that the heritage buildings in Parramatta should not be overwhelmed with development.</p> <p>Submitter acknowledges that high rise developments can be located within the vicinity of heritage buildings with careful planning and design.</p> <p>Proposes a maximum 9 stories for developments in North Parramatta.</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 1, Row 1; Submission 143, Row 138; and Submission 144, Row 139.</p> <p>The issues raised by the submitter in relation to North Parramatta are addressed in the Council Officer response at Submission 140, Row 135.</p>
195.	Submitter from Elizabeth Street, Parramatta Submission Number 229	<p>Request to reconsider the re-zoning of Elizabeth Street to form part of the Parramatta CBD Planning Proposal.</p> <p>Elizabeth Street has great potential for further commercial and residential development.</p> <p>Sees the site is located within close proximity to commercial and government offices, employment opportunities, public transport, shopping centres, cafes and a range of primary and high schools.</p> <p>Submitter notes that the Parramatta CBD Planning Proposal currently includes the corner of Wilde Ave and Victoria Road but excludes Elizabeth Street, which will create an awful and contrasting view of old and new development sites.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 10, Row 10.

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		<p>Raises that the majority of developments along Elizabeth Street were built in 1970, are outdated, rundown and do not hold any heritage value.</p> <p>Notes that whilst All Saints Church should be protected and preserved, the recent development in Parramatta has successfully integrated high rise buildings with heritage buildings.</p>	
196.	No Address Provided Submission Number 230	<p>Sees that the consultation material does not adequately explain key information to local residents and the wider community; specifically, the changes to height (and FSR) are not well understood.</p> <p>Sees that Parramatta Park and surrounds should not be excluded from the CBD PP in terms of providing new controls for the Parramatta CBD.</p> <p>In terms of flood management and risk, the submitter notes that the changes to height and density controls rely on major changes to the way flood management risk is assessed and how evacuation strategies are managed. Notes the supporting report is in draft form, has not been completed and relies on information that is now more than fifteen years old, and needs review, particularly in light of the frequency and duration of large weather events and the impact on the floodplain.</p> <p>Sees that the report should be completed and exhibited prior to any planning decision.</p> <p>Sees that the impact on heritage areas from overshadowing and changes to the streetscape have not been adequately assessed and sees the need for further consultation with these communities.</p>	<p>The CBD PP is supported by Heritage and Urban Design Studies that assessed overshadowing impacts to integrate increased building heights and address Parramatta's rich and unique heritage.</p> <p>The Parramatta CBD Planning Proposal was exhibited in accordance with the conditions outlined in the Gateway Determination, and the Community Engagement Report outlines the robust engagement mechanisms implemented to consult with the community. A Community Summary document and FAQs sheet included a plain English explanation of the changes to the planning controls, and Council officers were available during the exhibition for the community to telephone or email specific questions to assist all stakeholder with understanding all the controls.</p> <p>The inclusion of Parramatta Park and the Park Edge Highly Sensitive Area in the CBD PP is technically necessary to preserve the existing planning controls. The new provision (clause 7.6M) makes it clear that only the existing planning controls currently in place for Parramatta Park and the Park Edge Highly Sensitive Area and certain land on the fringes of the Parramatta City Centre apply to the precinct as indicated in "Area A" on the Special Provisions Area Map and therefore the request to excise this land from the CBD PP is not supported. As described in the Planning Proposal, Council has an existing Conservation Agreement with the Commonwealth and State Governments regarding development in the Parramatta Park and the Park Edge Highly Sensitive Area and for this reason further review of the planning controls for this precinct is not warranted.</p> <p>Council is currently undertaking additional flood modelling of City of Parramatta LGA including the Parramatta CBD that considers the</p>

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			likely impact of climate change due to sea level rises. The outcomes of this modelling will further refine development guidelines and Flood Planning for the Parramatta CBD. Decision Pathway – Issues addressed; no further decisions required.
197.	Submitter from Elizabeth Street, Parramatta Submission Number 231	Objection to exclusion of Elizabeth Street from CBD PP. Notes that the Urbis Study and HAA report make no recommendations for lower building heights. Sees no Heritage grounds to remove Elizabeth Street. Is concerned that the decision to exclude Elizabeth Street was an oversight and grouped with the North Parramatta recommendation. Sees their respective large block of land with an old-aged building needs to be re-developed.	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; and Submission 45, Row 45.
198.	No Address Provided Submission Number 232	Objects to development vision within the CBD PP for the area in the northern part of Parramatta. Sees a need for the heritage and future development of the area to have a detailed plan to realise the impact the high rise will have on adjoining heritage in Sorrell Street. Sees that residents in nearby streets will suffer from the overwhelming high rise in Church Street.	The issues raised by the submitter in relation to North Paramatta, heritage and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; and Submission 157, Row 152.
199.	No Address Provided Submission Number 233 Duplicate Submission Provided	Submitter provided two duplicate submissions. Submitter objects to three site specific planning proposals: <ul style="list-style-type: none"> • 470 Church Street • 23-27 Harold Street • McDonald's Site Corner Church Street Submitter justifies that there will be a significant impact on the heritage buildings and environment	The issues raised by the submitter in relation to the three site specific planning proposals and also North Parramatta, heritage and character are noted and addressed in the Council officer response to Submission 134, Row 129. The submitter's request to hold a public meeting to discuss these separate site-specific proposals are outside of the CBD Planning Proposal process and therefore not supported. Decision Pathway – Issues addressed; no further decisions required.

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		<p>of North Parramatta. Further, the submitter considers that these proposals will contribute to overcrowding in the area which will affect quality of life and will place increased pressure on public infrastructure and services.</p> <p>Submitter notes they have been a resident of North Parramatta since 2007 and works in the vicinity at the Western Sydney Local Health District at Cumberland Hospital East Campus. Therefore, is very familiar with the historical and cultural qualities of the North Parramatta area.</p> <p>Sees the need for preserving the historical character of the area and public spaces for current and future generations.</p> <p>Sees that there is already significant redevelopment of residential towers underway in the CBD delivering thousands of units which will place pressure on open space and community facilities (existing and planned).</p> <p>Requests a public meeting with concerned residents to discuss these proposals.</p> <p>Submitter intends to raise the matter with the State Parliament and relevant Ministers.</p>	
200.	No Address Provided Submission Number 234	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitters are noted and addressed in the Council Officer response at Submission 11, Row 11.
201.	No Address Provided Submission Number 235	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
202.	Submitter from Inkerman Street, Parramatta Submission Number 236	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
203.	Submitter from Boundary Street, Parramatta Submission Number 237	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	

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204.	No Address Provided Submission Number 238	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	
205.	Submitter from Moree Avenue, Westmead Submission Number 239	<p>Objection to development of North Parramatta.</p> <p>Concerned that the increase over the existing FSR will be out of character and lead to shadowing problems for heritage buildings and public spaces.</p> <p>Questions how more than 300 heritage items can possibly be protected or respected in this <i>high-rise onslaught</i>.</p> <p>Is of the view that Council must suspend all DA approvals in the North Parramatta area until a comprehensive plan has been undertaken. The plan should maintain current guidelines of low high rise on Church St, 8-9 stories with consideration of the Heritage areas, cultural and social features, conducted with community input from the start.</p> <p>Requests that Council must stop all spot rezoning and development proposals.</p> <p>Sees that Parramatta's Heritage is Australia's Heritage and must be preserved for the sake of promoting and capitalising on Parramatta's importance in the history of this nation.</p>	The issues raised by the submitter in relation to North Paramatta, heritage and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; and Submission 157, Row 152.
206.	Submitter from North Parramatta Submission Number 240	<p>Submitter is concerned regarding the changes to North Parramatta as proposed in the CBD PP.</p> <p>Submitter is horrified regarding the proposal. Notes they have lived in the area for over 30 years and cannot believe this has been planned with no consultation with the residents of North Parramatta.</p> <p>Submitter is terrified of being overrun with high-rise developments and raises concern regarding how developments will turn the peaceful area of North Parramatta into a monstrosity.</p>	The issues raised by the submitter in relation to North Paramatta, heritage and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; and Submission 157, Row 152.

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		<p>Notes that Parramatta is full of heritage, which should not be wiped out.</p> <p>Considers that it is bad enough to destroy Phillip Street, and requests Council not to destroy North Parramatta.</p>	
207.	Submitter from William Street, North Parramatta Submission Number 241	<p>Submitter raises that the current developments in Parramatta have not considered proper planning and result in loss of privacy, outlook and parking spaces for existing adjoining buildings.</p> <p>Submitter raises concern regarding the development occurring in Parramatta.</p> <p>Submitter requests Council to prepare a detailed urban design plan for North Parramatta (and future projects) to ensure places are designed to have proper regard for heritage, orientation, overshadowing and the public domain.</p> <p>Requests that Council exclude North Parramatta until a comprehensive plan is undertaken.</p> <p>Requests that the future plan for North Parramatta maintains the existing guidelines with consideration for heritage areas, cultural and social features.</p> <p>Submission requests for Council to stop spot rezoning and development proposals.</p> <p>Requests for Council to acknowledge the 400 heritage listed items in the vicinity of Parramatta.</p>	The issues raised by the submitter in relation to North Paramatta, heritage, heritage items and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; Submission 157, Row 152; and Submission 249, Row 209.
208.	Submitter from Castle Hill Submission Number 246	<p>Submitter objects to the demolition of heritage buildings in Parramatta, North Parramatta and the surrounding area.</p> <p>Submitter objects to the proposed increased building heights outlined in the Parramatta CBD Planning Proposal.</p>	The issues raised by the submitter in relation to North Paramatta, heritage and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; and Submission 157, Row 152.

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		Notes that Parramatta contains numerous heritage buildings that need to be protected for current and future generations.	
209.	Submitter from Bellevue Street, North Parramatta Submission Number 249	<p>Submitter objects to the proposal to extend Parramatta CBD across Victoria Road and Parramatta River into North Parramatta.</p> <p>Objects to the proposed controls for North Parramatta as there are many recognised heritage items and conservation areas within the North Parramatta area, sees that any development realised by the proposed controls will have a detrimental effect by <i>dwarfing and diminishing these into insignificance</i>.</p> <p>Submitter is concerned regarding the progression of the two residential towers at the McDonalds site opposite Prince Alfred Park, a 26-storey residential tower at 470 Church Street and at least two towers at 23-27 Harold Street.</p> <p>Submitter raises concern regarding the proposed FSR increase (incentive), equating to an increase from 0.8:1 to 6:1 – an increase <i>by a factor of 7.5</i>.</p> <p>Submitter is of the view that any development realised via the proposed controls in the exhibited planning proposal or nearby spot rezonings benefits developers and are not in the public interest because they do not protect the heritage nature of North Parramatta for future generations.</p> <p>Submitter is concerned at the potential increased traffic load that new development under the proposed scheme will bring placing <i>extra stress on our already congested roads and crowded public transport</i>.</p> <p>Requests that an appropriate planning process be undertaken for the North Parramatta area that more deeply assesses the impacts on heritage so</p>	<p>The issues raised by the submitter in relation to North Paramatta, heritage, traffic and the other associated issues are noted and addressed in the Council officer response to Submission 1, Row 1; Submission 154, Row 149; Submission 157, Row 152; and Submission 172, Row 161.</p> <p>In relation to the SSPPs identified by the submitter, Division 3.4 of the Environmental Planning and Assessment Act 1979 facilitates a process for planning controls to be amended including by landowners or a third party on behalf of a landowner through the lodgement of a site-specific planning proposal (SSPP). Council officers acknowledge the concerns raised by the submitter however, however, it is important to highlight these SSPPs, have already been assessed against the principles that underpin this CBD PP and found to be consistent. However, the processing of the SSPP is a separate process outside of the CBD Planning Proposal process.</p> <p>In relation to the increase in incentive FSR identified by the submitter, for the land parcels north of the River within the CBD PP boundary with an existing FSR of 0.5:1 or 0.6:1, no change is proposed. For the remainder of the sites in this same area, the existing FSRs under PLEP 2011 range from 2:1 to 6:1 are proposed to be increased to 6:1 (with one exception at Lamont Street, which is proposed to go to 5.2:1) as per the exhibited CBD PP and consistent with the recommendations from the Heritage Study of Interface Areas (2017), Council decision in November 2019 and the Gateway determination issued by DPIE in December 2018 and Alteration to the Gateway determination issued in July 2020.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

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		<p><i>that proper consideration be given regarding the negative impact these proposed developments will have on the general amenity of the area and specifically, the numerous heritage items.</i></p> <p>Submitter additionally requests that Council suspends all DA approvals and spot rezonings / planning proposals in the North Parramatta area until a comprehensive plan has been determined.</p> <p>Also requests there is no change to the existing planning controls (ie. that Council retains the current controls) but <i>with consideration of the heritage areas, cultural and social features - this to be conducted with community input from the beginning.</i></p>	
210.	Submitter from Sorrell Street, Parramatta Submission Number 251	<p>Submitter objects to the Parramatta CBD Planning Proposal and has great concern regarding the many changes that have occurred in North Parramatta.</p> <p>Objection to the extension of the boundary of the Parramatta Central Business District (CBD) across the river into North Parramatta.</p> <p>It is unacceptable that Church Street (in this part) becoming an extension to a high-density, high-rise CBD corridor with future buildings on both sides rising as high as 31 storeys.</p> <p>Notes that the example of the buildings being developed in North Parramatta, fail the criteria of being designed to be compatible and of merit regarding the local heritage facilities.</p> <p>Is concerned with the lack of valuing quality urban design, local heritage and a sensible public domain strategy is exemplified by the progression of current DA applications for 23-27 Harold Street and 470 Church Street, being spot rezonings against the current standards but progressed in</p>	<p>The issues raised by the submitter in relation to North Paramatta, heritage, and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; and Submission 157, Row 152</p> <p>The issues raised by the submitter in relation to acknowledgement of heritage items, SSPPs and increase in FSRs are noted and addressed in the Council officer response to Submission 241, Row 207; and Submission 249, Row 209.</p> <p>In relation to infrastructure, the Council Officer response to Submission 1, Row 1 addresses this issue raised by the submitter.</p>

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		<p>anticipation of the changes enunciated within the CBD PP being approved.</p> <p>Sees the CBD PP does not provide for any new local public open spaces or community facilities within the proposed high-density rezoning area north of the river or adjacent.</p> <p>Sees the CBD PP does not consider North Parramatta as a place-specific area whereas it has been identified as an important area through its heritage listings of over 300 items ranging from local to national classification.</p> <p>Notes that Council papers refer to the FSR in Parramatta north being increased up to 6:1 and sees this as <i>a very large increase without the provision of new infrastructure and community benefits such as additional parking, school facilities or play areas.</i></p> <p>Recommends that Parramatta north area needs a comprehensive review that would reinforce the area as the heritage and cultural gateway to Parramatta. In the interim all development applications are to be suspended (including Church St, Harold St and the McDonald's site).</p> <p>The future vision for the Parramatta CBD and surrounding localities could be more vibrant, dynamic, and complex rather than a simplistic strategy offered at the present time in the CBD PP which fails to consider all the various attributes in the area.</p>	
211.	Submitter from Elizabeth Street, Parramatta Submission Number 257	<p>Submitter objects to the Parramatta CBD Planning Proposal and considers that Elizabeth Street and the proposed FSR of 6:1 should never have been removed from the Planning Proposal.</p> <p>Sees that the planning proposal map <i>clearly identifies Elizabeth Street as part of Parramatta</i></p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; Submission 10, Row 10; and Submission 45, Row 45.

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		<p><i>CBD</i>, and is separated from the unique areas of North and South Parramatta as Elizabeth Street is located on the CBD side of Victoria Road</p> <p>Notes that the areas of inconsistencies in the Parramatta CBD Planning Proposal could potentially limit Parramatta's ability and agility to adapt, implement and execute the forward-looking strategy and the delivery of outcomes to the community.</p> <p>Submitter requests for Council to consider the Parramatta CBD Planning Proposal to include Elizabeth Street (South of Victoria Road).</p> <p>Suggests it was an incorrect decision to "lump in" Elizabeth Street with North Parramatta and apply the same zoning restrictions</p> <p>Notes the inconsistency of decision making, with the Parramatta CBD Planning Proposal allowing 80m developments on the corner Wilde Ave and Victoria Road (west of All Saints Church) and precluding the same development for Elizabeth Street Parramatta, although both areas are north of Parramatta River</p> <p>Notes there is a flawed argument that Elizabeth Street holds heritage value therefore restricting development (with the exception of All Saints Church).</p> <p>Elizabeth Street is an optimal area for further commercial and residential development.</p> <p>Acknowledges that City of Parramatta Council have worked well to protect the historic and heritage buildings within Parramatta CBD, however, the submitter is perplexed as to how All Saints Church influences the zoning of Elizabeth Street.</p>	

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		<p>Questions why historic buildings cannot be situated nearby high rise buildings in Elizabeth Street, similar to areas in Parramatta CBD.</p> <p>Sees Elizabeth Street is within close proximity to rail, bus and ferry services, cafes, restaurants, primary and high schools, and also light rail services.</p> <p>Sees the unit blocks situated in Elizabeth Street were built in 1970 and hold no heritage value.</p>	
212.	Submitter from Parramatta Submission Number 259	<p>Submitter objects to the Parramatta CBD Planning Proposal.</p> <p>The Parramatta north area which includes the Heritage Conservation Areas 1 block east and west of Church St, north of the river between Victoria Rd and the junction with Pennant Hills Rd currently bares no features of a CBD.</p> <p>Considers Parramatta CBD PP to have a range of consequences, intended and unintended, that are physical, cultural, economic and environmental.</p> <p>Considers the CBD PP to be an imposed set of boundaries when the current CBD south of the river is still being developed with the capacity to absorb the population increase over time.</p> <p>Sees that people who live in local heritage listed properties and neighbourhoods in the conservation areas of North Parramatta and Parramatta within 1-2 blocks of the proposed excessive building height controls along Church St will be adversely affected by the extension of the CBD, including buildings as tall as 80 metres.</p> <p>Submitter considers that nothing in the current proposals resoundingly protects the surrounding neighbourhoods or has regard for the loss of light through the day, the destruction of views/vistas, loss of privacy, the risks of the low rise</p>	<p>The issues raised by the submitter in relation to North Paramatta, heritage, COVID-19, population increase and the other associated issues are noted and addressed in the Council officer response to Submission 1, Row 1; Submission 154, Row 149; Submission 157, Row 152; and Submission 197, Row 176.</p> <p>The issue raised by the submitter in relation to bonus FSR for higher BASIX standards reflects the requirements of State Environmental Planning Policy BASIX. For residential development, Council cannot mandate higher BASIX standards, however it can incentivise this on a voluntary basis via bonus FSR.</p> <p>Council's Clause 7.6A High performing buildings sets out the requirements to incentivise developments that provide for higher BASIX standards, with this approach informed by the Kinesis Sustainability and Infrastructure Study (2015), and the High Performing Buildings Study (2017). These studies found that the level of BASIX achievable depends on building heights and that the cost of achieving higher BASIX scores increases with floorspace; and analysed the feasibility of a policy which linked high performance building standards to a 5% FSR floor space bonus. DPIE has endorsed Council's approach to encourage higher BASIX standards through the application of Clause 7.6A.</p> <p>The issue raised by the submitter in relation to the minimum 2 hours of sunlight access is addressed in the Council Officer response at Submission 113, Row 108.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

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		<p>conservation areas being captured in between this and another high rise strip in future developments along O'Connell St or ensures accommodating height transitions in a way that can/will be truly implemented.</p> <p>Would prefer if the planned regulations appear to be designed to over time to isolate individual heritage listed properties/blocks potentially making them 'orphaned' from their environment and to quieten objections.</p> <p>Sees that high density will reduce solar access. <i>Says two hours of sunlight per day out of 10 hours of daylight in winter is a clear sign of no respect.</i></p> <p><i>Says enabling a strip of tall buildings on the northern stretch of Church Street, will affect people who live and work in the areas regardless of its heritage status and it will destroy vistas and the total amount of blue sky is at stake.</i></p> <p>The impact of the proposed densities and heights in the PP will result in a <i>deep windy gully along the Church Street</i> with no direct light for long periods.</p> <p>Sees that the CBD PP which looks to <i>award developers/builders higher FSR and building height but only for a marginal 'greening' of a building gauged by water or sewerage reticulation seems a perverse incentive.</i> Submitter considers that these should not be the norm.</p> <p>Sees that high density development is not automatically beautiful and is of the view that no examples within Parramatta so far are genuinely innovative or exciting.</p> <p><i>Questions why lose the opportunity to enhance the whole of the northern side of river in Parramatta and keep its amenable human-scale features in control plans?</i></p>	

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Sees there is a growing disregard for local heritage, including <i>the intertwined aboriginal cultural heritage, sidelined by dense development is gradually being outstripped by proliferating acknowledgement of the value of heritage.</i></p> <p>Considers that the rate of population increase, as projected, will not occur due to a range of factors, including years of stagnant wage growth, rapid increases in vacancy rates, thousands of empty units and officers, continuing instability and recurring waves of COVID 19, continued closure of businesses along the light rail track and lack of international travel.</p> <p>Considers the notion that the plans are justified because of job creation to be a circular (and flawed) argument. Acknowledges that COVID 19 has altered the employment landscape indefinitely.</p>	
213.	Submitter from Elizabeth Street, Parramatta Submission Number 262	<p>Requests the inclusion of Elizabeth Street in the Parramatta CBD Planning Proposal, including 9 signatures of residents from the 7-11 Elizabeth Street unit complex.</p> <p>Questions why Council allowed CBD zoning at the corner of Wilde Avenue Parramatta and Victoria Road (area west of the All Saints Church that allows 80m high rise) and precluded the same type of development for Elizabeth Street, Parramatta (located on the south side of Victoria Road).</p> <p>Questions that apart from the All Saints Church, what historic value does Council believe that Elizabeth Street, Parramatta (south of Victoria Road) holds that prevents it being rezoned to CBD? What are the buildings that Council believe are of heritage value?</p> <p>Note: this submission constitutes a petition of sorts as it contains some 9 signatures to it.</p>	<p>The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; Submission 10, Row 10; and Submission 45, Row 45.</p> <p>Notes:</p> <ul style="list-style-type: none"> The property is formally known as 11 Elizabeth Street and comprises a total of 38 apartments. Of the 9 signatures to this petition, three of these belong to individuals that have also lodged their own individual submission on the CBD PP.

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
214.	Submitter from Parramatta Submission Number 268	<p>Council should consider including all the properties bounded by east of Church St and west of Sorrell Street to form part of the CBD Planning Proposal as it makes no sense to increase height only along Church Street, it should transition down to Sorrell Street.</p> <p>These additional densities will support the success of the light rail.</p>	The submitter's objection to the exclusion of all the properties bounded by east of Church St and west of Sorrell Street from the CBD PP are noted and a Council Officer Response is provided at Submission 48, Row 48.
215.	Submitter from Tennyson Street, Parramatta Submission Number 272	<p>Submitter objects to the inclusion of North Parramatta in the Parramatta CBD Planning Proposal, as there are over 300 heritage items directly north of Parramatta River.</p> <p>Submitter considers that high-rise developments should not be in the vicinity of heritage items.</p> <p>Submitter considers that Parramatta CBD is already overdeveloped and does not have the infrastructure to support existing development.</p> <p>Acknowledges Church Street, North Parramatta as the heritage gateway to Parramatta, however, high-rise towers will negatively impact the appearance of heritage sites.</p> <p>Notes that current development controls need to be maintained and community input needs to be considered when developing a new plan for North Parramatta.</p> <p>Submitter questions why Council is increasing population and density following the impacts on COVID including reduced immigration.</p>	The issues raised by the submitter in relation to North Parramatta, heritage, COVID-19, population increase and the other associated issues are noted and addressed in the Council officer response to Submission 1, Row 1; Submission 154, Row 149; Submission 157, Row 152; and Submission 197, Row 176.
216.	Submitter from Pengilly Street, Riverview Submission Number 273	<p>Objection to the exclusion of 'Elizabeth Street' (south of Victoria Road) and argues that the area is unique when compared to other deferred areas (North Parramatta and South Parramatta).</p> <p>The inconsistency of decision making that allows CBD zoning at the corner of Wilde Avenue</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; Submission 10, Row 10; and Submission 45, Row 45.

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Parramatta and Victoria Road (area west of the All Saints Church that allows 80m high-rise) and precluding the same type of development for Elizabeth St Parramatta (south of Victoria Road). Both areas are north of the Parramatta river.</p> <p>The flawed argument that somehow Elizabeth Street Parramatta holds heritage value (apart from Church Street) therefore restricting any CBD development.</p> <p>The City of Parramatta Council has worked well to protect the historic and heritage buildings within the city - but concerned that the All Saints Church (corner Elizabeth Street and Victoria Road) may somehow place the brakes on the correct zoning of buildings in Elizabeth Street (south of Victoria Road).</p>	
217.	Submitter from Elizabeth Street, Parramatta Submission Number 275	<p>Objection to the exclusion of Elizabeth Street as part of the CBD PP.</p> <p>Submitter <i>strongly disagrees</i> with the proposed exclusion of 17-25 Elizabeth Street Parramatta as part of its future CBD development plans.</p> <p>Support for maintaining and nurturing the heritage elements of the area, including buildings such as the All Saint's Church property.</p> <p>Supportive of the recommendations by the CBD Heritage Study of Interface Areas (21 June 2017) by Hector Abrahams Architects, which was to maintain the heritage and visual aspects of the Church area, nor impose any overshadowing on it.</p> <p>17-25 Elizabeth Street is on the South side of the Church grounds, and at least 80m apart, plays no visual interference, impedance nor overshadowing if there was to be any development on the block of 17-25 Elizabeth Street. In contrast to this are the tall buildings bounded by Wilde Avenue, Sorrell</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; Submission 10, Row 10; and Submission 45, Row 45.

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		Street and Victoria Road that are closer to the church grounds.	
218.	Submitter from Elizabeth Street, Parramatta Submission Number 277	<p>Submitter requests for the inclusion of Elizabeth Street west in the current Parramatta CBD Planning Proposal.</p> <p>Submitter raises that all heritage studies undertaken for the Planning Proposal did not list Elizabeth Street as a heritage site.</p> <p>Submitter considers the exclusion of Elizabeth Street from the Planning Proposal to be unfair and was not in the interest of Parramatta becoming the next CBD.</p> <p>States that Elizabeth Street needs to be reinstated in the Planning Proposal as the buildings north of Parramatta River are over 50 years old and need to be urgently replaced with modern and environmentally friendly buildings.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8; Submission 10, Row 10; and Submission 45, Row 45.
219.	Submitter from Elizabeth Street, Parramatta Submission Number 278	<p>Submitter objects to the Parramatta CBD Planning Proposal without the inclusion of Elizabeth Street, Parramatta and considers the exclusion of Elizabeth Street to be unfair.</p> <p>Submitter requests for Council to consider the development of both sides of Parramatta River equally.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 8, Row 8.
220.	Submitter from Sorrell Street and Gladstone Street, Parramatta Submission Number 279	Submitter is concerned regarding the increased floor space ratios proposed for North Parramatta. Acknowledges the importance of increasing densities along rail corridors, however, considers	The issues raised by the submitter in relation to North Paramatta, heritage, COVID-19, population increase and the other associated issues are noted and addressed in the Council officer response to

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>that the proposed heights for North Parramatta are significant, particularly regarding the impact of proposed increased building heights on the existing heritage precinct.</p> <p>Submitter considers that developments resulting from the Parramatta CBD Planning Proposal will set a precedent in North Parramatta and will become the benchmark for the corridor.</p> <p>Submitter supports the North Parramatta Residents Action Group and requests for a proper plan of management for North Parramatta.</p> <p>Submitter acknowledges that the previous development of unit blocks in the area was limited, however, the proposed high-density corridor will directly counter existing protection.</p> <p>Notes that whilst heritage and development can exist, it needs to be managed properly.</p>	<p>Submission 1, Row 1; Submission 154, Row 149; Submission 157, Row 152; Submission 197, Row 176; and Submission 249, Row 209.</p>
221.	<p>Submitter from Bellevue Street, Parramatta Submission Number 280</p>	<p>Submitter objects to the Parramatta CBD Planning Proposal and the inclusion of North Parramatta in the Planning Proposal.</p> <p>Submitter notes the lack of communication from Council regarding the exhibition of the Parramatta CBD Planning Proposal. The resident was notified through the North Parramatta Resident Action Group.</p> <p>Objects to the inclusion of North Parramatta as there is no detailed urban design plan for North Parramatta, the proposed building heights are out of character with the North Parramatta area (including 400 heritage listed buildings), the proposed building heights will result in overshadowing of smaller buildings and open spaces, additional density will result in increased traffic and will place significant demand on existing infrastructure, property values of existing units will</p>	<p>The issues raised by the submitter in relation to North Parramatta, heritage, population increase and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; Submission 157, Row 152; and Submission 197, Row 176.</p> <p>The Parramatta CBD Planning Proposal was exhibited in accordance with the conditions outlined in the Gateway Determination. The Community Engagement Report outlines the robust engagement mechanisms implemented to effectively consult with the community, including a mailout to 32,300 residents.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		devalue existing units, current high-rise buildings in Parramatta lack design quality and are highly reflective at different times throughout the day.	
222.	Submitter from Elizabeth Street, Parramatta Submission Number 282	<p>The submitter requests for the inclusion of Apartment 30, 17-25 Elizabeth Street into the Parramatta CBD Planning Proposal.</p> <p>Submitter notes that the property at 17-25 Elizabeth Street is over 50 years old.</p> <p>Considers that the proposed low-rise developments do not represent the potential land value of the property.</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 10, Row 10.
223.	Submitter from Inkerman Street, Parramatta Submission Number 285	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 11, Row 11.
224.	Submitter from North Parramatta Submission Number 287	<p>The submitter expresses concern for several high-rise buildings planned for the North Parramatta Area following the rezoning of Parramatta CBD as proposed in the CBD PP.</p> <p>The submitter objects to development in the North Parramatta area, considering the proposed development to be an eye sore that will ruin the character of the area with excessive traffic and people.</p> <p>Increased development will result in parking and traffic issues, noise impacts and the loss of heritage, parks, and recreation.</p> <p>Submitter considers there to be a lack of infrastructure in the North Parramatta area to support future development.</p>	<p>The issues raised by the submitter in relation to North Paramatta, heritage, traffic, infrastructure and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; Submission 157, Row 152; and Submission 197, Row 176.</p> <p>In relation to infrastructure and traffic, the Council Officer response to Submission 1, Row 1 and Submission 172, Row 161 addresses these issues raised by the submitter.</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Submitter questions the general development plans for North Parramatta.</p> <p>Submitter provides an enquiry regarding what proper diligence (and planning) is being followed regarding heights (and supporting planning controls), that will subsequently ruin the neighbourhood of North Parramatta in general?</p> <p>Considers corporate greed is making it difficult to live in North Parramatta.</p>	
225.	Submitter from Fennell Street, North Parramatta Submission Number 289	<p>Objection to development of North Parramatta.</p> <p>Suspend DA approvals in the North Parramatta area until a comprehensive plan has been developed and consulted and accepted by the community.</p> <p>Maintain the current guidelines (of low high rise on Church Street) with high regard and consideration of the heritage areas, cultural and social features.</p> <p>Communicate with the community, not just the developers.</p> <p>Stop all rezoning and development proposals for the area.</p> <p>Improvements are needed in the area including the quality of footpaths, hide the electric cables, line the streets with trees, encourage small business and sports, improve the traffic system.</p> <p>There are over 400 listed heritage items in this area, save this area which is of importance not only locally but nationally.</p>	<p>The issues raised by the submitter in relation to North Paramatta and heritage and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; Submission 157, Row 152; and Submission 197, Row 176.</p> <p>In relation to infrastructure and traffic and consultation, the Council Officer response to Submission 1, Row 1; Submission 172, Row 161; and Submission 296, Row 231 addresses these issues raised by the submitter.</p>
226.	Submitter from North Parramatta Submission Number 290	<p>Objects to the proposed density in the northern part of the Parramatta CBD.</p> <p>Is disappointed in plans of the 26-storey tower at Church Street, the 25-storey apartment building on</p>	<p>The issues raised by the submitter in relation to North Paramatta, heritage, car parking, infrastructure and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; Submission 157, Row 152; and Submission 197, Row 176.</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		<p>Harold Street and the 30 storey building on the corner of Church Street.</p> <p>Is of the view there are no more parks and spots for families to enjoy, another city full of cars parked, more units and completely congested.</p>	In relation to the developments identified by the submitter, the Council Officer response to Submission 3, Row 3 and Submission 249, Row 209 addresses these issues raised.
227.	Submitter from Dixon Street, Parramatta Submission Number 291	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 11, Row 11.
228.	Submitter from North Parramatta Submission Number 293	<p>Has concerns and objects to the planned development of North Parramatta.</p> <p>Has concerns with proposed rezoning of land to the Fleet Street Heritage Precinct of North Parramatta.</p> <p>Strongly opposes the proposal of high-rise commercial and residential unit buildings north of Parramatta River.</p> <p>Considered the research from the 'Culture and Our City - 2017 to 2022'. Covers a desire to retain heritage, display it, promote it and enjoy it, and the research says the people of Parramatta (not the developers) are asking for their heritage to be saved – not destroyed.</p> <p>Requests that the Council and the NSW Government treat this area (North of the River) <i>with the great reverence that it deserves</i>. Including the repurpose of the sandstone buildings, restoring the landscaping and the plantings.</p> <p>Is of the view the Light Rail will allow visitors to enjoy this historic space without towers.</p>	<p>The issues raised by the submitter in relation to North Paramatta, heritage, infrastructure and the other associated issues are noted and addressed in the Council officer response to Submission 154, Row 149; Submission 157, Row 152; Submission 197, Row 176; and Submission 296, Row 231.</p> <p>The land referred to be the submitter as the Fleet Street Heritage Precinct of North Parramatta is not located within the CBD PP boundary. It is considered that there is sufficient distance between the Fleet Street Heritage Precinct and the proposed high rise corridor focused around Church Street under the CBD PP to minimise any potential heritage impacts.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
229.	Submitter from Victoria Street, Tunbridge Submission Number 294	<p>Sees that Parramatta has almost <i>lost its chance to become a great and beautiful historic city</i>.</p> <p>Sees that enabling proposals to erect buildings as high as 80 metres or 211 metres will be highly detrimental to the Heritage Conservation Area</p>	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 296, Row 231

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		north of Ross Street. Apart from the reduction in light and sunshine, the unattractive visual impact and the traffic pressure will be highly detrimental. Is of the view that heritage precincts should be protected from such impacts. If not, future generations <i>will look back on this era with anger and sorrow.</i>	
230.	Submitter from Lansdowne Street, Parramatta Submission Number 295	West Auto Alley Pro-forma - issues with exclusion of the West Auto Alley Area Precinct	The issues raised by the submitter are noted and addressed in the Council Officer response at Submission 11, Row 11.
231.	Submitter from North Parramatta Submission Number 296	<p>Has concerns and objects to the planned development of North Parramatta.</p> <p>Notes this is heritage-listed area and high-rise developments would not be in keeping with the surroundings. Sorrell and Villiers Street properties are heritage listed and high-rise buildings would detract from their appearance if they are built in the neighbouring streets.</p> <p>Says the change of zoning and the postcode were merged into 2150 without consultation by property owners resulting <i>in devaluing of properties.</i></p> <p>Notes Epping as a bad example of a high rise location where there is inadequate planning for getting traffic in and out of Epping.</p> <p>States that not everyone would like to live in a high-rise tower, and some people want to live in low-rise close <i>to a great city like Parramatta.</i></p> <p>Raises concerns around high density development and the lack of parks creating ghettos.</p> <p>Requests that the full consequences on the area be considered and that 25-storey towers not occur in Parramatta north vicinity because there are</p>	<p>Objective 9 of the CBD PP is to protect and manage the heritage values of Parramatta's local, State, national and world significant European and Aboriginal heritage items, conservation areas, heritage interface areas, places and views. The draft amendments to the planning controls for the CBD PP were informed by heritage studies and included a statement about the consistency with Ministerial Direction 9.1 – 2.3 Heritage and Conservation.</p> <p>The issue raised in relation to the change to the postcode is beyond the scope of the CBD PP. In relation to the issue about rezoning without consultation, it is advised that the purpose of the public exhibition of the proposed amendments to the planning controls for the Parramatta CBD is to seek feedback from the community before reporting the results from the consultation to Council for their consideration as part of the broader consideration of the draft planning controls. The planning controls remain a draft until they are finalised by the State Government following any endorsement by Council to request the Department do this.</p> <p>The specific issues raised in relation to high rise towers and traffic in Epping are beyond the scope of the CBD PP. Notwithstanding this, a central part of the work reviewing the planning controls for the Parramatta CBD has included traffic and transport studies. This Planning Proposal adopts the approach put forward by Council's Strategic Transport Study (2017) that encourages sustainable transport policies by reducing parking rates and supporting increased use of public transport, walking and cycling to reduce adverse transport impacts associated with increased development. Council is</p>

Row No.	Submitter Address Submission Number	Summary of Submission	Council Officer Response
		already high-rise areas and these should be more limited than those in the CBD core.	<p>preparing a mesoscopic model and Integrated Transport Plan (ITP) which will help to refine these parking rates as a part of separate planning proposal process. The ITP will be placed in public exhibition in the coming months following endorsement by Council on 26 April 2021 for public exhibition and the community will be invited to review the documentation and provide comments. Council officers believe the reduced car parking rates are an acceptable outcome given the urban environment and Central River City status of the Parramatta CBD.</p> <p>In relation to the issue about housing choice, high-rise and the benefits of living close to a major centre, the CBD PP encourages housing choice through increased density controls and a resulting increased supply. Due to its location within an existing urban environment it makes efficient use of existing infrastructure and therefore reduces the consumption of land on the urban fringe of Sydney. The increased opportunities for mixed use residential development in the Parramatta CBD is consistent with the direction in the Central City District Plan to connect residents within 30 minutes to jobs, education and health facilities, services and recreation.</p> <p>Draft amendments to the Parramatta Development Control Plan 2011 that aim to support the objectives of the CBD PP and new LEP controls are also being prepared together with further work to provide for community infrastructure in a new Development Contributions Plan following a review of the Infrastructure Funding Framework for the Parramatta CBD. The community will be invited later this year to provide feedback on the future DCP amendments and Development Contributions Plan.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
232.	Submitter from Ross Street, Parramatta Submission Number 297	<p>Requests that the planning controls enable more height for the land adjacent to and including No. 65 Ross Street, North Paramatta to accommodate 5 or 6 storey units or mixed use dwellings.</p> <p>Old-aged building in need of repair and redevelopment, subject to increased planning controls.</p>	<p>The land referred to by the submitter is not located with the CBD PP boundary and is not within a PIA. The matter is beyond the scope of the CBD PP.</p> <p>Decision Pathway – 2: Not supported.</p>

APPENDIX C – INSTITUTIONS, ORGANISATIONS AND INTEREST GROUP SUBMISSIONS

This document summarises the submissions received from **Institutions, Organisations and Interest Groups** during the exhibition of the CBD PP. A total of **12** submissions were received in this category and they are summarised below with each having a corresponding Council Officer response.

On 15 June 2021, Council endorsed the Planning Proposal with changes affecting the outcomes for the Roxy Theatre site and the Phillip Street Block including the site at 60 Phillip Street. An explanatory note is provided in the submission summaries below affected by Council's resolution. Submitters should rely on the endorsed position that retains the exhibited draft controls for both the Roxy Theatre and the Phillip Street Block. For a copy of the relevant parts of the Council Resolution, please refer to section 4.6 of the Community Engagement Report.

No.	Respondent / submission number	Summary of submission	Council Officers' response
1.	Western Sydney Regional Organisation of Councils (Submission No.72)	<p>Supports the Parramatta CBD Planning Proposal.</p> <p>Acknowledges Parramatta's contribution to the local jobs challenge as Western Sydney continues to grow.</p> <p>Describes that the City of Parramatta is seen as a leader in the local government sector by aspiring to achieve improved sustainability outcomes through planning, that benefits not only Parramatta but the Western Sydney region.</p> <p>Specifically supports the following:</p> <ul style="list-style-type: none"> - the High Performing Building (HPB) clause (clause 7.6A) that ensures development performs above minimum standards for energy and water efficiency for commercial and residential development. - the approach taken by Council to include targets that improve with technology and the market over time, utilizing industry accepted performance ratings databases. - the clear and measured investigations that demonstrate the need for stronger energy and water sustainability targets. <p>Councils should be able to apply higher BASIX standards without having to give an incentive (i.e. floor space bonus).</p>	<p>Submitters supportive comments are noted.</p> <p>Council officers also support WSROC's suggestion, however BASIX in its current form in 2021, applies standard compliance targets for apartments that Councils cannot mandate be increased. This is why compliance with this provision is optional and uses bonus FSR to incentivise take-up of these controls.</p> <p>Councils Clause 7.6A <i>High performing buildings</i> sets out the requirements to incentivise developments that provide for higher BASIX standards.</p> <p>Council's approach to apply a HPB bonus to incentivise higher BASIX standards has been informed by the Sustainability and Infrastructure Study (2015), and the High Performing Buildings Study (2017). The studies found that the level of BASIX achievable depends on building heights and that the cost of achieving higher BASIX scores increase with floorspace.</p> <ul style="list-style-type: none"> - The High Performance Building Study (26 February 2016) analysed the feasibility of a policy which linked high performance building standards to a 0.5 FSR floor space bonus. - The State Environmental Planning Policy BASIX allows for incentives for the adoption of measures beyond those required by BASIX. - DPIE has endorsed Council's approach to encourage higher BASIX standards through the application of Clause 7.6A. <p>Decision Pathway – Issues addressed; no further decisions required.</p>

No.	Respondent / submission number	Summary of submission	Council Officers' response
2.	The Salvation Army (Submission No.164)	<p>The submission provides supporting comments and acknowledges the work Council has undertaken to date and considers that this planning will create the framework for the growth and health of the community, with investment in infrastructure, housing, creation of jobs and community services.</p> <p>Identifies that the Salvation Army owns a property at 426 Church Street, North Parramatta.</p> <p>Supports the planning proposal objectives, intended outcomes and controls.</p>	Supporting comments on the Planning Proposal and it's intended outcomes are noted.
		<p>Considers the implementation of community infrastructure to support the community will be key to the success of the proposal.</p> <p>Highlights that it is critical that a broad definition and analysis is undertaken to resolve the community infrastructure that is both wanted but also needed.</p> <p>Requests that the future Development Guideline reflect the community infrastructure needed by the community and offers to assist and collaborate with Council with drafting of the Guideline (DCP) and the CBD Community Infrastructure Plan.</p>	<p>Objective 4 of the CBD PP is to facilitate the provision of community infrastructure to service the growing city. Draft <i>Clause 7.6H Community Infrastructure</i> includes a broad definition of community infrastructure and describes the types of community infrastructure needed within the CBD. This includes development for the purposes of community facilities, information and education facilities, recreation areas and other facilities that support the growth of the CBD.</p> <p>Council is currently preparing a draft CBD Contributions Plan to deliver community infrastructure and welcomes any additional feedback during the exhibition period for that document.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
3.	Outdoor Media Association 13/10/2020 and 30/10/2020 (Submission No.166)	<p>Submission 1</p> <p>Outlines the benefits of 'Out of Home' (OOH) advertising as one of the most trusted channels to broadcast government and community awareness messages, including road safety, public health and community service campaigns.</p> <p>Concerned that under the existing PLEP, signage is not allowed anywhere in the Local Government Area, specifically, 'Out of Home' (OOH) advertising.</p> <p>Acknowledges that Council wishes to ensure that Parramatta remains without visual clutter and advises that visual clutter can be managed through the approval process.</p> <p>Requests that Council consider allowing signage 'out of home' advertising in the CBD in appropriate land use zones. OMA</p>	<p>The benefits provided by the submitter have been noted.</p> <p>The planning proposal does not introduce any changes to the existing provisions Parramatta LEP and the Parramatta DCP that enable some form of signage. Consideration of the permissibility of signage is beyond the scope of this planning proposal.</p> <p>Under the Parramatta LEP 2011, 'Signage' is explicitly prohibited in a B3, B4, RE1, SP1 and SP2 Zone however, there is a clear distinction between signage for advertising and signage for business and building identification. All advertising structures are managed through the DA approval process and are informed by the DCP.</p> <p>Under the Parramatta LEP 2011, the following is permissible:</p>

No.	Respondent / submission number	Summary of submission	Council Officers' response
		<p>have recommended that signage should be allowed in the following zones; B3, B4, RE1 and SP1 and SP2.</p>	<ul style="list-style-type: none"> - B3 zones – <i>permitted with consent building identification signs, business identification signs.</i> - B4 zones – <i>permitted with consent building identification signs, business identification signs.</i> <p>Section 5.5 Signage in the Parramatta DCP provides development guidelines on signage that allow for advertisements and advertising structures where permissible. The DCP also identifies types of advertising and signs that are discouraged to protect the visual quality of the City. This includes general advertising signs that do not relate to a use.</p> <p>Section 5.5.1 of the DCP also provides guidelines on the development of signs on heritage buildings and conservation areas.</p> <p>The planning proposal does not contain provisions that contradict or would hinder the application of SEPP No 64 Advertising and Signage.</p> <p>For the above reasons, the submitter's proposed changes are not supported at this time.</p> <p>Decision Pathway – 2: Not supported.</p>
		<p>Submission 2</p> <p>Given the importance of digitally connected cities and Parramatta' role as one of three CBDs in Sydney, the submitter explains it is hard to understand why such an important asset is being precluded from being built.</p> <p>Advises that permissibility of OOH advertising could benefit the CBD and the wider Parramatta area.</p> <p>Describes that there are economic benefits of OOH advertising and that the effect of OOH as a passive income stream at this time (COVID-19 pandemic) cannot be understated.</p> <p>Requests that Council amend the LEP, to allow for third-party signage within the following zones:</p> <ul style="list-style-type: none"> - B3 Commercial Core - B4 Mixed Use - RE1 Public Recreation 	<p>Noted. As above – not supported.</p> <p>Decision Pathway – 2: Not supported.</p> <hr/> <p>As above – not supported.</p> <p>Decision Pathway – 2: Not supported.</p>

No.	Respondent / submission number	Summary of submission	Council Officers' response
		<ul style="list-style-type: none"> - SP1 Special Activities - SP2 Infrastructure 	
		Provides additional information in relation to the advertising industry being willing to respond to community standards and the appropriateness of signage. This includes the OMA Placement Policy that restricts advertising for alcohol, gaming, wagering and sexual products and services from being placed within 150m of a primary or secondary school.	Noted.
4.	Western Sydney University (Submission No.195)	<p>The submitter commends Council on establishing a strategic framework to support the growth of the Parramatta CBD.</p> <p>Supports the CBD planning proposal's objectives around: protecting commercial activities within the B3 zone; providing community infrastructure; and advocating for regionally significant transport.</p> <p>Supports the proposed road widening at Smith Street between the road intersection of Macquarie Street and Wilde Avenue.</p>	<p>Supporting comments are noted.</p>
		Requests that Lancer Barracks is identified as an area of potential for public recreation with opportunity for public access and pedestrian connectivity between the CBD and Parramatta Square as well as a north/south link from Arthur Philip High School and into the new Engineering Innovation Hub.	<p>This is beyond the scope of the CBD PP. The critical issue in this instance is not planning controls that apply to the site. The trigger will be a change of approach by the relevant Federal Government Agency to how they manage access to and through the subject site.</p> <p>Decision Pathway – 2: Not supported.</p>
		<p>Requests that the provision of new community infrastructure, delivered as part of the Planning Proposal, is consistent with the current Parramatta strategic planning framework including the Parramatta CBD Infrastructure Needs Analysis 2017 and the Draft Community Infrastructure Strategy.</p> <p>The provision of a new regional cycleway along George Street, Villers Street and Marist Place to support sustainable mode of transport is also encouraged.</p>	<p>Council's Community Infrastructure Strategy 2020 was adopted by Council on 13 July 2020. Council's approach to funding the infrastructure has been informed by multiple technical studies prepared for the purpose of the CBD PP. Recent State government reforms on development contributions have impacted on what approach Council can take to fund infrastructure.</p> <p>These matters will be considered in the forthcoming review of the Infrastructure Funding Framework for the Parramatta CBD, which includes a new development contributions plan to facilitate delivery of transformative infrastructure to support the growth within the Parramatta CBD.</p> <p>Villers Street and Marist Place form part of the Marsden Street regional cycleway that was identified in the 2017 Parramatta</p>

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			<p>Bike Plan and is being further investigated as part of the ITP work.</p> <p>The LRA map in the CBD PP identified regional cycle routes and these were tested and further refined through the ITP. The ITP was endorsed by Council on 26 April 2021 for public exhibition and Western Sydney University will be invited to comment.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
5.	Parramatta Female Factory Friends (Submission No.219)	<p>The submission is an objection to the Planning Proposal and describes the unprecedented building heights will alter Parramatta's historic and heritage landscape, streetscape and skyline.</p> <p>Concerned that the proposed expansion of the CBD to conservation areas of Sorrell Street and North Parramatta, there is an existential threat to the National Heritage Parramatta Female Factory and Institutions Precinct site.</p> <p>The proposed increase from a base height of 24 metres to 80 metres in conservation areas is greatly concerning.</p>	<p>Council officers acknowledge the concerns noted in the submission from the Parramatta Female Factory Friends about the impact on heritage values from the proposed amendments to the CBD PP.</p> <p>To confirm, the Parramatta Female Factory site is not within the Parramatta CBD Planning Proposal boundary and is also not within the Northern Planning Investigation Area (PIA). The Implementation Plan map in the Parramatta CBD Planning Strategy 2015 identified the site as within the Parramatta North Urban Renewal Area. Since this time, the land at Parramatta North, which includes the Female Factory Precinct was rezoned by the State Government on 20 November 2015. Following this, the Parramatta North Historic Sites Consolidated Conservation Management Plan (the PNHS CMP) was endorsed by the Heritage Council of NSW on 7 April 2017 and the precinct-specific DCP for the Parramatta North Urban Transformation (PNUT) Precinct came into effect on 10 August 2017.</p> <p>The Implementation Plan in the Parramatta CBD Planning Strategy (2015) identified an expanded boundary to include parts of the Sorrell Street, North Parramatta and Harris Park West HCAs, with urban design analysis to refine planning controls for these areas along with a heritage study for the whole area.</p> <p>Council officers advise that the 2020 exhibited height controls for the part of the North Parramatta HCA within the CBD PP boundary is 9 metres and for the part of the Harris Park West HCA within the CBD PP boundary is part 6 and part 18 metres, with both reflecting the existing height control in PLEP 2011. The part of the Sorrell Street HCA that was originally within the CBD PP boundary, was removed by Council and also does not form</p>

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			<p>part of the separate piece of work being undertaken for the North-East Planning Investigation Area.</p> <p>There are no changes to heights and FSRs for land within heritage conservation areas.</p> <p>For the above reasons, no changes are proposed to the planning proposal and the argument that an existential threat to the Female Factory and the broader heritage precinct it sits within cannot be sustained. Council's response to the issue raised about heritage impacts is addressed in the point below.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Concerned that rezoning threatens historic vistas and sight lines. The submitter makes reference to the St John's Cathedral, which is already compromised by a 45-storey tower and would be further compromised under the CBD PP which would allow a 69 storey tower.</p> <p>Highlights the benefit of historic vistas and describes that historic vistas give an understanding of place that cannot be found in other contexts. The submitter emphasises that these threads in Parramatta are threatened by future planning that does not include heritage as a key planning tool.</p>	<p>The intent of the Planning Proposal is to encourage growth of the CBD whilst protecting and managing the heritage values of Parramatta's of heritage items and conservation areas which requires a balancing of heritage protection and growth objectives. Council has undertaken a number of Heritage Studies to ensure the proposed controls consider heritage matters; with one of significant outcomes being the elevation of Heritage as a key planning tool to guide future development within the Parramatta CBD. For example, Clause 7.6K is a new heritage clause that will operate in addition to the standard heritage clause at clause 5.10, which will provide additional protections for our heritage.</p> <p>The 2015 Urbis Heritage Study identified significant views, heritage items, precincts and the six heritage conservation areas within and outside the study area (CBD PP boundary) as part of their scope of works to develop a Heritage Study to assist with the review of the Planning Controls in the Parramatta CBD. The stated aim of the study was to support Parramatta City Council's vision for the growth of the Parramatta CBD through a clear and innovative planning framework to enable growth whilst respecting its heritage.</p> <p>In relation to views and vistas, the Urbis Heritage Study identified view corridors and vistas across the CBD. These include Macquarie, Church, George and Hunter Streets, as well as views from within Parramatta Park and from Old Government House to significant elements, and views to significant buildings within the park edge.</p>

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			<p>Further consideration of the HCAs was also undertaken as part of HAA Heritage Study of Interface Areas in 2017, and in response to Gateway Condition 1. (k) ii – Heritage Conservation Areas (HCAs), with the testing of solar access to land parcels within the HCAs. Copies of the heritage studies can be found at Appendix 5, 6a and 6b, 9a and 9b, 11a and 11b of the CBD PP.</p> <p>In relation to St John's Cathedral, any site-specific Planning Proposal (SSPP) including the SSPP for the St John's Cathedral site (195 Church Street 65-79 Macquarie Street 38 and 41-45 Hunter Street) is subject a separate planning assessment process and determined outside of the Parramatta CBD PP process. A Gateway determination for this SSPP was issued in September 2020 with public exhibition expected to occur in the coming months.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Describes that it is imperative that Council ensure strengthened protections and heritage sightlines impact assessments are in place to meet a key objective of the Proposal which states: <i>Recognise the importance of Parramatta's heritage and ensure new development demonstrates an appropriate relationship to heritage items and conservation areas.</i></p> <p>Concludes that Parramatta is nought as a potential Global City without its heritage and, appropriate and enforced heritage protections.</p>	<p>Council officers consider that the proposed amendments to the CBD PP strengthens heritage protections. The new heritage clause (Clause 7.6K) requires a higher standard of development and contextual analysis to inform transition. Clause 7.6K requires development to demonstrate an appropriate relationship to heritage items and heritage conservation areas that responds positively to heritage fabric, the street and the wider area. This operates in addition to the standard heritage clause at clause 5.10 and will be further supported through an additional level of detail in the forthcoming heritage section of the Draft CBD DCP.</p> <p>More broadly, the Planning Proposal is informed by a number of heritage studies to address heritage matters, and consistency with Direction 9.1 – 2.3 Heritage Conservation. Each of the studies, respectively consider the conservation and management of listed items, areas, objects and place of heritage significance and indigenous heritage significance. A copy of these studies can be found at Appendix 5, 6a and 6b, 9a and 9b, 11a and 11b of the PP.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

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6.	Parramatta Heritage Advisory Committee (Submission No.244)	States that heritage values are very important to the City and should guide decision-making of every building and investment within the City.	Noted.
		'Heritage Interpretation Plans' should be made mandatory for every building in the City.	This is beyond the scope of the CBD PP, and is relevant for a DCP control or DA condition. Decision Pathway – 2: Not supported.
		<p>The Committee is concerned that the CBD Planning Proposal:</p> <ul style="list-style-type: none"> - contains no statement about the richness of Parramatta's heritage; - contains no acknowledgement of the rich heritage behind the physical location and layouts of buildings within the City; - only focuses on some Heritage Conservation Areas, but not on all; - Strongly disagree with the provisions that provide for a maximum building height of 72 storeys (280m) along Parramatta River which will result in the separation and exclusion of the river from the Parramatta CBD. <p>Considers that the CBD Planning Proposal should emphasise:</p> <ul style="list-style-type: none"> - the importance of Parramatta's rich and diverse heritage (Aboriginal, non-Aboriginal and shared) and architectural development over time. - a built heritage that reflects this rich and diverse history and architectural styles, not just concerns with the current trends in commercial and residential high-rise architecture; - a major stepping down provision for areas surrounding individual heritage items as well as conservation areas to give the heritage items room for space, setting, context and connection to/with other heritage items (e.g. 10 m Perth House, blocks on western side of Sorrell Street); - opening up vistas/sightlines to and from Civic Place and nearby landmarks by increasing setbacks closest to Civic Place e.g. corners of Church, Macquarie, Hunter Street e.g. 15 m setback. 	<p>The reference to 280 metres along Parramatta River is incorrect. The maximum building height mapped on the exhibited Incentive HOB Map for the buildings on the southern side of the River foreshore is 211m(RL) equivalent approximately to 69 storeys (mixed use) or 52 storeys (commercial). This would increase to 243m(RL) with a Design Excellence bonus.</p> <p>The need for further urban design analysis for the land parcels on the northern side of Phillip Street fronting the River between Smith Street and the Charles Street Ferry is supported and recommended to be considered as part of the 'Phillip Street Block Study'. Any recommended amendments to the planning controls as a result of further analysis would be part of an alternative planning proposal pathway to the CBD PP in 2021/2022.</p> <p>Until the further analysis is completed the existing planning controls under PLEP 2011 would continue to apply to the land within the Phillip Street Block.</p> <p>This recommendation, if adopted by Council, would mean that any proposed height and density controls for the land under the CBD PP within the Phillip Street Block (including HOB, FSR, Opportunity Sites and MCP) will not be progressed until the study is finalised, and until then the existing planning controls under PLEP 2011 will continue to apply.</p> <p>The land west of Smith Street fronting the River is not recommended to be included in this review of planning controls. The land includes the future Powerhouse Museum site and the recently completed 80 metre residential tower on the corner of Church Street (the Meriton tower). Approved plans for the future Powerhouse Museum shows a maximum 80 metre building which is consistent with the existing height limit for the site under the existing PLEP 2011.</p>

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		<ul style="list-style-type: none"> - providing sufficient setbacks to all major historic landmarks, not only in Church Street; - heritage considerations should be a key principle, incorporating design excellence, the heritage of Parramatta and its architectural history, and its city landscape as key values. 	<p>For further discussion about the Powerhouse Museum site and the Philip Street Block, see Submissions 198 and 261 at Appendix D.</p> <p>One of the features of the CBD the PP is seeking to protect and manage is its heritage. Council has undertaken a number of Heritage Studies to ensure the proposed controls consider heritage matters including heritage items, areas of significance and heritage conservation areas. This includes acknowledgement of the layouts across the CBD, specifically those with rich heritage elements. For example, one of the heritage Principles considered in the Urbis Heritage Study (2015); <i>Retention and respect of significant vistas and heritage items particularly to reinforce/conserv e formal layout of the Georgian town plan</i>. Council officers disagree that the Planning Proposal does not contain statements about the richness of Parramatta's heritage. The introductory text in the Planning Proposal (page 4) includes a statement about the new framework for the Parramatta CBD being about 'intensifying activities and supporting higher densities in buildings that are tall and slender and define streets and public spaces ... with the heritage significance of heritage items and conservation areas respected and managed within the city form and buildings perform to high environmental standards'.</p> <p>The objectives of the CBD PP in Part 1 on page 55 of the Planning Proposal reinforce this statement and in particular objective 9 being, <i>To protect and manage the heritage values of Parramatta's local, State, national and world significant European and Aboriginal heritage items, conservation areas, heritage interface areas, places and views</i>.</p> <p>Council officers disagree that the CBD PP only focuses on some HCAs. The 2015 Urbis Heritage Study considered identified significant views, heritage items, precincts and the six heritage conservation areas within and outside the study area (CBD PP boundary) as part of their scope of works to develop a Heritage Study to assist with the review of the Planning Controls in the Parramatta CBD. The stated aim of the study was <i>to support Parramatta City Council's vision for the growth of the Parramatta CBD as Australia's next great city through a clear and innovative</i></p>

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			<p><i>planning framework to enable growth whilst respecting its heritage.</i></p> <p>Further consideration of the HCAs was undertaken as part of HAA Heritage Study of Interface Areas in 2017, and in response to Gateway Condition 1. (k) ii – Heritage Conservation Areas with the testing of solar access to land parcels within the HCAs. This included additional overshadowing analysis that introduced the provision of solar access to Tottenham Street HCA and South Parramatta HCA.</p> <p>In relation to setbacks to heritage items, historic landmarks and street corners, this is more appropriate for a DCP controls. To further guide development, an additional level of detail will be considered within the heritage section of the Draft CBD DCP to address this issue. Council officers will notify the Committee when the draft DCP is on exhibition and invite their feedback at that time.</p> <p>Based on the above, Council officers do not support the concerns of the Committee and with exception to the Phillip Street block being deferred for further analysis, there are no changes to the Planning Proposal.</p> <p>Decision Pathway – 1: Support for reconsideration of controls in the Phillip Street Block along the river, with the proposed controls to not progress until further study is undertaken.</p> <p>Decision Pathway – 3: Merit for further investigation of the Phillip Street block.</p> <p>All other matters raised: Decision Pathway – Issues addressed; no further decisions required.</p> <p>Explanatory Note As a result of the Council Resolution on 15 June 2021, the Council response to feedback on the Phillip Street Block (including 60 Phillip Street) has been amended to reflect the Council Resolution. The consequential amendments affect the Incentive HOB Map, the Incentive FSR Map, the Additional Local Provisions Map and the Opportunity Sites Map for the Phillip Street block, inclusive of the site at 60 Phillip Street returning the controls as exhibited. The consequential amendments also affect the Planning Proposal including</p>

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			<p>Appendices 2B (Revised Mapping) and 4 (which describes the changes to the planning proposal documentation); specifically, the 60 Phillip Street and Phillip Street block line items have been removed from Table 3a.</p> <p>Consistent with the Resolution, Council Officers will <i>Not progress with the proposed "Phillip Street Block Street Study" and instead reinstate the draft controls for this block as per the exhibition version of the CBD PP</i>. Council officers will undertake further investigations at a later stage for 60 Phillip Street. The urban design investigations will determine if additional bonus FSR (under the high performing buildings, unlimited commercial floor space and Opportunity Sites clauses) <i>can potentially be achieved within the height established under the exhibition version of the CBD PP, despite its size of approximately 1,580sqm (i.e. less than the 1,800sqm normally required to meet these FSR bonuses), given this site's unique circumstances as an isolated site bound by three public roads and the river foreshore.</i></p>
		<p>Supports a reduction of the Harris Park West Conservation Area, i.e the removal of the lots facing Kendall Street, if there is a reduction in the FSR, and the height of buildings in Parkes and Hassall Streets which are creating massive overshadowing of the northern end of the Conservation Area.</p>	<p>Testing to the Harris Park West Heritage Conservation Area (HCA) was undertaken in response to the Gateway Determination condition. One of the measurement criteria was to ensure properties in the HCA were able to achieve at least 2 hours of sunlight access between 9am and 3pm (non-contiguous) on 21 June. The controls, as exhibited, resulted in about 75% of the parcels in the HCA achieving this benchmark. This was deemed to be an acceptable degree of overshadowing bearing in mind those properties that could not achieve the targets were located to the north of the HCA, often opposite mid-rise developments and closer to the existing high-rise developments located along Hassall Street.</p> <p>Council's current Development Application requirements include solar modelling (overshadowing testing) where an increase in building height is proposed.</p> <p>Council officers consider that the proposed solar access provisions and surfaces as exhibited in the CBD PP (Cl. 7.4 and</p>

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			<p>SAP Map) will reasonably protect solar access to the land and spaces identified by Heritage NSW.</p> <p>Based on the above, Council officers do not support the concerns of the Committee, there are no recommended changes to the Planning Proposal.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
7.	Committee for Sydney (Submission No.250)	<p>Supports the proposed changes and the vision of the Parramatta CBD PP. Supporting comments include that <i>the changes to and use and built form controls proactively plan to strengthen the economic function of the Parramatta CBD.</i></p> <p>Supports the update of floodplain risk management in the CBD – as outlined in the Central City District Plan, the Parramatta CBD is the most flash-flood affected major CBD in Australia. The adoption of a 'shelter in place' evacuation method is a practical intervention that takes urban morphology into account.</p>	Supporting comments are noted.
		<p>Identifies that COVID-19 has reinforced the importance of quality public space in densely populated centres, and suggests that this should be prioritised as restrictions are eased.</p>	Noted.
		<p>Recommends that Council should set an objective of creating safer, greener streets in Parramatta and reclaiming Parramatta's high streets from congestion and clutter through widening footpaths, planting trees and removing clearways.</p>	<p>The CBD PP contains several objectives that deal with public spaces including streets. These include objective 3 which encourages a high quality and activated public domain with good solar access; objective 4 which facilitates the provision of community infrastructure to service the growing city; and objective 10 which promote active transport and use of public transport. Council officers consider that the new planning clauses deliver on these objectives including clause 7.3 car parking with reduced rates to encourage mode shift supported by requirements for end of journey facilities (clause 7.6E) and an active frontage requirement (clause 7.6F) to promote uses that attract pedestrian traffic and clause 7.6H community infrastructure which requires certain development that takes up incentive floorspace to comply with key community infrastructure principles.</p> <p>These provisions in the CBD are consistent with the City's <i>Parramatta Ways – implementing Sydney's Green Grid</i>. The</p>

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			<p>plan aims to improve walkability across Parramatta, with a focus on Parramatta's street network, local corridors and footpaths that provide access to open space, schools, transport options, community facilities and shops.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Encourages a climate change resilient CBD and provides the following recommendations:</p> <ul style="list-style-type: none"> - The Planning Proposal should prioritise urban greening and tree canopy for active frontages on streetscapes and public spaces. Council to consult with DPIE around tree canopy and green innovation opportunities. - Council to approach Resilience NSW, NSW Circular and Resilient Sydney to help set the conditions for a climate resilient CBD. - Climate resilience and sustainability should be a feature of the design review process with adequate expertise engaged through panels and by proponents. 	<p>Council officers consider the planning proposal contains a number of provisions that support a resilient CBD including clause 7.6L floodplain risk management which requires buildings to include appropriate measures to respond to the Probable Maximum Flood levels; clause 7.6B which requires dual water systems to reduce use of potable water; and clause 7.6A High Performing Buildings which requires building to reduce energy and water usage.</p> <p>Council officers will continue to engage with relevant authorities to achieve a climate resilient CBD including as part of the preparation of new DCP controls to support the CBD PP.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Commends Council for incentivising greater commercial/retail in the B3 zone and outlines that there are additional opportunities to consider more diverse economic outcomes for Parramatta – supported by Council's Night City Framework 2020-2024.</p> <p>Rather than a blanket restriction on outdoor media, as outlined in the CBD Planning Proposal, Council should consider well-placed and well-designed advertising for its visual appeal, wayfinding, and provision of public Wi-Fi.</p> <p>Recommendations to enable more diverse economic outcomes include:</p> <ul style="list-style-type: none"> - Build on the Night City Framework 2020-2024 to include greater provisions for outdoor dining and extending trading hour for businesses. - Look to create opportunities in the CBD by encouraging expansion of creative industries and space for start-ups. Remove regulatory and cost barriers to temporary installations that can bring 	<p>Supporting comments noted.</p> <p>The planning proposal does not introduce any changes to the existing provisions in Parramatta LEP and the Parramatta DCP that enable some form of signage; and the planning proposal does not contain provisions that contradict or would hinder the application of SEPP No 64 Advertising and Signage.</p> <p>The Night City Framework is a separate piece of work, however, it supports the objectives of the PP. Council Officers will continue to work with the relevant team to support the synergies and delivery of economic outcomes from the CBD PP and Council's Night City Framework 2020-2024. This includes providing input into the Draft Night Time Economy DCP.</p> <p>The planning proposal adequately deals with creating innovative and attractive built form through the design excellence review process and will be supported by a new CBD DCP. Recommendations to relax podium heights and setbacks are not supported.</p>

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		<p>vibrancy and spectacle into the CBD and encourage creative sector presence.</p> <p>Support development that uses the design competition approach to create innovative and attractive built form. This may involve relaxation on prescriptive podium heights and setbacks.</p>	<p>For the above reasons, the submitter's proposed changes are not supported. Council officers recommend that no further action is required to address this submission.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Highlights that housing affordability is a big challenge in Parramatta and encourages the State Government to invest in social and affordable housing for residents.</p> <p>Describes that the widespread shift to working from home, catalysed by COVID-19 social distancing requirements, has the potential to change dwelling preferences. Council should be cognisant of market trends when considering what is appropriate development.</p> <p>Suggests potential adjustments to residential zoning to take consideration of changing housing stock preferences as a result of COVID-19.</p>	<p>The CBD PP allows for a significant proportion of the Parramatta CBD to provide for new dwellings in the B4 Mixed Use zone. Detailed design controls for these dwellings, including apartment mix and facilitating potential home-based working, could be considered in the future DCP for the Parramatta CBD, based on the long term effects of the pandemic on work practices (which are still to be determined).</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Recommends continued advocacy for regionally significant transport infrastructure that can support a 30-minute city vision.</p>	<p>Noted and to be addressed as part of the future implementation of the Integrated Transport Plan recommendations (see comment immediately below).</p>
		<p>Describes that planning controls may require more than one parking space. Aggregating and reducing parking into central garages or multi-utility hubs potentially means that street space can be used for wider footpaths or cycle lanes.</p> <p>Recommends Council reduce off-street parking in the CBD and reduce off-street parking requirements across the CBD.</p>	<p>The Integrated Transport Plan is currently underway. All transport matters including the finalisation of the relevant parking rates, across the CBD are subject to the outcomes of this study. Notwithstanding the outcomes of the Integrated Transport Plan, the CBD PP does propose to significantly reduce parking rates.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Supports the provision of community infrastructure as drafted in the new Clause 7.6I.</p> <p>Acknowledges that Council's LSPS outlines Council will collaborate with the State government to incorporate appropriate community infrastructure funding provisions.</p> <p>Recommends Council prioritise community infrastructure that supports major public projects with regional benefit; and encourages First Nations place names and wayfinding for community infrastructure.</p>	<p>Noted. A schedule of community infrastructure will be prepared as a part of a new Draft Development Contributions Plan for the CBD, which is separate to the planning proposal.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

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8.	North Parramatta Residents Action Group (Submission No.253)	<p>Describes that the impact of the CBD PP Strategy will dramatically alter the historic character of North Parramatta and further erode the examples of the city's important role.</p> <p>Believes that Council has not comprehensively looked at the impact upon the portion of the proposal in North Parramatta.</p> <p>Concerned that the proposal does not consider North Parramatta as a place-specific area whereas it has been identified as an important area through its heritage listings from local to national classification.</p> <p>Requests Council remove Parramatta and North Parramatta from the proposal from Victoria Road to Pennant Hills Road.</p> <p>Does not support 30-storey towers within a short walk of these historic areas</p> <p>Need to identify and highlight indigenous history from the meeting places in what is referred to as the Cumberland</p>	<p>The submission seeks to make the case that the proposed controls will result in an outcome that is inconsistent with current character and history of the site.</p> <p>Council has prepared various studies related to urban design and heritage to seek to put in place controls to guide the future character of all parts of the proposed CBD including the part north of the river. It is acknowledged that the character of the area will change, particularly with the introduction of light rail. It is also noted that the Current CBD PP boundary already extends into this area.</p> <p>The Plan is supported by heritage studies that look at the heritage items and precincts within and surrounding the proposed new CBD Boundary and the controls proposed take into consideration those recommendations. Council Officers submit that issues of changing character and heritage have been considered as part of this plan and therefore there is no reason to delay the implementation of new controls in this precinct that support the integration of land use with new transport infrastructure in a manner consistent with State Government and Council Policy frameworks.</p> <p>In addition, the DPIE has endorsed the boundary via its Gateway determination and Alteration Gateway determination allowing the CBD PP – inclusive of its application area – to be exhibited.</p> <p>Part of the area described by the submitter is referred to as the Northern Planning Investigation Area and the North East Planning Investigation Area. Planning Investigation Areas are subject to further analysis through a separate process, with the draft Planning Strategy for the North East Planning Investigation Area exhibited between 16 March and 15 April 2021.</p> <p>Decision Pathway – 2: Not supported (in relation to the suggested removal of the area north of Victoria Road from the planning proposal).</p> <p>Noted. Council's Stretch Reconciliation Action Plan July 2017- July 2020 (RAP) provides the principles and framework to foster engagement and expression of Aboriginal culture and heritage.</p>

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		precinct to the event known as "The Battle of Parramatta" involving Pemulwuy.	Decision Pathway – Issues addressed; no further decisions required.
		Believe that the commercial possibilities for Parramatta to take advantage of heritage areas as a form of tourism and historical visitors have not been comprehensively considered. Requests Council seek a report on the commercial impact and possibilities available to tourism and visitors with or without the proposal.	This is beyond the scope of the CBD PP. Council's Destination Management Plan 2019-2024 is a five-year plan for the destination and visitor economy at an area-wide view of the LGA, including the Parramatta CBD. The Plan envisages Parramatta, as the 'cradle of colonial government' in Australia, is a significant cultural heritage tourism destination and identifies the 'City Centre CBD' as one of the visitor precincts. For further information please visit: https://www.cityofparramatta.nsw.gov.au/sites/council/files/inline-files/destination-management-plan.pdf Decision Pathway – Issues addressed; no further decisions required.
		Objects to the extension of the boundary of the Parramatta Central Business District (CBD) across the river into North Parramatta as far as Pennant Hills Road. Objects to Church Street in this part of the city becoming a high-density, high-rise CBD corridor with future buildings on both sides possibly rising as high as 31 storeys	While it is acknowledged that the planning controls have changed to allow greater density under the CBD PP, the land north of Parramatta River on either side of Church Street up to Pennant Hills Road has been part of the 'Parramatta City Centre' at least since Parramatta LEP 2007 came into force. The exhibited planning controls generally reflect the recommendations from the HAA Heritage Study of Interface Areas commissioned in 2017. The proposed density in this area will also support the Government's investment in light rail, which is currently under construction. Based on the above, the request to exclude incentive height and FSR controls for along Church Street north of the River is not supported. Decision Pathway – 2: Not supported.
		Concerned about and objects to the following: - That Council is already supporting proposals for four multi-storey towers in this part of the city. Two are located on the McDonald's site near Prince Alfred Park; and two more are up the hill in Harold Street and Church Street. If fully developed they will bring about 630 units to the area – maybe more.	The site-specific Planning Proposal applications in question and their status are as follows: - McDonalds site corner of Victoria Road and Church Street (355 and 375 Church Street) - a Planning Proposal proposing an FSR of 6:1 and maximum height of building determined by the Sun Access Plane has been granted a gateway determination. The proposed controls are consistent with the exhibited Draft CBD Planning Proposal. It

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		<ul style="list-style-type: none"> - These buildings are described as being 'tall and slender'. This is, in our opinion, is inaccurate or misleading and not "in consideration" of adjacent Heritage Conservation Areas in Sorrell (east) and Villiers Streets (west). "The quality of urban design and the public domain will be "improved", and heritage and the natural environment will be "celebrated", however, attached maps relating to heritage do not acknowledge the adjacent heritage conservation areas. This is exemplified by the current DA applications for 23-27 Harold Street and 470 Church Street. - These DA applications were received, assessed and debated and although not meeting current conditions were deferred pending the subject CBD expansion proposal raising concerns that an outcome of the proposal had already been determined. 	<p>is expected that Council will resolve its position on the CBD Planning Proposal prior to this matter proceeding to exhibition. If Council does make a decision to defer the area north of the river from the Draft CBD Planning Proposal this is the only active Site-Specific Planning Proposal within that area. Council would need to consider if controls for North Parramatta are to be reviewed and whether progress of this Site-Specific Planning Proposal is appropriate.</p> <ul style="list-style-type: none"> - 470 Church Street – a Planning Proposal was endorsed by Council and finalised by DPIE on 19 February 2021 with FSR of 6:1 and height of building of 80m. These controls, which are now already in effect, are consistent with exhibited CBD Planning Proposal. - 23-37 Harold Street – the Department recently decided to not progress this planning proposal. The future planning controls that will apply to this site will be determined as part of the North-East Planning Investigation Area Strategy work that is currently being exhibited. Once Council has resolved its strategic intent through an endorsed strategy for this precinct, any future planning proposals will be guided by this strategy. <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>CBD expansion plans say nothing about the Female Factory (Cumberland Precinct) or the other heritage sites in that area. This lack of consideration demonstrates the need for a place specific plan that will complement all aspects of the unique area that is North Parramatta.</p>	<p>The Parramatta Female Factory site is not within the Parramatta CBD Planning Proposal boundary, and is also not within the Northern Planning Investigation Area (PIA). The Implementation Plan map in the Parramatta CBD Planning Strategy 2015 identified the site as within the Parramatta North Urban Renewal Area. Since this time, the land at Parramatta North, which includes the Female Factory Precinct was rezoned by the State Government on 20 November 2015. Following this, the Parramatta North Historic Sites Consolidated Conservation Management Plan (the PNHS CMP) was endorsed by the Heritage Council of NSW on 7 April 2017 and the precinct-specific DCP for the Parramatta North Urban Transformation (PNUT) Precinct came into effect on 10 August 2017.</p> <p>Council undertook the HAA Heritage Study of Interface Areas which considered the interface between HCAs and the CBD in</p>

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			this area. These recommendations have been carried forward in the CBD PP. The Female Factory (Cumberland Precinct) is considered to be a significant distance from the CBD Boundary. Decision Pathway – Issues addressed; no further decisions required.
		The current CBD Planning Proposal points to a very large increase in the population of the new zones in North Parramatta. However, the proposal does not provide for any new local public open spaces or community facilities within the proposed high-density rezoning area or adjacent.	These matters will be considered in the forthcoming review of the Infrastructure Funding Framework for the Parramatta CBD, which includes a new development contributions plan to facilitate delivery of transformative infrastructure to support the growth within the Parramatta CBD. Decision Pathway – Issues addressed; no further decisions required.
		The sale of Fennell Street car park and no additional parking to accommodate the number of expansions of commercial and residential properties would indicate a cash grab by the council at the community's expense.	This matter is beyond the scope of the CBD PP.
		<p>With a view that North Parramatta is the “Gateway to Parramatta” similar to Botanical Gardens, Centennial Park and The Rocks, Council should:</p> <ul style="list-style-type: none"> - Exclude North Parramatta/Parramatta north of the Parramatta River from the CBD PP. - A full and comprehensive review be conducted with community consultation and input to be urgently undertaken, so that an alternative vision can be developed that will have long term benefit to the commercial viability of Parramatta. The take it or leave-it approach of one model allows for variation but not a separate vision which should have been explored. - COVID-19 has shown that commercial and retail properties may not be the future and that people want public open space or even housing that provides outdoor areas. - In the interim all development applications are to be suspended (including Church St, Harold St and the McDonald's site). - It is therefore strongly submitted that with regard only to North Parramatta, the exhibited Planning Proposal – 	<p>The request for the area to be excluded is not supported for the following reasons:</p> <ul style="list-style-type: none"> - There have been number of different studies which were all exhibited with the Planning Proposal that has considered the future character of the area in question. - Prior to the preparation of the current draft Planning Proposal a consultation process was undertaken in 2014 which looked at development options for the entire Parramatta City Centre area to ensure the community was engaged in the process of identifying the future character. - Independent review by the Department of Planning, Industry and Environment (DPIE) of this work resulted in a Gateway Determination being issued means the submission authors claim that the proposal is inconsistent with State and local Planning Policy is not supported. - The CBD PP provides capacity for new commercial and residential development in the Parramatta CBD that will last for a period of approximately 40 years. It is anticipated that the economic effects of the COVID 19 pandemic may impact on development and subsequent rates of worker and resident population increases in the short term. However, in

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		<p>supported by the Department's Gateway Determination - works against the achievement of Aims (2) (c) and (h) of its own Local Environmental Plan. What appears to be disinterest in developing a place-specific future of this unique precinct is regrettable and unacceptable from a public interest viewpoint.</p>	<p>the long term, it is expected that the pandemic will have limited impact on the forecast population for the Parramatta CBD, given that development is seen as a key contributor in the post pandemic economic recovery effort, the NSW Government's investment in city-shaping infrastructure, including Sydney Metro West and Parramatta Light Rail, and the Parramatta CBD's strategic location in the heart of the Greater Sydney region.</p> <ul style="list-style-type: none"> - In relation to any site-specific Planning Proposal (SSPP) and/or Development applications, these are subject to a separate planning assessment process and determined outside of the Parramatta CBD PP process. <p>Decision Pathway – 2: Not support the exclusion of North Parramatta/Parramatta north of the Parramatta River.</p>
		<p>Believe that as far as North Parramatta is concerned the exhibited plan for the CBD expansion across the river lacks integrity as a robust and well considered instrument. <i>It fails a fundamentally important test: context has been ignored, over-ridden by questionable projections of commercial and residential growth.</i></p>	<p>The submission suggests that in preparing the proposed controls, that 'context' has been ignored and "over-ridden by questionable projections of commercial and residential growth, will result in an outcome that is inconsistent with current character and history of the site".</p> <p>Council has prepared various studies related to urban design and heritage to seek to put in place controls to guide the future character of all parts of the proposed CBD including the part north of the river. The Plan is supported by heritage studies that look at the heritage items and precincts within and surrounding the proposed new CBD Boundary and the controls proposed take into consideration those recommendations.</p> <p>The Parramatta CBD Planning Proposal dwelling and job targets are consistent with the current Greater Sydney Region Plan, Central City District Plan and Council's Local Strategic Planning Statement. Further, the Parramatta CBD Planning Proposal will contribute to the long-term success of Parramatta CBD.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

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		<p>Highlights that the points above relevant to the North Parramatta Precinct can be equally applied to the other Heritage precincts in South Parramatta, Harris Park and the significant items (Roxy theatre, Willow Grove and others) still remaining within the CBD business area.</p>	<p>As noted above, Council has prepared various studies related to urban design and heritage to seek to put in place controls to guide the future character of all parts of the proposed CBD including areas adjacent to South Parramatta, Harris Park and significant heritage items.</p> <p>In relation to the Roxy Theatre site, the exhibited height control for the Roxy Theatre (69 George Street) was proposed at 18 metres with no incentive building height (because of B3 Commercial Core zone). This draft height control was developed on the premise of ensuring the retention of the building's form and fabric and that any redevelopment would not compromise the heritage setting of the item, based on the outcomes of a court case involving the site.</p> <p>Notwithstanding this, Council Officers are of the view that the proposed changes (as exhibited) will not be progressed for the purposes of finalising the CBD PP. Instead, the existing PLEP 2011 height control will be applied in the planning proposal to be recommended for finalisation. Council Officers reiterate that this is not to be interpreted as a signal that a proposal with a tower form which would require part demolition of the theatre building is an acceptable proposal. Rather, this is a temporary arrangement because of the review being undertaken by way of the Civic Link DCP work and also master planning for the block being undertaken by Sydney Metro for the new metro station in this block.</p> <p>In relation to Willow Grove, the State Government on 11 February 2021 approved the MAAS development which now retains the St George's Terraces and seeks to relocate Willow Grove, as follows:</p> <ul style="list-style-type: none"> - The St George's Terraces are being retained, however, there will be some alterations and part demolition at the rear of the terraces to ensure it fits within the context of the MAAS redevelopment. - Willow Grove will be deconstructed and relocated to a location which will be determined in consultation with Council, the NSW Heritage Council, the local community as well as and key stakeholders. The recently exhibited

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			<p>Westmead Place Strategy identified Parramatta North as a potential location for relocation of Willow Grove.</p> <ul style="list-style-type: none"> - The approval also requires, that, prior to any works commencing, archival photographic recordings must be undertaken for each building of internal and external components of the building and context photographs of the existing site as viewed from the street and its surroundings. A copy of the final recordings shall be provided to Council. <p>Decision Pathway – Issues addressed; no further decisions required.</p> <p>Explanatory Note As a result of the Council Resolution on 15 June 2021, the Council response to the feedback on the Roxy Theatre pertaining to the building height has been amended to reflect the Council Resolution. In doing so, Council officers have reinstated the exhibited 18 metre building height control for the Roxy Theatre site (69 George Street) for the purposes of the PP being sent to DPIE for finalisation. The consequential amendments affect the Height of Buildings Map as well as the Planning Proposal including Appendices 2B (Revised Mapping) and 4 (which describes the changes to the planning proposal documentation); specifically, the Roxy Theatre site line item have been removed from Table 3a.</p> <p>Council Officers will undertake further investigations at a later stage that will confirm an appropriate building height for the site. Further investigations include <i>heritage investigations, to determine if this height could potentially be increased to respond to strategic planning work for Civic Link and Sydney Metro, and also to allow possible transition of the building to a larger, modern theatre venue.</i></p>
9.	Western Sydney Business Chamber (Submission No.254)	Not-for-profit business organisation representing more than 110 of Western Sydney's business, government and community organisations. Submission on behalf of members of the organisation.	Noted.
		Supportive of the goals and intentions of the Planning Proposal.	Noted.

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		<p>Supportive of the expansion of FSR and building height controls in the city centre.</p> <p>Design competitions are a positive way improve the quality of the built form in Parramatta and encourage world class design similar to developments in the City of Sydney.</p>	
		<p>Concerned about the implementation of a Community Infrastructure Levy without detailed analysis on the impact it may have on the viability of projects.</p> <p>Emphasises the need to consider the Community Infrastructure Levy with other levies such as SIC and existing contributions i.e. s7.11 and affordable housing target requirements.</p> <p>Believe that there needs to be an agreement between governments on the total cost of development levies and an independent economic assessment made to determine whether these costs will stifle economic development and job creation in Parramatta.</p>	<p>These matters will be considered in the forthcoming review of the Infrastructure Funding Framework for the Parramatta CBD, which includes a new development contributions plan to facilitate delivery of transformative infrastructure to support the growth within the Parramatta CBD. It is also noted that the exhibited community infrastructure clause has been amended in light of the new practice guideline for VPAs issued by the Department.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Recommends that the City of Parramatta introduce a Transfer Development Rights Scheme for heritage buildings such as the Roxy Theatre.</p> <p>Strongly believe that Parramatta needs a system that can encourage conservation and restoration of heritage buildings.</p> <p>Recommends that Council should adopt a version of the successful transferable rights scheme that has been implemented by the City of Sydney. Such a system would allow the periodic sale of unusable development rights above heritage buildings to less constrained sites and provide the opportunity to fund the creative reuse of these buildings to the benefit of our communities in Parramatta.</p>	<p>The Urbis Heritage Study (2015) investigated the merits of a potential transferable development rights scheme for heritage FSR. This included a review of the scheme experienced by the City of Sydney that identified limitations with the scheme and nominal benefits. The Study concluded that a transferable development rights scheme for heritage items as an alternative to transfer of FSRs through site amalgamation is not recommended.</p> <p>The CBD PP includes provisions that encourage site amalgamations, presenting opportunities for transferring floor space within development sites involving heritage items. This is able to be further complimented by a design excellence process to achieve both conservation outcomes and additional FSR within the study area.</p> <p>For the above reasons, the submitters proposed changes are not supported and no changes are recommended to the Planning Proposal.</p> <p>Decision Pathway – 2: Not supported.</p>

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		<p>Concerned that several areas on the edge of the city centre, including North and South Parramatta, have been deferred indefinitely by Council.</p> <p>Recommend that Council adopts a pathway forward which provides a clear timetable and project milestones to complete the review of these precincts and drafting of LEP planning controls for public exhibition.</p>	<p>On 25 November 2019, Council considered a report on the Parramatta CBD Planning Proposal and resolved to defer a number of areas for future planning consideration as part of the Planning Investigation Area work identified in the Parramatta CBD Planning Strategy (2015).</p> <p>These areas are no longer part of the principle CBD PP process and therefore, are subject to future planning analysis.</p> <p>Planning Investigation Area (PIA) work for the area known as the North-East Planning Investigation Area is subject to a separate process that is currently underway. The indicative timeframe for this PIA is outlined in the <i>Draft Planning Strategy for the North-East PIA</i> (2021).</p> <p>Council officers will prepare a work plan report be prepared that will detail the work required, timing, priorities and budget. This work plan report is expected to be considered by Council once the CBD PP has been forwarded to DPIE for finalisation and a new Development Contributions Plan has been reported to Council for endorsement for public exhibition.</p> <p>For the above reasons, the submitters request does not relate to the principle CBD PP process and therefore, no changes to the CBD PP are recommended.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area</p>
		<p>Believes that there is an opportunity in Sorrell Street North Parramatta, to create a mixed-use retail street that preserves the scale and heritage listed properties on Sorell Street, similar to Marion Street, Harris Park.</p>	<p>This area forms part of the North-East Planning Investigation Area and is subject to the outcomes of the Draft Planning Strategy for the North-East PIA (2021) as described above, which is a separate process.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area</p>
10.	Urban Taskforce (Submission No.260)	<p>This submission has been prepared on behalf of Urban Taskforce, a group representing property developers and equity financiers.</p>	<p>Noted.</p>
		<p>Provides the following comments in relation to the proposed FSR controls:</p> <ul style="list-style-type: none"> - Objects to the complexity and the multi-layered FSR controls. Says members are of the view is that it limits the 	<p>The minimum 1,800 sqm requirement used in a number of the proposed controls in the CBD PP is based on urban design and economic analysis undertaken by Council. Based on this work, this is the minimum site size needed to accommodate larger scale development and achieve an acceptable urban design</p>

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		<p>site that can deliver feasible development by limiting development of sites under 1,800m² and over 3,000m².</p> <ul style="list-style-type: none"> - Sees that smaller and larger sites have the capacity to contribute to State Government jobs and housing targets and thus sees that FSR and building height controls should facilitate the revitalisation of all available sites within the CBD. - Considers the non-residential minimum FSR requirement in the B4 Mixed Use zone as excessive particularly for large sites away from the CBD core. On such sites, the control will require the provision of up to 2:1 of above-ground commercial/office space. In reality, most B4 sites cannot compete with other properties/sites in the B3 Commercial Core in attracting commercial tenants or owners. For Parramatta to build on its status as the heart of Sydney's 'Central River City' and build on its economic role and significance, a less prescriptive approach to planning is required to facilitate market responsive development and investment <p>The submitter provides the following comments in relation to the proposed car parking controls:</p> <ul style="list-style-type: none"> - Says members developing in the Parramatta CBD are of the view that residents require at least one or two car parking spaces. Sees the proposed car parking controls as excessively low and fail to consider local consumer preferences. - Sees that on account of flooding issues, Council should promote above-ground parking, where possible, to avoid deep basements that are subject to flooding and could allow alternative uses into the future if car dependency was to reduce. - Recommends that a straightforward FSR and height control - the re-development capacity of sites be determined by site specific, merit-based impact assessment. 	<p>outcome. The CBD PP still facilitates development on smaller sites, but at lower FSRs so as to minimise any urban design impacts and also to facilitate amalgamation.</p> <p>The minimum 1:1 commercial requirement in certain parts of the B4 Mixed Use zone adjacent to the B3 Commercial Core zone is to encourage more business and employment generating development in the Parramatta CBD. It is acknowledged that these spaces will not normally provide A Grade office space to compete with major office towers in the Commercial Core, but rather provide important B and C grade space, which is important for business start-ups, services and retail opportunities.</p> <p>For the above reasons, the submitter's proposed changes are not supported and no changes are recommended to the Planning Proposal.</p> <p>Decision Pathway – 2: Not supported.</p> <p>The intentions of the reduced parking rates in the CBD PP (as exhibited) is to create significant mode shift from private vehicle use to public transport, cycling and walking.</p> <p>This planning proposal replaces the majority of the existing car parking provision in clause 7.3 in the Parramatta LEP 2011 with a new car parking provision based on similar provisions in Sydney LEP 2012. This was based on sustainable transport policies to minimise car parking in the Parramatta CBD due to adverse transport impacts associated with increased development. Council officers worked with TfNSW and the RMS to deliver the Strategic Transport Study (STS) and this partnership continues through the forthcoming delivery of the mesoscopic model and Integrated Transport Plan (ITP) which was endorsed by Council for exhibition at its meeting held on 26 April 2021.</p> <p>Council officers believe the reduced car parking rates are an acceptable outcome given the urban environment and Central River City status of the Parramatta CBD, and agree that</p>

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			<p>opportunities to improve public transport capability and connect residents within 30 minutes to jobs, education etc. is critical.</p> <p>The CBD PP implements a system of base FSRs and heights, together with incentive FSRs and heights, which are only achievable when development is able to comply with key community infrastructure principles. This is to ensure additional development yield is linked to a consideration of infrastructure needs. Further FSR bonuses are also available under the CBD PP, for example in relation to design excellence and high performing buildings. The system of FSR allocation effectively incentivises good planning practice.</p> <p>For the above reasons, the submitter's proposed changes are not supported and no changes are recommended to the Planning Proposal.</p> <p>Decision Pathway – 2: Not supported.</p>
		<p>The submitter provides the following comments in relation to the extent and accuracy of the CBD Boundary:</p> <ul style="list-style-type: none"> - Notes that the proposed zoning, building FSR control boundaries do not align with the actual cadastral boundaries of land and development sites within the CBD and that the CBD PP (as exhibited) does not reflect recently approved development on various blocks within the CBD (but does not give any specific examples). Says land zoned B3 Commercial Core does not follow a logical alignment for some sites in the CBD. Recommends that the CBD PP should align the controls with the cadastral outline of properties and development sites (including DA approval), so that when future DAs for development are lodged there are sensible and clear controls for each site. - Opposes the CBD PP boundary (as exhibited) as it fails to fully capitalise on both the existing Western (heavy) rail line, the Sydney Metro West line, and the light rail currently under construction to service the CBD. 	<p>The proposed zoning and floor space ratio boundaries in the CBD generally reflect existing zoning and floor space ratio controls, which, in turn, were reflective of a historic cadastre and built form – particularly in the case of Parramatta Square, or the riverfront where zone boundaries occur that are not aligned to a cadastral boundary.</p> <p>Inevitably when properties are subdivided, consolidated or boundaries are otherwise adjusted, the planning controls applying to the resulting land do not (and cannot) move in synchronisation to the boundary movements unless a corresponding amendment to the LEP is undertaken. In these situations, the zoning controls and other relevant controls can be updated where necessary to reflect contemporary cadastral boundaries through a “housekeeping” amendment to the LEP.</p> <p>It is noted that the submitter does not cite specific examples of this occurrence. In the case of Parramatta Square, for example, an update to the zoning to align to contemporary cadastral boundaries resulting from the development undertaken there is entirely reasonable and can be accommodated in a future “housekeeping” update to the LEP should the owner of the relevant site be amenable to request such a change.</p>

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			<p>In relation to the objection to the CBD PP boundary, the following comments are provided:</p> <ul style="list-style-type: none"> - The Implementation Plan in the Parramatta CBD Planning Strategy 2015 and the CBD PP do not propose changes to the planning controls applying to an area identify as 'Park Edge (Highly Sensitive)' area, identified as Area A on the Special Provisions Area Map - and supported by Clause 7.6M 'Parramatta Park and Park Edge Highly Sensitive Area and other fringe areas' - because of an existing Conservation Agreement with the Commonwealth and State Governments regarding development in this area and for this reason, further review of the controls is not warranted. - The HCAs have undergone significant assessment throughout the CBD PP planning process to date. The CBD PP recognises the importance of protecting these sensitive areas which is consistent with the objective of the heritage clauses in PLEP 2011, the proposed new heritage clause in the CPD PP (as exhibited) as well as the Heritage Act. - DPIE has endorsed the boundary via its Gateway determination and Alteration Gateway determination allowing the CBD PP – inclusive of its application area – to be exhibited. <p>For the above reasons, the submitters proposed changes are not supported and no changes are recommended to the Planning Proposal.</p> <p>Decision Pathway – 2: Not supported.</p>
		<p>Recommends Council commits to a timeframe and budget to consider the deferred areas.</p>	<p>Council officers will prepare a work plan report be prepared that will detail the work required, timing, priorities and budget to progress the Planning Investigation Areas. This work plan report is expected to be considered by Council once the CBD PP has been forwarded to DPIE for finalisation.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area.</p>
		<p>With regards to the CBD PP excluding some areas on the basis of impacts to nearby heritage conservation areas, the submitter states there are many good examples of sensitive</p>	<p>Agree that HCAs should not be perceived as a constraint and should be celebrated in a way to allow for appropriate and sensitive development in and adjacent to heritage areas. On this</p>

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		<p>and appropriate new development in and adjacent to heritage areas and therefore recommends Council consider heritage conservation areas as not a constraint on development but rather how it is done.</p> <p>Recommends that sites outside the boundary of a HCA but are within close proximity of a railway station or light rail stop be included for development uplift with development control consistent with the adjacent CBD sites.</p>	<p>basis, Council has drafted Clause 7.6K to manage heritage impacts and mitigate any potential for site isolation.</p> <p>Areas identified for increased planning controls are subject to the outcome of the principle CBD PP process. With regard to areas that are identified as a PIA which are generally within Heritage Interface Areas, the potential for any development uplift is subject to a separate process and future work.</p> <p>The CBD PP adopts many of the recommendations of the HAA Heritage Study of Interface Areas, which relate to areas in the vicinity of the HCAs. These recommendations allow for suitable development opportunities.</p> <p>Further work on the Planning Investigation Areas will be undertaken at a later stage as a separate piece of work.</p> <p>Decision Pathway: No further decision required, as part of an existing endorsed Planning Investigation Area</p>
		<p>The submitter provides the following comments in relation to the proposed development contributions framework:</p> <p>The planning proposal sets out that the CBD will be subject to at least three layers of potential contributions, yet no details are as yet provided on the cost of these. While the Urban Taskforce supports proponents making contributions towards the cost of providing essential infrastructure to service new development, it's critical that the cumulative cost of levies is reasonable so as to not stifle investment and the delivery of important jobs and housing.</p> <p>The contributions strategy must be clear and rational. Council and the State Government must be accountable for monies collected and clearly demonstrate how the contributions are to be managed. If there is a need for VPAs, the process must be standardised, efficient and be as quick as the DA process with any contributions payable at the end of the project where the projects are in a far better cash-flow position.</p> <p>Recommends that both Council and State Government consider the cumulative impact of all proposed development contributions.</p> <p>Recommends that local and state infrastructure contributions are finalised in consultation with the development industry.</p>	<p>These matters will be considered in the forthcoming review of the Infrastructure Funding Framework for the Parramatta CBD, which includes a new development contributions plan to facilitate delivery of transformative infrastructure to support the growth within the Parramatta CBD. It is also noted that the exhibited community infrastructure clause has been amended in light of the new practice guideline for VPAs issued by the Department. Implementation of the satisfactory arrangements clause for state and regional infrastructure is a matter for the State Government.</p> <p>The new Development Contributions Plan would be subject to separate public exhibition process, which would include consultation with the development industry.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

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11.	Property Council of Australia (Submission No.288)	<p>Broadly supports the Council's policy intent set out in the Parramatta CBD Planning Proposal.</p> <p>Describes that the PP implements the aims and objectives of the District and City's strategic planning framework.</p> <p>Acknowledges that Council has invested considerable time and resources on the PP.</p> <p>Supportive of Council's proposed sun access planes and agrees that it is important that all reasonable steps are taken to protect the useability of these spaces.</p>	Supporting comments noted.
		Consider reviewing and updating the 2015 CBD Planning Strategy at regular intervals to align with the Central Sydney District Plan and Council's Local Strategic Planning Statements.	Noted.
		<p>The submitter objects to the prohibition of serviced apartments in the B3 Commercial core zone.</p> <p>Should Council proceed to prohibit Serviced Apartments, it should satisfy itself that there is sufficient land zoned for tourist and business traveller accommodation in other parts of the CBD to ensure future demand for this use can be met.</p>	<p>The CBD Planning Proposal is only intending to prohibit serviced apartments in the B3 Commercial Core zone. The B3 Commercial Core zone accounts for about 379,580sqm within the CBD (about 26% of the CBD's area); and the B4 Mixed Use zone accounts for about 844,730sqm (about 57% of the CBD's area). Serviced apartments are still permissible in the significant area of the B4 Mixed Use zone surrounding the smaller B3 Commercial Core zone. Hotel and Motel accommodation will continue to be permissible in the B3 Commercial Core zone, as will other types of tourist and visitor accommodation, including backpackers' accommodation and bed and breakfast accommodation.</p> <p>On the land area allocation alone, Council is satisfied that there are sufficient opportunities in the significant B4 Mixed Use zoned area to provide for serviced apartments; while noting that larger employment yielding tourist and visitor accommodation facilities, such as hotel and motel accommodation, will remain permissible in the B3 Commercial Core zone.</p> <p>An inherent issue with serviced apartments is the prevalence of these developments to be strata subdivided. This, in turn, creates a problem in future development cycles when a site to be redeveloped needs to obtain the concurrence of multiple owners (sometimes hundreds, depending on the size of the facility) to extinguish a strata plan before a site can be redeveloped. Consequently, any strata titled development can</p>

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			<p>"lock up" land within the B3 Commercial Core zone, which then prevents that land being put towards employment-generating development in the future.</p> <p>For the above reasons, the submitter's proposed changes are not supported and no changes are recommended to the Planning Proposal.</p> <p>Decision Pathway – 2: Not supported.</p>
		<p>Ensure that the amendments made to the LEP clearly inform landowners and proponents that the maximum density and building heights will not always be achieved due to factors such as sun access protection, airspace operation and site frontage requirements.</p>	<p>Agree, there needs to be qualifications that maximum density and building heights will not always be achieved due to factors such as sun access protection, airspace operation and site frontage requirements; however, this is generally detailed in the DCP and or Design Excellence Brief. This recommendation can also be considered as part of the draft CBD DCP work. The Planning Proposal document is also amended to address this issue in 'Part 2 – Explanation of the Provisions'.</p> <p>Decision Pathway – 1: Supported – planning proposal updated to include brief explanation.</p>
		<p>Indicate in the Development Guideline for Community Infrastructure, the arrangements for the future ownership and responsibility for management and maintenance of items of community infrastructure.</p>	<p>These matters will be considered in the forthcoming review of Infrastructure Funding Framework for the Parramatta CBD, which includes a new development contributions plan to facilitate delivery of transformative infrastructure to support the growth within the Parramatta CBD. It is also noted that the exhibited community infrastructure clause has been amended in light of the new practice guideline for VPAs issued by the Department.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Provide clear information regarding the requirements to be satisfied in order to gain access to the High-Performance Buildings bonus floor space.</p>	<p>The PP provides information on the application of the bonus that has been informed by the <i>Sustainability and Infrastructure Study</i> (2015) and the <i>High Performing Buildings Study</i> (2016).</p> <p>The proposed LEP Clause 7.6A High Performing Buildings set out the objectives and requirements to be satisfied in order to obtain the bonus floor space ratio. As described in sub-clause (5) of this Clause, <i>A residential flat building or a mixed use development (that contains dwellings) which complies with this clause is eligible for an amount of additional residential floor space (above that already permitted elsewhere under this Plan) equivalent to that which exceeds the floor space ratio as shown</i></p>

No.	Respondent / submission number	Summary of submission	Council Officers' response
			<p><i>on the Floor Space Ratio Map or Incentive Floor Ratio Map (as applicable to that development) by up to 5%, subject to the consent authority being satisfied that this additional residential floor space does not adversely impact on neighbouring and adjoining land in terms of visual bulk and overshadowing.</i></p> <p>More plainly, the High Performing Buildings clause is available to mixed use towers that include apartments. In the case of certain residential uses, the clause permits an FSR bonus of 5% on sites with an FSR of 6:1 or greater if they are of a certain size and achieve higher environmental performance above BASIX. Refer to the planning proposal for further details.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		Undertake further targeted consultation regarding the reduced carparking rates once they have been refined during the post-exhibition process.	<p>Opportunities to provide feedback on any potential refinements to the car parking rates will be subject to the ITP and mesoscopic modelling process when they go on public exhibition, and the outcomes to be investigated as part of an alternative planning pathway at a later stage.</p> <p>Decision Pathway – 3: Merit for further investigation as a part of a later stage of work.</p>
		Provide for off-street loading, waste collection and car sharing vehicles in its DCP parking controls.	<p>Supported. These matters will be considered during the preparation of the DCP amendments to support the planning proposal.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		Use the DCP to provide examples of how the developments can achieve the required flood protection standards, being shelter in place and emergency egress about the 1% AEP.	<p>Supported. Examples to achieve the required flood protection standards, will be considered to form part of DCP amendments to support the planning proposal.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		Liaise with DPIE regarding the proposed Satisfactory Arrangements Clause to achieve a more transparent approach to funding regional infrastructure.	<p>Council will continue to liaise with DPIE on this matter, however it is noted that implementation of this clause is a matter for the State Government.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

No.	Respondent / submission number	Summary of submission	Council Officers' response
		Expressed interest in reviewing the mesoscopic model and Integrated Transport Plan prior to finalisation of the PP.	<p>Both the mesoscopic modelling and ITP will be publicly exhibited prior to the finalisation of the PP. The submitter will have an opportunity to review the material and make a submission at the appropriate time.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
12.	Parramatta River Catchment Group (Submission No. 292)	<p>This focuses on the outcomes of the Planning Proposal alongside the Parramatta River Masterplan. In particular, Step 4 of the 10 Steps to 'A Living River', which calls for a consistent policy approach to best practice management of our waterway through development controls, with an aim to reduce (step 5) and improve water quality outcomes.</p> <p>Acknowledges that the CBD PP proposes “beyond BASIX” incentivisation using floor space bonuses (which is not an assured outcome) and a requirement for dual piping for new development however, there is a lack of commitment to Water Sensitive Urban Design and to reduce the urban heat island effect in the Planning Proposal, particularly with respect to infrastructure funding and indicated dedication of works, and improvement of public land.</p>	<p>Agree. As described in the planning proposal, the planning proposal aims to manage the anticipated demand for electricity, gas, water and sewer services by introducing new controls to reduce water and energy requirements and future-proof buildings to accommodate dual piping. These controls have been informed by the <i>Sustainability and Infrastructure Study</i> (2015) and the <i>High Performing Buildings Study</i> (2016).</p> <p>The planning proposal also seeks to protect solar access to Parramatta River foreshore through proposed building heights and a sun access protection control ensuring future development must not result in additional overshadowing in mid-winter between 12-midday and 2pm to the Parramatta River Foreshore.</p> <p>Both of the above approaches assist in achieving the aims of Council's vision for the river foreshore. The planning proposal is also consistent with the Parramatta City River Strategy with future DCP amendments and a review of the Infrastructure Funding Framework to further support the overall vision.</p> <p>Best practice management of our waterway will be further considered as part of the DCP amendments to further support the Parramatta River Masterplan.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p> <p>Consistent with the <i>Sustainability and Infrastructure Study</i> (2015), opportunities to support the reduction of urban heat including reflectivity of building roofs, podiums and facades; and heat rejection source will be part of future DCP amendments.</p> <p>Resilient infrastructure and public domain opportunities will also be part of future DCP amendments to support the planning proposal.</p>

No.	Respondent / submission number	Summary of submission	Council Officers' response
		Identifies that there is a critical opportunity presented for water sensitive outcomes to be more readily pursued as the CBD develops, as the Planning Proposal will reshape a significant amount of growth for the entire catchment. This must be capitalised upon to ensure a Central River City moving forward.	<p>The matters related to infrastructure funding will be considered in the forthcoming review of the Infrastructure Funding Framework for the Parramatta CBD, which includes a new development contributions plan to facilitate delivery of transformative infrastructure to support the growth within the Parramatta CBD.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		Requests that additional clarity be given in the Planning Proposal on specifically how the Proposal is addressing the impacts of stormwater on the health of the river in its objectives assessment for local and state policies, given its immediate proximity with the river itself running through the precinct.	<p>The planning proposal addresses stormwater and flood risk management as a key issue that is being managed through the Floodplain Risk Management Plans. It is concurrently being considered in the new flood study which covers the Upper and Lower Parramatta River floodplains within the LGA. This will further guide how to address the impacts of stormwater on the health of Parramatta River. Further matters associated with Water Sensitive Urban Design (WSUD) will be addressed in forthcoming DCP amendments.</p> <p>The planning proposal is consistent with the Civic Link Framework Plan. Parramatta's Civic Link will support sustainability in the CBD, creating an open green corridor for cooling, stormwater management and infrastructure needs.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		Parramatta River Catchment Group notes that there is an error in the PP document listing standard BASIX targets as 'beyond BASIX' but this error is not reflected in the proposed LEP changes.	<p>Council officers clarify that the statement in the CBD PP referred to by the submitter is in relation to the BASIX targets before DPIE amended the BASIX targets in July 2017. The amended targets are then discussed relative to the proposed LEP controls, being Clause 7.6A(4) High Performing Buildings.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Dual piping requirements within the B3 Commercial core zone are supported.</p> <p>Concerned that there is a lack of clarity surrounding the end purpose of dual piping and whether all new development is to be connected to some form of regional water recycling scheme or through any existing schemes.</p>	<p>Noted.</p> <p>The objective of Clause 7.6B <i>Dual Water systems</i> is to future proof the security of water supply in the CBD, further details regarding dual piping requirements will be included in the CBD DCP.</p> <p>The City of Parramatta LGA has two existing recycled water networks (Rose Hill and SOPA), and the Greater Parramatta and</p>

No.	Respondent / submission number	Summary of submission	Council Officers' response
		Indicates that it is their understating that it will be delivered through the GPOP Place Infrastructure Compact and LUIIP, however, further steps should be outlined.	<p>Olympic Peninsula Place-based Infrastructure Compact identifies a recycled water network for the region as an action. Requiring new development to be recycled water ready through the provision of dual piping is critical for the adoption and expansion of recycled water use throughout the LGA, which will greatly reduce potable water use and increase water resilience.</p> <p>In relation to dual piping, Sydney Water provided a submission to the CBD PP which supports the inclusion of dual piping requirements.</p> <p>Sydney Water also noted in their submission regarding the issue of water recycling, the following, <i>"Sydney Water is currently developing an integrated water management plan for the Greater Parramatta and the Olympic Peninsula (GPOP) growth area, in response to the Greater Sydney Commission's Place-based Infrastructure Compact (PIC) proposals"</i>.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Requests that the permissibility of '<i>water recycling facilities</i>' be added to the B3 Commercial Core zone within the CBD. This could be achieved as part of an additional permitted use to the land use table, under the Parramatta LEP 2011. This would complement the current permissibility available for B4 mixed use development for water recycling facilities. This could be achieved through changing the B3 Commercial Core zone (as it lies wholly in the CBD) or an additional local provision, excluding special provision Area A which does require dual piping.</p> <p>Recommends allowing permissibility for <i>water supply systems</i> in the B3 Commercial Core and B4 Mixed Use Zones, to provide for maximum flexibility for water supply systems. This change could be achieved through a local additional provisions clause that exclude Area A of the Special Provisions Map.</p>	<p><i>Water supply systems</i> are exclusively prohibited in the B4 Mixed Use zone; however, <i>water recycling facilities</i> are permissible in the B4 Mixed Use zone, under existing controls in the Parramatta LEP 2011.</p> <p>Both <i>Water supply systems</i> and <i>Water recycling facilities</i> are prohibited uses in the B3 Commercial Core zone, under existing controls in the Parramatta LEP 2011.</p> <p>To address the issue raised by the Parramatta River Catchment Group with respect to permissibility of certain uses in the B3 and B4 zones, Council officers recommend this issue be investigated as part of an alternative planning pathway at a later stage.</p> <p>Decision Pathway – 3: Merit for further investigation</p>
		Supports the requirement for design excellence and using it as a mechanism to incentivise infrastructure investment in the proposed LEP changes.	<p>Supporting comments noted.</p> <p>Agree, there needs to be an assessment of environmental criteria during the design process; however, this is generally detailed in the DCP and or Design Excellence Brief. This</p>

No.	Respondent / submission number	Summary of submission	Council Officers' response
		<p>Emphasises that WSUD and Green Infrastructure should be given primacy in the LEP and not the DCP exclusively.</p> <p>Recommends that there should be a more in depth requirement for assessing against environmental quality of design under these requirements, particularly to promote a healthier Parramatta River.</p> <p>Based on the above, proposes that the design excellence clause have a separate subsection that engages with environmental considerations in more detail, to assure consistency with the Greater Sydney Region Plan, District Plans, the Parramatta River Masterplans, which call for healthier waterways.</p> <p>Requests that Water Sensitive Urban Design be included in clause 7.10 Design Excellence, 4 (d) of the Parramatta LEP: with the drafted text,</p> <p><i>(xiv) – how the proposed development affects the following matters.... Management of natural resources on site, including energy and water, and associated considerations for Water Sensitive Urban Design and Urban Cooling.</i></p>	<p>recommendation can be considered as part of the draft CBD DCP work.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>
		<p>Identifies that there is an opportunity to promote WSUD infrastructure through the proposed community infrastructure as a means of getting higher development yields under the Design Excellence competition process as posed in the proposed clause 7.10 (8) of the LEP amendments.</p> <p>Recommends Clause 7.6H '<i>Community Infrastructure</i>' should be broadened out to include an incentive for more specified Water Sensitive Urban Design Infrastructure as well as more traditional community infrastructure as an incentive basis.</p> <p>Identifies that the infrastructure list itself, outlined, there is a distinct lack of commitment to 'green' or 'blue' infrastructure in the infrastructure funding report and 'sustainability and infrastructure report' provided. In addition, there is a lack of infrastructure proposed within the documents that minimises the impact of stormwater. This is not consistent with the 'healthier waterways' objective outlined in the District Plan and Planning Proposal documentation.</p>	<p>These matters will be considered in the forthcoming review of the Infrastructure Funding Framework for the Parramatta CBD, which includes a new development contributions plan to facilitate delivery of transformative infrastructure to support the growth within the Parramatta CBD.</p> <p>The planning proposal addresses stormwater and flood risk management as a key issue that is being managed through the Floodplain Risk Management Plans. It is concurrently being considered in the new flood study which covers the Upper and Lower Parramatta River floodplains within the LGA. This will further guide how to address the impacts of stormwater on the health of Parramatta River.</p> <p>Decision Pathway – Issues addressed; no further decisions required.</p>

No.	Respondent / submission number	Summary of submission	Council Officers' response
		<p>Proposes an expansion to the scoping of infrastructure that ensures that environmental infrastructure is considered and funded through proposed contributions moving forward.</p> <p>Proponents should be adequately guided to pursue best possible infrastructure outcomes for the river as a priority in addition to other means of providing for public infrastructure.</p>	

APPENDIX D – SUBMISSIONS FROM DEVELOPERS, MAJOR LANDOWNERS AND PLANNING CONSULTANTS

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ACRONYMS	
ACF – Active Frontages Map	LRA – Land Reservation Acquisition
ALP – Additional Local Provisions	LSPS – Local Strategic Planning Statement
APU – Additional Permitted Uses	MCP – Minimum Commercial Provision
CBD – Central Business District	OPS – Opportunity Sites
CBD PP – Parramatta CBD Planning Proposal	PLEP 2011 – Parramatta Local Environmental Plan 2011
DPIE – Department of Planning, Industry and Environment	PIA – Planning Investigation Area
FSR – Floor space ratio	SAP – Sun Access Protection
HIS – Heritage Impact Study	SPA – Special Provisions Area
LHS – Local Housing Strategy	SSPP – Site specific planning proposal
	TfNSW – Transport for NSW

Introduction

This document summarises the submissions received from developers, major landowners and/or planning consultants that are strictly site-based submissions. A total of 51 submissions (representing approximately 48 submitters) were received in this category. The figure below illustrates the sites represented by a submission/s (see yellow notation) with their corresponding submission number.

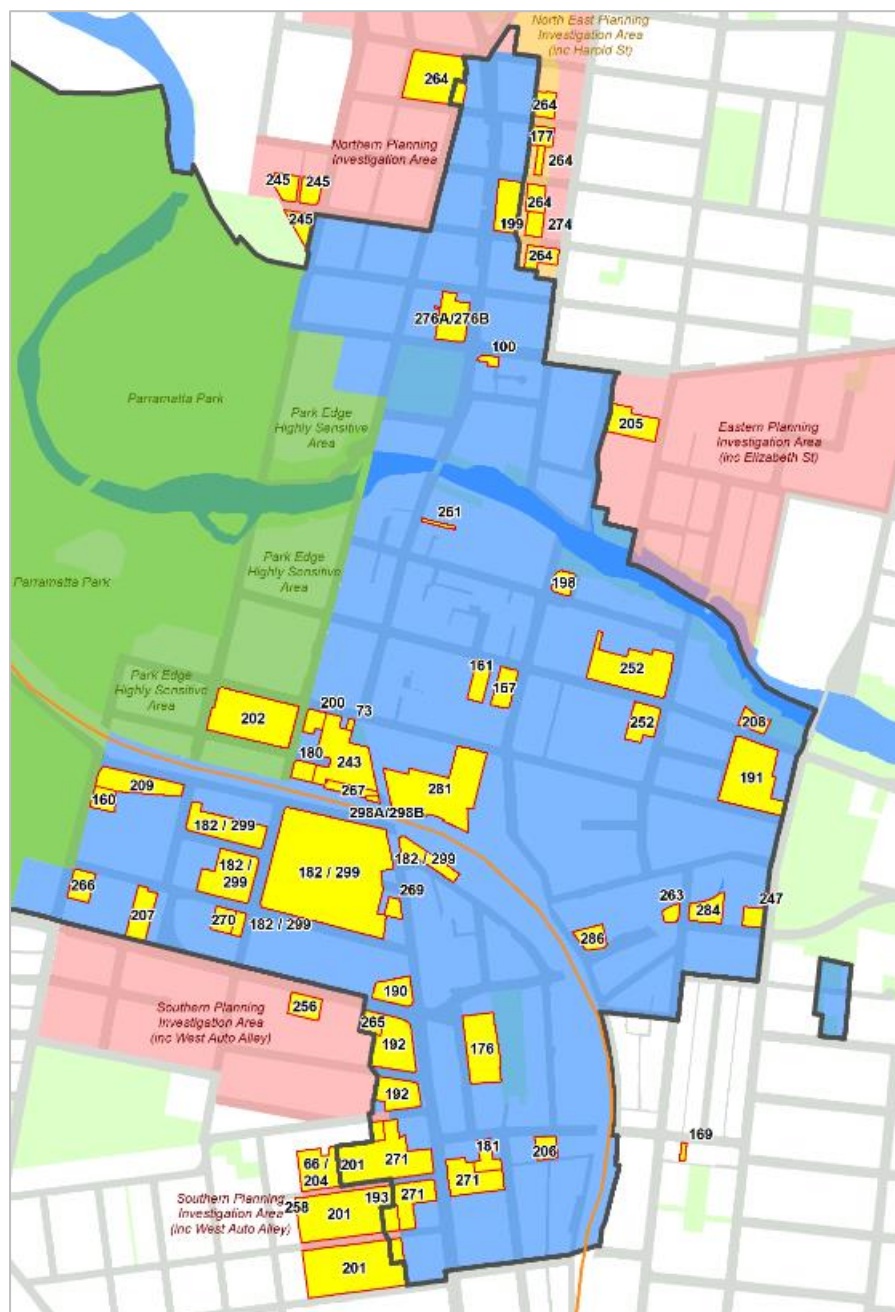


Figure – Sites represented in submissions from developers, major landowners and/or planning consultants

As explained in the LPP and Council reports, each submission is ascribed a status (or combination) – **Decision Pathway 1 - Support**, **Decision Pathway 2 - Not support**, or **Decision Pathway 3 - Merit for further investigation**.

Those submissions that have a Decision Pathway 1 (Support) are also detailed in Appendix 4 to the Planning Proposal which describes the post exhibition changes to the CBD Planning Proposal.

Note: The draft planning controls in the text box under each submission heading are those considered relevant to the issues raised in the submission, and therefore do not include a complete list of all the draft controls contained in the exhibition documentation.

On 15 June 2021, Council endorsed the Planning Proposal with changes affecting the outcomes for the Roxy Theatre site and the Phillip Street Block including the site at 60 Phillip Street. An explanatory note is provided in the submission summaries below affected by Council's resolution. Submitters should rely on the endorsed position that reinstates the exhibited draft controls for both the Roxy Theatre and the Phillip Street Block. For a copy of the relevant parts of the Council Resolution, please refer to section 4.6 of the Community Engagement Report.

1. Land at 12-20 Dixon Street, Parramatta (Nos. 66 and 204)

Council officer recommendation: The site is part of an endorsed Planning Investigation Area so will be considered at a later stage. No further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary:

- Two submissions were received affecting property comprising five (5) land parcels known as 12, 14, 16, 18 and 20 Dixon Street. These parcels have a total site area of approximately 5,712sqm. Two separate owners fall across the five land parcels.
- The first submission received (mid October 2020) was prepared by Urbis acting for the Raindera Group who are owners of No.s 12, 14, 16 Dixon Street. Despite this, the submission notes it applies to all five parcels. A follow up submission received (early November 2020) was prepared by Think Planners also applicable to all five parcels.
- The land falls outside of the Parramatta CBD Planning Proposal boundary and will be subject to further investigations when the Southern Planning Investigation Area (PIA) is progressed in the future.
- The submission from Urbis makes the following points:
 - the land is within 500m radius of Harris Park Station to the east, and 600 metres south-west of the Parramatta CBD.
 - objects to the removal of the R4 zoned areas (including the West Auto Alley Precinct) from the CBD PP as identification as 'Planning Investigation Areas'.
 - the submitter is of the view that Council has not followed due process under Section 3.33, Division 3.4 of the *EP&A Act 1979* in explaining the removal of the deferred areas from the CBD PP and sees the removal of these areas has put at risk the vision for these areas including Council's ability to demonstrate consistency with the Central City District Plan.
 - seeks a 'call to action' by DPIE and Council to reinstate West Auto Alley as part of the CBD PP; and if this is not adopted by Council or DPIE, that DPIE ensure any future planning proposal endorsed by DPIE must prioritise the R4 High Density Residential precincts.
 - also seeks DPIE support to implement the Parramatta CBD PP Strategy in a holistic and coordinated way, *rather than a staged and piecemeal way*.
- The submission from Think Planners which is supported by an Urban Design Report inclusive of overshadowing analysis, makes the following requests:
 - that the site be included in CBD PP boundary.
 - that an FSR of 3:1 and 80 metre building height consistent with the West Auto Alley Study.
 - that a clear timeline and project milestones be adopted to complete the review of the precinct and drafting of LEP planning controls for public exhibition.

Council officer's Response

- The land is contained within the Southern Planning Investigation Area (PIA) which is subject to a separate pathway as outlined in a Council decision of 11 November 2019 (Item 9.1). Re-introducing this area into the CBD PP is inconsistent with this decision of Council and would be a significant policy change requiring re-exhibition.
- Like any planning proposal process, the CBD PP process is vetted by the DPIE at key statutory milestones. In the case of the CBD PP, both a Gateway determination (issued in December 2018) and an Alteration determination (in July 2020) have been issued by DPIE, the latter effectively endorsing the process to date including Council's decision to remove the

PIAs from the CBD PP because DPIE did not raise any non-compliance matters with the EP&A Act.

- Reintroducing the West Auto Alley area (as a part of the Southern PIA) back into the CBD PP would raise the expectation that the remaining PIAs also removed, should also be re-introduced back into the CBD PP. Whilst the North-East PIA is progressing ahead of the others, the PIAs are likely to progress more substantially once the CBD PP and CBD DCP and a review of City Planning's Work Program has been undertaken.
- The submitter's proposed inclusion of this area into the CBD PP post exhibition is substantial and considered too significant as it would require re-exhibition of the CBD PP.
- The submitter's request is inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020 which approved the planning proposal area exclusive of the PIAs.
- Since Council's LSPS and Local Housing Strategy demonstrate the City is delivering dwelling numbers well above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes by re-introducing this area back into the CBD PP are not needed for consistency with the Central City District Plan.
- In conclusion, the submitters proposed changes are not supported. The site is part of an endorsed Planning Investigation Area so will be considered at a later stage.
- **Action:** No decision is required.

2. Land at 83 Macquarie Street, Parramatta (No. 73)

Council Officer recommendation: **Decision Pathway 2 – Not support**

The CBD PP (as exhibited) proposes: B4 Mixed Use Zone; a base height of 12 metres* and no incentive height, a base FSR of 3:1 and no incentive FSR; and retains the heritage item notation (for item I651) on the Heritage Map.

*This height is based on a part Council resolution on 11 November 2019, which resolved to:

(iv) Amend the base height of buildings map from 18m to 12m for the two sites at 83 Macquarie Street and eastern portion of 38 Hunter Street, Parramatta (to align with the rear boundary of 83 Macquarie Street) so as to ensure heritage significant views to St John's Church from Church Street (looking south) can be maintained.

Submission Summary:

- This submission has been prepared by Ethos Urban on behalf of the landowner of 83 Macquarie Street situated at the intersection of Macquarie Street and Centenary Square, consisting of a listed heritage item. The site is a small site with an area of approximately 259 square metres.
- The existing (*PLEP 2011*) controls on the site are: B4 Mixed use zone; 18m building height; and a FSR of 3:1. As well, the site forms part of a larger heritage listing, being the "Bicentennial Square and adjoining buildings" as per Schedule 5 (Item No. I651).
- The submission is supported by a Heritage Impact Statement (HIS) and Urban Design Analysis, the latter inclusive of a view impact analysis.
- The submitter seeks the following amendments to the CBD PP as exhibited:
 - an increase of the base building height to 24 metres; and
 - an increase of the base FSR to 3.5:1.

The submitter's proposal also requires demolition of the local heritage item.

- The submitter argues the changes to the height and FSR are required because:
 - the proposed 12 metre building height as resolved by Council in November 2019 *will result in a significant lost opportunity to deliver full development potential.*
 - increasing the building height limit to 24 metres will have no impact on the view of St John's Cathedral and its setting.

- the submitter's concept design demonstrates *how a small increase in height can create flexibility to achieve the highest standard of architectural and urban design.*
- the submitter's HIS has found the site is not a historically significant building and the scale (24 metres) is compatible with surrounding heritage.
- The submitter's Urban Design Analysis assesses three options for the site:
 - Option 1 - as proposed by the CBD PP (12 metre building height and 3:1 FSR) as exhibited;
 - Option 2 - as per the current *PLEP 2011 controls* (18 metre building height and 3:1 FSR); and
 - Option 3 – as per (24 metre building height and FSR 3.5:1) the preferred outcome of the submitter.
- The submitter's envelope analysis demonstrates that a reduced building height of 18m to 12m will not achieve FSR of 3:1 on the site.
- The submitter is of the view that Council's resolution to reduce the height from 18 to 12 metres to protect heritage significant views to St John's Church (looking south) is not supported by any technical study. The submitter sees that because the site is not located on Church Street and as such not addressed in the Church Street Precinct Study, Council's position is not justified. The submitter also argues that the site's frontage and contribution is principally to Macquarie Street and Centenary Square and therefore is of the view that the controls should be considered primarily in that context.
- The submitter's view impact analysis contained within its Urban Design Analysis tests a number of view corridors to St John's Cathedral as well as views along Macquarie Street, Church Street and from the Parramatta River and demonstrates that the proposed 24 metre building *height will have no impact on view corridors to St John's Cathedral and does not detract from the blue sky contributing to the context of the Cathedral.* As well, it says that when the proposed building is viewed *from many viewpoints*, it is *hardly visible*.
- The submitter also argues that because the design of the new building aligns with the Church Street (western) streetscape frontage, the St John's Cathedral's spires are visible from Church Street and due to this alignment, the proposed 24 metre high building has no further impact on views towards the Square.
- The submitter's HIS argues that:
 - the existing building has no heritage significance and does not uphold heritage value in its built form fabric. It also posits that redevelopment of Parramatta Square and land surrounding St John's Cathedral will completely alter the appearance and scale of locally listed heritage buildings and the surrounding square.
 - the scale of the proposed height is compatible in its context and supports the visual impact analysis' finding that a 24 metre structure as proposed by the submitter *will enhance the Church Street arrival to Centenary Square and will not cause any significant impact to the heritage significance of nearby heritage items.* As well, it has found that *no significant view corridors to or from St John's Cathedral will be blocked, impeded or unreasonably disrupted.*

Council officer's response:

- Centenary Square is a significant place in the Parramatta CBD and a vibrant place for passive recreation. The Square is surrounded by important spatial relationships between St John's Cathedral and grounds, Parramatta Square, the Church Street alignment, and Church Street view corridor. Past studies presented to Council, as well as protection of views to St John's Cathedral, have informed this position on the Church Street view corridor and organisation of height around civic space.
- Centenary Square is afforded a degree of sunlight access by being located under the Sun Access Protection (SAP) surface for Parramatta Square and also because of its location on the southern end of the Church Street corridor, which has north-south orientation. The SAP

limits building heights to the north, northeast and northwest of the Square, thereby reducing the impacts of overshadowing from surrounding development.

- With regards to the Church Street View Corridor as related to the spatial dimensions of Centenary Square & the grounds of St John's Cathedral, Council's City Design Team note that:

The view corridor widens south of Macquarie Street to capture the spatial scale of Centenary Square and the grounds to St John's Cathedral. The most enduring and arguably important civic space in Parramatta City Centre, the built elements that provide curtilage to this space must provide a sense of enclosure that is appropriately scaled.

- With regards to state historically significant views and vistas, Council's City Design Team note the NSW Heritage Register:

Surviving views and vistas of St John's Cathedral have state historical significance. These include: east along Hunter Street to the Cathedral towers; east from Hunter Street across the northern Cathedral grounds towards the Town Hall and the site of the Governor's annual 'feast' with Aboriginal clans (instituted by Governor Macquarie) that took place at the rear (eastern end) of the Cathedral, and views from Church Street towards St John's Cathedral.

The twin spires of St John's have long been an important element of the civic identity and landscape of Parramatta. They dominate the town in almost every nineteenth century view of Parramatta. (Excerpts from NSW State Heritage Register for St John's Anglican Cathedral).

With regards to this issue, the Council's City Design Team also note:

The purpose of the Church Street view corridor created by the controls in the CBD PP and DCP is to elevate the spatial significance of Church St as the north/south spine of the city as well as to preserve Church Street views to St John's Cathedral and beyond. It follows that a consistent maximum building height along the entire axis up to the Cathedral is necessary.

The view of the Cathedral spires looking south on Church St would be intruded upon and compromised by a building height any greater than 12m on 83 Macquarie Street. The 12m height limit extending into Centenary Square also considers the procession and views from St John's northwards, up Church Street.

It is also essential that the Cathedral spires are not seen with building directly behind them, but with views to the sky.

- From a statutory perspective, the resolution of Council on 11 November 2019 which reduced the building height from 18 metres to 12 metres has effectively been vetted by DPIE through the Department's issuing of their Alteration Gateway determination in July 2020 endorsing the revised CBD PP – inclusive of the lower building height - for exhibition purposes.
- With regards to the heritage value and view corridors, Council's Technical Studies provide the following statements:
 - the Urbis Heritage Study (2015) highlighted the significance of views and vistas being an essential part of Parramatta's cultural landscape and contribute to the quality of the environment.
 - the Church Street Precinct study (2019) highlighted that the part of the Church Street spine between Macquarie Street and the Parramatta River is an important feature of the City Centre. Church Street also serves as a key view corridor within the City Centre, with a historic view from the Parramatta River to St John's Cathedral.
 - the Review of Opportunity Sites Report (including the Heritage Review by LSJ) identified view corridors of St John's Cathedral from Church Street through to the Great Western Highway. In addition, the LSJ study found that some individual heritage items benefit from a blue sky background and or open air above and behind heritage items including St John's Cathedral

- The submitter's proposal establishes a pathway for the removal of a local heritage item identified as part of a suite of buildings comprising the "Bicentennial Square and adjoining buildings" which make up Item No. I651 in Schedule 5 in *PLEP 2011*. However, the removal of a heritage item is inconsistent with the following:
 - aim (2)(c) in Section 1.2 of *PLEP 2011* as well as objective 9 of the CBD PP both of which promote heritage protection and conservation.
 - the objective which supports proposed heritage clause 7.6K in the CBD PP (as exhibited) which seeks to ensure new development *demonstrates an appropriate relationship to heritage items and heritage conservation areas....*
 - Direction 2.3 Heritage Conservation within the *Section 9.1(2) Ministerial Directions*.
 - Draft clause 7.6K Managing Heritage impacts as the applicant has not considered the heritage impacts associated with the demolition of the heritage item that the development concept relies on.

Furthermore, this submission is one of a number of submissions proposing the demolition of a heritage item and the cumulative impacts of such proposals would be significant.

- The building is identified in a group of heritage items known as "Bicentennial Square and adjoining buildings" as per Schedule 5 of *PLEP 2011* (Item No. I651). Immediately to the south of the subject site is St John's Building (known as 38 Hunter Street) which is also part of this heritage group listing. The two buildings are similar in scale and contribute to the heritage character in this vicinity of the Square.

Whilst the site-specific planning proposal affecting the Anglican Church landholdings proposes to demolish the rear of the St John's Building, the front half of the building will remain enabling some of the heritage fabric to be maintained because of the short distance (approximately 3 metres) between the two heritage items.

Furthermore, this submission is one of a number of submissions proposing the demolition of a heritage building listed in Schedule 5 of the *PLEP 2011* (in a building group) and the cumulative impacts of such proposals would be significant. Regardless, Council Officers are of the view that, based on an external assessment, the heritage item is worth retaining.

- The submission from the Heritage NSW Office received in response to Gateway condition 4 states the following:
 - *Height and FSR controls should remain consistent with the existing controls in Council's LEP for significant SHR items, such as St John's Anglican Cathedral, the Catholic Institutional Area in North Parramatta, sites adjoining Lancer Barracks and sites to the north and west of St John's Cemetery.*
 - *It is recommended that solar access be maintained to State and National Heritage items/place, including Prince Alfred Square, Centenary Square and St John's Church, Hambledon Cottage, Elizabeth Farm and Experiment Farm Cottage.*
- Whilst it is acknowledged that the recently approved high-rise development at some sites adjoining Centenary Square, along with the substantial progression of the planning proposal affecting 195 Church Street sites, will alter the scale and relationship to other heritage items, such justifications alone should not permit more extensive changes to heritage items within Centenary Square that would have a more severe, cumulative impact.
- Council Officers have undertaken internal overshadowing analysis and tested the submitter's proposed 24 metre building height and this confirms that this height will not penetrate the Parramatta Square SAP at that location and therefore has no additional impact on Parramatta Square Protected Area.
- Council has made a significant investment towards the public domain outside this building on Centennial Square with permanent umbrellas and tree plantings which are well located and scaled with the current building. These provide an important role during major civic events including the weekly Farmers Market. Whilst temporarily removed as part of the PLR project, this public domain infrastructure will be reinstated.

- Whilst it is agreed that the Church Street Precinct study did not include any recommendations in relation to the subject site, the site does fall within a historic view corridor (Parramatta River to St John's Cathedral), and the Review of Opportunity Sites Report also identified view corridors of St John's Cathedral from Church Street through to the Great Western Highway.
- Since Council's LSPS and Local Housing Strategy demonstrate the City will deliver an additional 4,000 dwellings above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes are not needed, nor have they been tested in terms of infrastructure demand. In other words, the Parramatta CBD will well meet its commercial and dwelling targets contained within the Central City District Plan and therefore does there is no need to accommodate additional height and FSR on the site.
- The submitter's proposed changes to the exhibited building height of 12 metres represents a change greater than 10 per cent and is therefore likely to trigger the need for the re-exhibition of the planning proposal if incorporated.
- In conclusion, the submitters proposed changes are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

3. Land at 382 Church Street Parramatta (No.100)

Council Officer recommendation: Decision Pathway 2 – Not support

The CBD PP (as exhibited) proposes: B4 Mixed Use Zone; a base height of 24 metres and an incentive height of 80 metres*; a base FSR of 4:1* and an incentive FSR of 6:1*.

Submission Summary:

- Submission has been prepared on behalf of D.C. Baxter & Co. Pty Ltd landowner of 382 Church Street, Parramatta. The site is positioned on the corner with Victoria Road and is approximately 610 square metres. (*Note: Because the site falls under the minimum requirement of 1,000 square metres, it means the site is unable to utilise the incentive height and FSR controls without amalgamation with adjoining sites. Instead, the FSR control for the site is 3:1 as per subclause 7.2 (1)).
- The existing (*PLEP 2011*) major controls on the subject site are: B4 Mixed use zone; building height of 24 metres; and an FSR of 4:1.
- The Submitter is of the view that the remaining steps of the PP process should be hastened on account of the number of years it has taken the CBD PP to the exhibition phase.
- The submitter supports:
 - the main changes outlined in the CBD PP, including the content that addresses the issues of urban design and civic improvements.
 - the expansion of the CBD boundary (by way of the commercial zoning) north of the river and along the Church Street corridor.
- The submitter is of the view that redeveloping smaller sites can make a positive contribution to the streetscape and finer grain controls *should be encouraged in the LEP and not be left to the DCP*. To that end, the submitter recommends Council reconsider potential FSR for sites smaller than 1000 sqm. Taking such an approach will be more in line with the City of Sydney controls which apply only to sites of less than 500 sqm.

Council officer's response:

- The purpose of the FSR sliding scale as exhibited in sub-clauses 7.2 (1), (2), (2A) and (2B) is to promote site amalgamation and to prevent overdevelopment and inappropriate built forms on small sites. The FSR sliding scale control aims to balance equity of development potential with the physical capacity of the site. Further, the control ensures value to smaller sites is delivered, while incentivising the consolidation of sites.

The suggested FSR sliding scale exemption is not supported by a technical study which would properly assess the impact of a sliding scale change. However, it would also have to assess the impact of introducing this exemption across all sites to test the cumulative impact because the amendment could not be incorporated as a single case without a more comprehensive and consistent approach across the entire CBD PP area.

- The submitters proposed changes are also inconsistent with Gateway condition 1(i) which requires the *proposed FSR controls and incentives... to reflect the Gateway conditions* and Gateway condition 1 (ii) which requires the FSR sliding scale *reflect option FSR-1 in Council's report of 14 December 2015, unless further evidence is provided to demonstrate that alternative threshold would be appropriate.*
- Since Council's LSPS and Local Housing Strategy demonstrate the City will deliver an additional 4,000 dwellings above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes are not needed, nor have they been tested in terms of infrastructure demand.
- If the submitters changes were incorporated into the CBD PP recommended for finalisation, this would:
 - delay progression of the CBD PP because the change is considered significant enough to potentially trigger the need for re-exhibition; and
 - establish a precedent and therefore, raise expectations from landowners experiencing a similar scenario that they can utilise the same changes over their respective sites.
- .In conclusion, the submitters proposed changes are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

4. Land holdings at 14, 16 and 18 Pitt Street (No.160)

Council Officer recommendation: Decision Pathway 2 – Not support

The major CBD PP controls for this land, as exhibited: retain the existing B4 Mixed Use zone; increases the building height to 20 metres; and retains the existing 1.5:1 FSR.

Submission Summary:

- This submission has been prepared by Ingham Planning on behalf of the nine (9) landowners of three adjoining properties situated at 14, 16 and 18 Pitt Street, Parramatta. In total, the land has an area of 1,886 sqm.
- The existing major controls in *PLEP 2011* affecting the land are: B4 zone, 10 metres building height (the submitter states 15 metres in error) and 1.5:1 FSR. As well, the land abuts the St John's Anglican Cemetery comprising State Heritage Item No.100049 and sits opposite Parramatta Park and Old Government House heritage site, comprising State Heritage Item No.1000596).
- The submitter proposes an alternative FSR sliding scale in clause 7.2 to incentivise site amalgamations on the Pitt Street facing sites located between Campbell and Argyle Streets, as follows:
 - Sites less than 1,200sqm = a base FSR of 1.5:1 with no FSR bonus equating to a maximum FSR of 1.5:1.
 - Sites of 1,200-1,800sqm = a base FSR of 1.5:1 with a bonus FSR of 0.5:1 equating to a maximum FSR of 2:1.
 - Sites greater than 1,800sqm = a base FSR of 1.5:1 with a bonus FSR of 1:1 equating to a maximum FSR of 2.5:1.

The submitter notes these FSRs can be contained within the 20 metre building height as exhibited but this is not supported by any supporting study inclusive of 2-dimensional building illustrations showing building bulk and form.

- The submitter also proposes an alternative FSR sliding scale in clause 7.6C to incentivise commercial uses on the Pitt Street facing sites located land between Campbell and Argyle Streets, as follows:
 - Sites less than 1,200sqm = a base FSR of 1.5:1 with no FSR bonus of nil for a maximum FSR of 1.5:1 and maintain exhibited height of 20 metres.
 - Sites of 1,200-1,800sqm = a base FSR of 1.5:1 with a bonus FSR of 2:1 equating to a maximum of 3.5:1 and maintain the exhibited height of 20 metres.
 - Sites greater than 1,800sqm = a base FSR of 1.5:1 with a bonus FSR of 3:1 equating to a maximum of 4.5:1, with a 6 metre height bonus allowing a maximum height of 26m.

Again, the submitter does not provide any supporting study inclusive of two-dimensional building illustrations showing building bulk and form and the impact of the 6 metre increase in building height.

- The submitter argues these amendments would provide *sufficient incentive to encourage commercial or mixed-use developments, rather than wholly residential development.*

Officer's response:

- The CBD PP as exhibited retains the current zone and FSR and increases the height from to 20 metres with no incentive height control. The purpose of the increase is to facilitate narrower buildings and increase the 'blue sky' space between buildings and the cemetery to allow improved solar access to the cemetery. The exhibited height and FSR controls which are lower than their central CBD location respond to the sensitive positioning of the land abutting St John's Anglican Cemetery and its proximity to Parramatta Park and Old Government House heritage site. A number of studies prepared throughout the CBD PP process, including the Urbis Heritage Study (2015), process have consistently recommended low building heights to reduce the impact on the heritage cemetery and the CBD PP reflects these recommendations.
- Despite the above, and for rigour, Council Officers undertook internal overshadowing testing to assess the submitter's proposed height increase. The analysis (presented in an Appendix to the revised CBD PP) found that the increased height would result in a longer shadow length ranging between 9 metres at 12 noon to 18 metres at 3pm on 21 June. However, whilst this increased shadow will not significantly impact the cemetery in itself, the increase in heights on adjoining sites would have a greater impact.
- The sites which back on to St John's Cemetery to its north, west and south and which front to Argyle, Pitt and Campbell Streets are in a unique setting within the CBD owing to the site's proximity to:
 - Parramatta Park to the west which provides a large-scale open space setting;
 - St John's Cemetery which forms a strong heritage setting;
 - the Park Edge Highly Sensitive Area, north of the railway line; and
 - the railway line which, to some degree, weakens this block's relationship with the commercial core.

These elements and sensitives have required a unique response which the CBD PP has sought to achieve.

- With regards to the St John's Anglican Cemetery which abuts the land to the east:
 - the Urbis Heritage Study (2015) recommends the existing FSR *be maintained on the northern and western boundaries to maintain sun access to the cemetery and to retain visual connections and 'green corridor' to Parramatta Park to the west.*

- the submission from the Heritage NSW Office received in response to Gateway condition 4 says the height and FSR controls *should remain consistent with the existing controls in PLEP 2011 for significant SHR items and abutting sites such as...the sites to the north and west of St John's Cemetery.*
- The submission is not technically supported by a heritage impact study which would properly assess the impact of the proposed density increase on the two State heritage items, nor is the submission supported by an urban design study which would assess the impacts of the resultant building form and overshadowing to the cemetery.
- The submitters proposed changes are also inconsistent with Gateway condition 1(i) which requires the *proposed FSR controls and incentives... to reflect the Gateway conditions* and Gateway condition 1 (ii) which requires the FSR sliding scale *reflect option FSR-1 in Council's report of 14 December 2015, unless further evidence is provided to demonstrate that alternative threshold would be appropriate.*
- The submitter's proposed changes which would require amendments to clauses 7.2 and 7.6C. Also, the proposed height increase equates to a 30% variation on the exhibited controls and is therefore substantive. The changes represent a change greater than 10 per cent change and will likely to trigger the need for the re-exhibition of the CBD PP if incorporated.
- Since Council's LSPS and Local Housing Strategy demonstrate the City will deliver an additional 4,000 dwellings above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes are not needed, nor have they been tested in terms of infrastructure demand.
- If incorporated, the changes would establish a precedent and therefore, raise expectations from other landowners experiencing a similar scenario that they can utilise similar changes to their respective controls.
- In conclusion, the submitter's proposed changes are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

5. Roxy Theatre, 69 George Street, Parramatta (No.161)

Council officer recommendation: **Decision Pathway 3 - Merit for further investigation.**

The major CBD PP controls for this land, as exhibited in the CBD PP propose:

- B3 Commercial Core zone.
- A base building height of 18 metres with no incentive building height (because of B3 zone).
- A base FSR of 10:1 with no Incentive FSR.
- A heritage notation reflecting the Roxy Theatre State Heritage Item No. I00711.

Submission Summary:

- This submission has been prepared by Urbis for K Capital, owner of The Roxy Theatre at 69 George Street, Parramatta. The land has an area of 2,350 square metres.
- The current major controls for the site are no different to those exhibited as summarised above.
- The submitter makes the following points to support maintenance of the existing building height policy contained in *PLEP 2011*. These points, the submitter argues, are drawn from matters raised during the LEC case of K Capital Pty Ltd versus City of Parramatta Council in response to a development application (DA/1008/2017) which proposed partial demolition of the theatre building and construction of a 33 storey tower at the rear/on top of the theatre building:
 - a. In 2018, Council attempted to limit the height of the Roxy Theatre site but withdrew that initiative.

- b. The building height was not a determinative factor in the NSW Land and Environment Court (LEC) dismissal of the recent DA.
- c. Other proposed development schemes could address the concerns of the LEC which include a substantial tower form.
- d. The proposed 18 metre building height is *below the maximum height of the existing building and recommendations of OEH*.
- e. Council has not appropriately taken into account the *strong evidence from Professor Richard Mackay before the court that supported the 2018 DA*.
- f. Council's proposed 18 metre building height limit is *inconsistent with prior formal heritage advice to council dated 14 June 2018*. Specifically, the submitter quotes advice provided by OEH, which stated:

The success of limiting the height of development on the Roxy site to retain the prominence of the tower and sign is dependant, to some extent, on any development south of the site. Parramatta City Councils PLEP 2011 planning controls anticipate a substantial increase in height and scale in the local area. However, Council have indicated that no development is anticipated south of the Roxy Theatre, particularly in the Horwood Place carpark, tall enough to encumber the tower and sign seen from George Street silhouetted against the sky.
- g. There has been no independent assessment of the council proposal given that there is a potential conflict of interest because Council owns/manages adjoining streets/property.
- h. Future planning of the Roxy site precinct has effectively been deferred but proposed height restrictions reduced before this strategic work has been completed.
- The submitter notes that there are no *alternative incentives for the conservation of significant heritage buildings in Parramatta*.
- Seeks deletion of the proposed 18 metre building height (as exhibited) to reinstate the existing height control and maintain the 10:1 FSR.

Council officer's response:

- Council is cognisant of the sensitivity around and importance of State heritage items and is astutely aware that, in the case of such items, it must act not only for the local Parramatta community, but also for the wider, State based community. Council must defend, protect and retain items of State heritage significance, not just for the current generation, but for future generations, consistent with the intent of the NSW *Heritage Act*.
- The LEC judgement (NSWLEC 1292) in relation to the previous DA centres around the importance of *retaining and conserving* the State heritage item and a summary of the main judgements are provided below:
 - Broadly the redevelopment proposal does not strike a reasonable balance *between developing the site and retaining and conserving the heritage item, because the extent of demolition proposed by the concept proposal will destroy the theatre auditorium space of the Roxy Theatre and in doing so, will have an unacceptable impact on its identified heritage significance as a good and relatively intact representative example of the 'Picture Palaces' of the interwar period, and on its overall form and surviving original fitout and fabric which display the major attributes of this building type* (point 87).
 - The applicant's proposal *does not ensure the retention and conservation of the former theatre space. It proposes the continued isolation of the dress circle as a separate room and calls the dress circle the "auditorium". The former theatre space of the Roxy Theatre is made up of the dress circle, the stalls and the proscenium* (point 88)
 - The *intactness of the volume of the former theatre space is an essential element of the heritage significance of the Roxy Theatre* (point 89).

- The redevelopment proposal *would not retain the heritage significance of the Roxy Theatre. Instead, it would merely preserve the remnant physical fabric of an element of the theatre* (point 90).
 - There was acceptance and concurrence of the agreed evidence of the heritage experts that part demolition of the Roxy Theatre as proposed by the redevelopment proposal *would have a substantial, adverse heritage impact on the Roxy Theatre* (point 91).
 - The redevelopment proposal does not constitute *adaptive reuse of the Roxy Theatre because adaptive re-use means adapting a place to suit the existing use or a new use* (point 92).
 - The redevelopment proposal focused on the *extant fabric, particularly the intact and more decorative fabric of the building, and not on the conceptual heritage values of the Roxy Theatre* (point 93).
 - Because the Roxy Theatre's footprint *fills the site, it presents a considerable constraint to the future development of the site as it is currently configured* (point 93).
- In the supporting *Heritage Expert Joint Report* submitted to the LEC case, advice from David Logan (Heritage expert) explains the limitations on the arguments put by the landowner with regards to justifying a tower element as part of the site's redevelopment potential, as follows:
 - With regards to precedent set by surrounding tower development or via approvals on nearby sites: these do not *justify the approval of a tower above the Roxy Theatre. These sites do not contain heritage items of State significance. The presence of a highly significant building on the subject site requires that its heritage significance be given priority over development objectives.*
 - With regards to the development potential of the site: the *development opportunities must be regarded as significantly reduced on the site of a State significant building with rare aesthetic values, if those heritage values are to be retained. The objectives of the Heritage Act are, first and foremost, to identify and conserve the State's heritage.*

Appropriate development of the site would ensure the retention of the significant form, fabric and setting of the Roxy Theatre. A small addition at the rear of the site could be acceptable if this facilitated a sympathetic use and was limited to a scale that did not impact on its setting, as viewed from the public domain.
 - With regards to the impacts on the significance and setting of the Roxy Theatre: *the siting of a tall tower directly above it would be unacceptable from a heritage viewpoint. Having regard to the site's characteristics and heritage values...any form of tower building on this site would compromise the heritage significance and setting of the heritage item.*
- Maintaining the existing building height control in *PLEP 2011*, as the submitter requests, does not respond to the LEC case outcomes. In other words, the LEC case outcomes have required Council to revisit the existing *PLEP 2011* building height control in order to prevent a future proposal that relies on the part or whole demolition of the Roxy Theatre. Council Officers interpretation of the impact of the LEC case outcomes is that, the Roxy Theatre must be predominantly retained. This rules-out any kind of tower element on the site.

The exhibited CBD PP proposed a base building height control of 18 metres with no incentive height. This was developed on the premise of ensuring the retention of the building's form and fabric and that any redevelopment would not compromise the heritage setting of the item. It was determined by relying on the sight line in the OEH's Officer's report from the LEC case, specifically where the sight line intersects with *the bottom of the tower parapet* on the front façade which equates to the pitch of the roof over the main building/auditorium. Amending the building height to 18 metres (as exhibited in the CBD PP) aligns with the LEC case outcomes.
- The exhibited 18 metre building height would bring the greatest public benefit because it effectively ensures retainment of the theatre's building fabric and form but provides some room for minor adaptive additions.

- Council Officers accept that the CBD PP as exhibited did not adequately explain how the proposed building height was (as exhibited) determined.
- Stage 2 of Council's Civic Link Precinct DCP controls are progressing as is the master planning for the block being undertaken by Sydney Metro for the new metro station in this block. Block 2 City Stage Smart Hub which is bounded by Smith, Church, Macquarie and George Streets, as illustrated in the Civic Link DCP controls, comprises the Roxy Theatre site and is inclusive of the adjoining sites to the east at 71, 73 and 75 George Street. This block *includes areas for social and creative gathering places to support cultural events and attractors in adjacent buildings*. A future amendment to these controls is anticipated in late 2021, which will provide detailed controls for this block and will address the public domain immediately adjoining the west and south of the site.
- Despite the above detailed points in relation to the proposed 18 metre building height, Council Officers are of the view that the proposed changes (as exhibited) will not be progressed for the purposes of finalising the CBD PP at this time. Instead, the existing *PLEP 2011* height control will be applied in the CBD PP being recommended for finalisation. Council Officers reiterate that this is not to be interpreted as a signal that a revised proposal inclusive of a tower form that requires part demolition of the theatre building would be considered by Council because the LEC judgment prevents this. Rather, this is a temporary arrangement because of the strategic review being undertaken by way of the Civic Link DCP work and also master planning for the block being undertaken by Sydney Metro to allow for the new metro station in this location.
- With regards to the 10:1 FSR (both existing, as per *PLEP 2011*, and as exhibited in the CBD PP) this appears incongruous with the 18 metre building height. However, Council Officers are of the view that this should be retained so as to explore any potential options around the transfer of heritage floorspace as part of the Civic Link DCP.
- There is the potential for Council to have an advocacy role in working with the owner and the State government (Create NSW and the Officer of Environment and Heritage) to deliver a compatible use for this important heritage site.
- In conclusion, Council Officers do not support planning controls that enable a tower element on the site. It is considered that in future recommendation of some sort of height restriction is the most likely outcome. However, there is merit in temporarily reverting back to the existing building height control until **further investigative work** is completed by way of the Civic Link DCP and master planning work by Sydney Metro for the new metro station to determine what that height controls might be and to ensure the controls for the site align with a vision that will allow the site to be actively used and re-used. To that end, the existing *PLEP 2011* building height control, which relies on the SAP, will be temporarily reinstated.
- **Action:** Council Officers will:
 - Amend the CBD PP to broadly explain that some submissions have resulted in changes to the planning proposal documentation. Council Officers stress that proposed mapping changes do not mean that Council officers support a tower element over the site; and
 - Amend the base Height of Building Map by removing the 18 metre base height notation and replace it with the Solar Access Plane.
 - Amend the Incentive Height of Buildings Map accordingly.
 - Review the controls for the site in the future, once strategic planning work under the Civic Link DCP and master plan for the block for Sydney Metro have been completed.

Explanatory Note - Outcome of Council Meeting 15 June 2021

As a result of the Council Resolution on 15 June 2021, the Council response to the feedback on the Roxy Theatre pertaining to the building height has been amended to reflect the Council Resolution. In doing so, Council officers have reinstated the exhibited 18 metre building height control for the Roxy Theatre site (69 George Street) for the purposes of the PP being sent to DPIE for finalisation. The consequential amendments affect the Height of Buildings Map as well as the Planning Proposal including Appendices 2B (Revised Mapping) and 4 (which describes the changes to the planning

proposal documentation); specifically, the Roxy Theatre site line item have been removed from Table 3a.

Council Officers will undertake further investigations at a later stage that will confirm an appropriate building height for the site. Further investigations include *heritage investigations, to determine if this height could potentially be increased to respond to strategic planning work for Civic Link and Sydney Metro, and also to allow possible transition of the building to a larger, modern theatre venue.*

6. Mirvac site at 75 George Street, Parramatta (No.167)

Council Officer recommendation: **Decision Pathway 1 – Support**

The major CBD PP controls for this land, as exhibited, propose:

- the B3 Commercial Core zone;
- a building height affected by the Sun Access Protection Surfaces (Lancer Barracks);
- a base FSR of 10:1 with no incentive FSR; and
- 'Local Road Widening (B3)' LRA notation affecting the Smith Street frontage for the purposes of a bus lane.

Submission Summary

- This submission has been prepared by Ethos Urban for Mirvac, owners of land at 75 George Street, Parramatta. The site is approximately 2,660 sqm in area.
- The existing major *PLEP 2011* controls are as follows: B3 Commercial Core zone; building height affected by clause 7.4 (Area 2); and an FSR of 10:1.
- The landowner is supportive of the overall intent of the CBD PP including the *incentivisation of commercial development in the core, where office premises will not be capped by an FSR control on sites greater than 1,800m².*
- The landowner expresses concern with the land reservations as follows:
 - along Smith Street for 'Local Road Widening (B3)', specifically on the exact extent of the reservation. The owner seeks the specifics of the land reservation (both horizontally and vertically) as well as agreement that Council contain the reservation to the lower levels of the building and to allow Mirvac the air rights above the reservation to enable a cantilever design over the bus laneway.
 - building setbacks identified in the Draft Civic Link DCP (which forms an attachment to the submission), as follows:
 - a 12m tower setback from George Street;
 - a 6m eastern tower setback, and 3m tower setback to the south and west; and
 - a land dedication of 7m from the western boundary (assuming the site amalgamates with 73 George Street*),

as they act as genuine constraints for the site and affect the achievable commercial floor plate size and efficiency to support the viability of the site's future redevelopment, in line with its prominent CBD location and its ability to attract large A-grade tenants and occupants.

(*Note: The Draft Civic Link DCP proposes the site amalgamate with 71 and 73 George Street to deliver a lane between the Roxy Theatre and the amalgamated site).

The submitter also notes the landowner undertook its own consultation with TfNSW before preparing their submission on this matter.

- The landowner acknowledges that the inclusion of the State infrastructure contributions clause 7.6G is a State Government requirement. However, the landowner is concerned that State contributions required by the Clause *at future DA stage in lieu of a formal State Infrastructure Contribution (SIC) rate being published are not readily known or forecastable.*

Council officer's response:

- With regards to the 'Local Road Widening (B3)' notation on the LRA Map, the current width of the LRA notation, as shown on the exhibited LRA Map, equates to 7 metres.

In order to satisfy Condition 4 of the Gateway determination, Council was required to consult Transport for NSW (TfNSW). In their submission, TfNSW advised that the CBD PP should provide for a 3.5 metre width bus bay and at least a 6 metre wide footpath *to achieve the relevant bus stop standards for both customers and buses as well as allow sufficient footpath width for pedestrians to pass the bus stop. Indented bus bays should only be considered when adjacent to bus lanes or on high speed roads (generally above 60kph).*

TfNSW advised that the CBD PP should also *include provisions that would enable a vision for the Smith Street bus interchange as a place of high quality passenger facilities including shelter, seating, DDA compliance and an uncluttered public domain complemented by customer shopfront passenger lounges and active frontages.*

TfNSW also noted that with regard to future required bus infrastructure:

...it is important...that bus lane infrastructure along key strategic bus routes will be required. This includes Church Street, Argyle Street, Smith Street, Wilde Avenue and Victoria Road to ensure journey speed and reliability are achieved. To sustainably and reliably achieve the Parramatta CBD 30 minute city outcome, it is a priority to ensure buses can access Parramatta CBD quickly and efficiently achieve the necessary speed and journey time reliability. As a result, indented bus bays, when adjacent to bus lanes, must be considered along key bus corridors to allow express / limited services to pass stopped local services. TfNSW will work with Council to identify bus bay infrastructure needs on a case-by-case basis.

Given TfNSW's requirement for an additional lane to cater to buses on Smith Street, this requires that the edge of the carriageway move west to the existing property line of 75 Smith and take the space currently used as footpath. The LRA (as exhibited) was 7 metres and TfNSW need a 6 metre deep pedestrian space to cater to bus and metro rail pedestrian volumes.

Council Officers have had further consultations with TfNSW and met with internal key staff and the landholder at 75 George Street. This has determined that the total footpath width is satisfactory at a lesser width of 6 metres; 4 metres of which is open to sky, clear of basement below and accommodating underground and also contains ground utilities, lighting, traffic controls signals, etc, and street trees; and the remaining 2 metres would form an undercroft to the building which must be clear of columns and have a sufficient ceiling height. It could also provide undercover waiting area for bus users in lieu of shelters interrupting the footpath. Given that 2 metres of the footpath will be private floorspace above and below it, the revised LRA width is reduced to a 4 metre width. An 'easement' for pedestrian access within the property for a depth of 2 metres into the site at 75 George Street will be a necessary mechanism. (Note: this arrangement only applies to the LRA notation at 75 George Street and TfNSW have indicated their satisfaction with this arrangement via negotiations with Council and the landowner. This LRA width reduction does not apply to the property to the south known as 25 Smith Street). Given this arrangement has agreement from TfNSW and the landowner, the impact of this policy change is considered minor and does not trigger the need for re-exhibition of the planning proposal.

- With regards to the vertical alignment, this could potentially be resolved via further consultation with TfNSW and potentially integrated into the Civic Link DCP and/or the CBD DCP. But essentially, it is a detailed design matter and can be addressed at a later stage via the development of DCP controls. With regards to the building setbacks proposed in the Civic Link DCP, Stage 2 of Council's Civic Link Precinct controls are progressing. Block 2 City Stage Smart Hub which is bounded by Smith, Church, Macquarie and George Streets comprises the site as illustrated in the Civic Link DCP controls. This block *includes areas for*

social and creative gathering places to support cultural events and attractors in adjacent buildings. A future amendment to these controls anticipated mid to late 2021 will provide detailed controls for this block and will address the public domain immediately adjoining the west and south of the site.

- The applicant has indicated a desire to pursue a site-specific DCP for their site. Council officers have requested that this process include some level of consultation with landowners to the west (i.e. 71-73 George Street as well as Council as the landowner to the rear of 71-73 George St) because if these sites were not included, there would be resulting site isolation issues. It is Council Officers' expectation that the draft DCP would contain design controls for both amalgamated and unamalgamated scenarios. Furthermore, Council Officers' expectation is that the DCP controls would be consistent with objectives of the draft Civic Link DCP, as well as the ongoing work being undertaken by Council officers in preparation for the new draft Parramatta CBD DCP.
- With regards to the development contributions – specifically, proposed clause 7.6G 'Arrangements for contributions to designated State public infrastructure' - DPIE endorsed the clause's inclusion for exhibition purposes when it issued its Alteration Gateway determination in July 2020. The drafting of the clause is based on other existing satisfactory arrangements clauses applying to other areas within the City of Parramatta. Implementation of this clause will be a matter for the State Government.
- Council Officers support the progression of a SSDCP provided:
 - It applies not only to the site at 75 George Street, but to its neighbouring sites 73 and 69 George Street; and
 - is consistent with the Civic Link DCP and draft CBD DCP controls as they progress.
- In conclusion, Council Officers **support** the reduction in the LRA notation from 7 metres to 4 metres.
- **Action:** Council Officers will amend the LRA Map to reflect the reduced the width of the 'Local Road Widening (B3)' from 7 metres to 4 metres.

7. Harris Park Dental site at 67 Marion Street, Harris Park (No.169)

Council officer recommendation: The site is not within the endorsed CBD PP boundary and is not within an endorsed Planning Investigation Area. No further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary

- This submission has been prepared by Harris Park Dental regarding their landholding at 67 Marion Street, Harris Park which has an approximate site area of 342 square metres.
- For the purpose of this submission review, since the land is not contained within the CBD PP land application area, there is little benefit in summarising the existing (PLEP 2011) controls that are applicable to the land.
- Submitter notes that the area south of Parkes Street and East of Harris Park railway station has been a 'melting pot of cultures' and the *land of opportunity for newly arrived migrants* and sees an opportunity *for this quality to be promoted, protected and further enhanced* through the controls proposed in the CBD PP.
- Submitter is broadly supportive of the goals and intentions of the CBD PP and requests Council commits to the following:
 - Proposes Council undertake a study covering the land between Una, Ada, Harris, Allen and Cambridge Streets with the view to promote additional jobs and affordable housing for newly arriving skilled workers.

- On the basis that Council rates are based on business rates, introduce a transitional commercial and residential zone that supports the CBD through providing medical, commercial and hospitality services (covering land outlined above).
- Retains existing heritage listed items, however, does not *schedule lands on either side of Marion and Harris Streets & Wigram to Allen/Cambridge Streets as heritage conservation areas*.

Council officer's response:

- The area east of Harris Park Train Station between Una, Ada, Harris, Allen and Cambridge Streets does not form part of the CBD PP area and is outside the scope of this project. Additionally, this area does not form a Planning Investigation Area.
- Whilst Council Officers supports the provision of affordable housing, particularly for minority groups, no further planning analysis is proposed within the Harris Park area for residential or commercial growth in the short to mid-term.
- This site is situated within a heritage conservation area and is surrounded by heritage items, and therefore is not considered suitable for upzoning.
- The introduction of this land into the CBD PP would raise the expectation that the Planning Investigation Areas removed in November 2019 should be re-introduced back into the CBD PP, which would trigger a re-exhibition and result in the DPIE not being able to complete the CBD PP as soon as practicable.
- Introducing the submitter's land is considered a substantial change and is likely to trigger the need for the re-exhibition of the CBD PP.
- The inclusion of the proposed area land in the CBD PP would be inconsistent with the Central City District Plan and Council's Local Strategic Planning Statement and Local Housing Strategy. Furthermore, since Council's LSPS and Local Housing Strategy demonstrate the City is delivering dwelling numbers well above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes are not needed. As well, since the LSPS demonstrates the City will exceed the higher target jobs for 2036 by some 3,000 jobs, the proposed additional commercial floorspace is not required to deliver additional jobs for the City.
- In conclusion, the submitters proposed changes are not supported. The site is not within the endorsed CBD PP boundary and is not within an endorsed Planning Investigation Area.
- **Action:** No decision is required.

8. Holiday Inn site at 18-40 Anderson Street, Parramatta (No.176)

Council Officer recommendation: **Decision Pathway 2 – Not support**

The CBD PP (as exhibited) proposed the following major controls for this land:

- the B3 Commercial Core zone.
- base building heights of part 0 metres and part 80 metres, and incentive heights of part 0 metres and part no height notation, all of which are affected by Sun Access Protection Surfaces (Jubilee Park).
- a base FSR of 6:1 with no incentive FSR control.

Submission Summary

- This submission has been prepared by Mecone for Landream, the owners of the land at 18-40 Anderson Street, Parramatta. Mecone also acts as consultant for the landowner's SSPP process which is progressing separately through the finalisation stage.
- The existing major *PLEP 2011* controls are as follows: B5 Business Development zone; 18 metre building height; and FSR of 4:1.

- The landowner has a SSPP (RZ/4/2018) with Council which was endorsed by Council for progression to finalisation on 26 October 2020. The SSPP seeks to:
 - rezone the B5 Business Development zoned land to the B4 Mixed Use zone;
 - establish a base building height controls of part 0 metres and part 120 metres with no incentive height (see also site specific provisions below);
 - establish a base FSR of 6:1 (see also site specific provisions below);
 - introduce a range of site-specific provisions on: non-residential uses; a 5 per cent FSR bonus for the residential FSR; a dual water system; design excellence; satisfactory arrangements; and reduced car parking rates.
- The submission:
 - seeks confirmation that no changes are, or will, be proposed to the Jubilee Park Solar Access Plane given that the Overshadowing Technical Paper (August 2020) responded to matters raised by DPIE in its Gateway determination.
 - seeks confirmation that Clause 7.6C Minimum Commercial provision in Zone B4 Mixed Use, subclause 4, will apply to the site given its proposed B4 zoning and location on the fringe of the Auto Alley precinct; and
 - supports the \$150sqm contribution rate for additional height and FSR provided under Clause 7.6C(4) citing the certainty it provides for developers in the CBD.

Council officer's response:

- The applicant's SSPP which was endorsed by Council in October 2020 for forwarding to DPIE for finalisation, is supported by both a SSDCP and VPA and these are also progressing to finalisation stages. All three policy mechanisms are anticipated for finalisation by mid 2021.
- In progressing the CBD PP to notification stage, the process will ensure that it does not undo any SSPP that comes into effect prior to the CBD PP LEP Amendment coming into effect including the submitter's SSPP. Equally, should the CBD PP come into effect before this SSPP, then the SSPP process will carry on as a separate amendment to *PLEP 2011* at the right time. In conclusion, Council Officers have subsequently amended Part 4 – Mapping to include a section entitled 'Site specific planning proposals' which explains.
- With regards to the Jubilee Park Solar Access Plane, the CBD PP does not intend to change the Solar Access Protection Surfaces to Jubilee Park.
- With regards to the application of the clause 7.6C Minimum Commercial Provision notation over the land, the applicant has sought confirmation that the MCP control will apply to the land. As the land was exhibited with a B3 Commercial Core zone, the MCP control was not applied to the subject site, consistent with the application of the control elsewhere. As the CBD Planning Proposal is not intending to rezone the site to B4 Mixed Use, application of the MCP notation to the subject site is not supported as this is inconsistent with the application of the control elsewhere. The appropriate level of commercial floor space for this site has been determined by a site specific assessment and consideration of the application of the MCP control for this site has been superseded by that assessment.
- In principle, officers agree that providing prescribed provision of community infrastructure rates delivers certainty and consistency to developers in the CBD. The infrastructure funding protocols for the CBD are subject to a separate review and must have regard to recent Practice Notes published by DPIE.
- In conclusion, the submitters proposed changes are **not supported**.
- **Action:** No further amendments are required to the CBD PP to be forwarded to DPIE for finalisation.

9. Land at 23, 25 and 27 Harold Street, Parramatta (No. 177)

Council officer recommendation: The site is part of an endorsed Planning Investigation Area being the North-East PIA that is currently being considered. No further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary

- This submission has been prepared by Knight Frank for Trebel 88 P/L owner of three adjoining parcels at 23, 25 and 27 Harold Street, Parramatta.
- The current major controls on the site (*PLEP 2020*) are: R4 High Density Residential zone; a building height of 11 metres and an FSR of 0.8:1.
- The site was subject to a SSPP process (RZ/27/2015) proposing 70 metre building height and FSR of 6:1. The SSPP has been exhibited and was endorsed by Council for progression to DPIE for finalisation in September 2019. However, given the site is situated within the North-East Planning Investigation Area (PIA), finalisation of the SSPP was delayed, pending the outcomes of the Draft Planning Strategy for this area. It noted that on 20 March 2021 the DPIE decided to not progress this SSPP.
- The submitter argues the SSPP's height (70 metres) within the exhibited SSPP, should reflect 80 metre building height available to properties with a Church Street frontage as exhibited in the CBD PP. Therefore, submitter requests:
 - that the *potential for the site for higher density residential development be acknowledged by Council and supported.*
 - that the proposed height and FSR controls for the Church Street corridor within the SSPP of up to 6:1 and 80 metres be adopted, and also adopted for the subject site *noting it forms part of the same Church Street corridor character.*
- The submitter argues that there is sufficient site-specific merit for the site to be included in the CBD PP due to the proximity to future transport nodes, and due to numerous studies already examining the area.

Council officer's response:

- The subject site falls within the North-East PIA, which was excised from the CBD PP in accordance with a Council resolution as part of a suite of proposed R4 High Density zoned areas being removed from the CBD PP and be included as future Planning Investigation Areas. The SSPP has, accordingly was deferred at that time, pending the outcome of the North-East PIA work which will apply further technical rigour to identify an appropriate vision for the North-East PIA vicinity that is thoroughly investigated at a block by block level, not at individual site level where the breadth of investigation is too fine grained.
- The applicant's request for the site's *development potential* to be supported pre-empts the outcomes of the Draft Strategy for the North East PIA.
- Extending the CBD PP area to include this site is considered a significant change and would require re-exhibition of the CBD PP, therefore delaying its progression to finalisation.
- The applicant's request for the proposal to be supported pre-empts the outcomes of the Draft Strategy for the North East PIA. Therefore, Council Officers do not support the applicant's proposed changes as requested by the submitter.
- In conclusion, the submitters proposed changes are not supported. The site is part of an endorsed Planning Investigation Area, being the North-east PIA that is currently being considered.
- **Action:** No decision is required.

10. ICC landholdings at 41 & 43 Hunter Street (No.180)

Council Officer recommendation: Officers **do not support any amendment to the CBD PP as a result of this submission**, however Council should undertake further investigation to

determine if this land should be added to the Additional Local Provisions Map as an MCP at a later stage under **Decision Pathway 3 – Merit for further investigation**

The CBD PP as exhibited proposes the following major controls:

- B4 Mixed Use zone
- a base height of 36 metres and incentive height of 211 metres
- a base FSR of 3:1 and incentive FSR of 10:1 equating to 8.4:1 on the FSR sliding scale.
- a Regional Cycleway notation on the Reservation Acquisition (LRA) Map applies to the site at 41 Hunter Street on its Marsden Street frontage.
- retains the heritage item notation (item I714) on the Heritage Map over 41 Hunter Street.

Submission Summary

- This submission has been prepared by PPD Planning Consultants which is supported by a Massing Study by Gray Puksand and was prepared on behalf of ICC Development Group, the landowner of two adjoining parcels at 41 and 43 Hunter Street. The site at 41 Hunter Street is approximately 620 sqm in area with the site at 43 Hunter Street being approximately 860 sqm in area and combined, they have a total area of approximately 1,480 sqm.
- The current controls affecting both parcels (as per *PLEP 2011*) are:
 - B4 Mixed Use zone,
 - a 36 metre building height
 - a FSR of 3:1
 - a Local Heritage Item (Item No. I714) comprising a two storey Federation House at 41 Hunter Street currently being used for commercial purposes.
- The submitter seeks amendments to the exhibited CBD PP to enable a proposal for a 210 metre (53 storey) tower with a total GFA of 56,715 square metres which equates to an FSR of 38.3:1. To that end, the submitters proposed changes are as follows:
 - amend clause 7.6C Commercial premises in Zone B4 Mixed Use for an additional provision which allows unlimited FSR for **hospital** and **hotel and motel accommodation** uses on land at 41-43 Hunter Street, Parramatta.
 - amend the Additional Local Provisions Map.
- The submitter's proposal requires demolition of the local heritage item.
- The submitter supports the primary objectives of the CBD PP to expand the commercial core *to strengthen and facilitate the role of Parramatta as a dual CBD*.
- The submission also argues the proposed **hospital** and **hotel and motel accommodation** uses in the Parramatta CBD would provide a significant public benefit to Parramatta and western Sydney as, currently, they are not adequately provided for.

Council officer's response:

- Since lodgement of this submission, it is noted that the landowner has submitted a State Significant Development Application for this development proposal (details provided below). Discussions with the adjoining landowner in regard to potential amalgamation have been facilitated by Council.
- Clause 7.6C, subclause 4 (b) cites a minimum site area of 1,800sqm for exemption from the maximum floorspace controls for additional commercial floorspace provided. However, the land ownership pattern results in a land holding of 1,480 sqm, so the site area means the submitter's proposal is not eligible by virtue of its size. Further, this particular clause does not apply to this site as it not identified on the Additional Local Provisions Map.

Whilst the submitter's proposal addresses the primary objective of clause 7.6C which is to facilitate additional commercial premises in Zone B4 Mixed Use, the proposal involves a substantial increase to the FSR. Under the exhibited controls, an FSR of 8.4:1 can be achieved. However, the landowner is seeking a substantial development which equates to an

FSR of 38.3:1 for a 53 storey tower which would be 10 storeys greater than the St John's Anglican Church's south tower at 45 Hunter Street. Furthermore, while a supporting visually based Massing Study accompanies the submission, it excludes any technical or detailed urban design discussion and analysis including an appropriate assessment of the visual impacts of this proposal on the sensitive setting occupied by nearby State Heritage and local heritage items, and adjacent Parramatta Park and the Park Edge Highly Sensitive Area and certain land on the fringes of the Parramatta City Centre shown as "Area A" on the Special Provisions Area Map.

- The proposal indicates a building footprint encroachment onto the proposed Regional Cycleway notation as per the Land Reservation Acquisition (LRA) Map (as exhibited). The proposed regional cycleway is supported by the Parramatta CBD Strategic Transport Study, as well as Council's Bike Plan.
- The submitter seeks variations to the planning controls that would allow for the eventual demolition of the local heritage item (Item No. I714) comprising a two storey Federation House on 41 Hunter Street from Schedule 5 in *PLEP 2011*. However, this is inconsistent with the following:
 - aim (2)(c) in Section 1.2 of *PLEP 2011* as well as objective 9 of the CBD PP, both of which promote heritage protection and conservation.
 - the objective which supports proposed heritage clause 7.6K in the CBD PP (as exhibited) which seeks to ensure new development *demonstrates an appropriate relationship to heritage items and heritage conservation areas*.
 - Direction 2.3 Heritage Conservation within the *Section 9.1(2) Ministerial Directions*.
 - Draft clause 7.6K Managing Heritage impacts as the applicant has not considered the heritage impacts associated with the demolition of the heritage item that the development concept relies on.

Furthermore, this submission is one of a number of submissions proposing the demolition of a heritage item and the cumulative impacts of such proposals would be significant. The submission is not supported by any Heritage Report justifying the removal of the heritage item. Regardless, Council Officers are of the view that, based on an external visual assessment, the heritage item appears to be in excellent condition.

- The submission from the Heritage NSW Office received in response to Gateway condition 4 which says *Height and FSR controls should remain consistent with the existing controls in Council's LEP for significant SHR items, such as St John's Anglican Cathedral, the Catholic Institutional Area in North Parramatta, sites adjoining Lancer Barracks and sites to the north and west of St John's Cemetery*.
- The submissions notes that a recent survey of the subject site *identified a number of structural elements to the existing heritage building which are located well within the proposed 6 metre acquisition setback and these elements are critical to the support and viability of the building*. However, this is not supported by an engineering report or any further evidence of these potential structural issues.
- A reduction to the minimum site area requirement of 1,800sqm to 1,480sqm as proposed by the submitter constitutes a major change to the controls. The existing 1,800sqm benchmark is supported by detailed analysis thus any change to this minimum requirement will establish a precedent and will likely cause landowners in similar scenarios to seek similar amendments. It should be noted that this site would need to amalgamate with 45 Hunter Street (which is subject to a separate SSPP process) in order to access the minimum commercial provision requirement. That said, the site would benefit by this as it would deliver a better urban design outcome that would allow the facility being proposed to be built whilst still protecting the heritage item. Allowing the Minimal Commercial Provisions notation over the site would provide further incentive for amalgamation.

However, it should also be noted that sites that cannot reach commercial terms with adjoining owners to amalgamate in order to achieve the minimum site area of 1,800sqm does not means such sites become an isolated site.

- Since the lodgement of this submission, the owner is pursuing a State Significant Development application process (SSD-12462111 – see <https://www.planningportal.nsw.gov.au/major-projects/project/40921>) for a proposal involving a private hospital and 5-star hotel with a total GFA of 16,980m² (8,560 sqm for hospital use, 7,510 sqm for hotel use and 910 sqm for lobbies). This revised proposal equates to an FSR of 11.5:1 and it also relies on demolition of the heritage item.
- The submitter's requested changes will have the effect of:
 - significantly increasing the building height and density controls to that which were exhibited;
 - an eventual demolition of a local heritage item;
 - undermining the evidence base for determining the 1,800sqm minimum site area; and
 - undermining the delivery of a Regional Cycleway.
- Council Officers recommend retention of the heritage listing on this site and the LRA notation (bike path road widening) in the CBD PP being progressed to finalisation. The FSR sliding scale amendment is also not supported. Council officers acknowledge however that there may be merit in further investigation of the potential to extend the minimum commercial / bonus commercial provisions over this land (through identification as an MCP on the Additional Local Provisions Map) given its proximity to the commercial core and transport infrastructure, however this requires further work and would require re-exhibition, so would be undertaken at a later stage under Decision Pathway 3.
- In conclusion, the submitter's requests seeking changes to substantially increase the density on the site are **not supported**. However, in relation to applying the Minimum Commercial Provision over this site on the Additional Local Provisions Map, Council Officers recommend this be considered **for further investigation at a later stage**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation. However, undertake further investigations at a later stage to determine if the site could be added as an MCP on the Additional Local Provisions Map.

11. Landholdings at 7, 9 Marion and 64 High Street, Parramatta (No.181)

Council Officer recommendation: Council Officers do not support the amendments to the CBD PP proposed however it is recommended that Council undertake further investigations to determine if the proposed laneway could be moved under Decision Pathway 3 – Merit for further investigation

The CBD PP (as exhibited) amends the existing controls as follows:

- Rezones the sites B4 Mixed Use zone.
- Building height:
 - retains the existing height of 12 metres as the base height over the Marion Street properties, and applies a part 12 metre and part 0 metre* height over No. 64 High Street; and
 - introduces an incentive height of 28 metres over the Marion Street properties; and introduces a part 0 metre*, part 12 metres and part 54 metres over 64 High Street.
- Retains the 2:1 FSR as the base FSR and proposes no incentive FSR over the Marion Street properties (including No.s 5 and 11) whilst proposing an incentive FSR of 4:1 over all of 64 High Street site.
- Retains the heritage item notation (for item I721) on the Heritage Map for No. 9 Marion Street.

*Note: the 0m height is for a proposed local road network which affects the northern side of the site at 64 High Street.

Submission Summary

- This submission has been prepared by BBC Consulting Planners on behalf of multiple (10) landowners for land comprising three semi-adjoining properties at 7 and 9 Marion Street and 64 High Street, Parramatta, where there is a common owner across all three parcels. The land has a total area of approximately 2,095 sqm and has a “T” shaped configuration because the site to the west at 5 Marion Street and the site to the east on the corner of Marion and High Streets at 11 Marion Street are not part of the submitter’s landholdings. Refer to the figure below.



Figure – Site boundary comprising 7, 9 Marion and 64 High Streets

- The current major *PLEP 2011* controls affecting the land are: B5 zone; 12 metre building height; 2:1 FSR; as well as 9 Marion Street containing Local Heritage Item No.1721. The site occupying the corner at 11 Marion Street is also a heritage item (Item No.1722) but is not part of the submission author’s landholding.
- The submitter proposes amending the CBD PP prior to its progression to finalisation stage as follows:
 - Remove the heritage item notation on the Heritage Map over 9 Marion Street to enable its demolition. The submission is accompanied by a Heritage Assessment Report.
 - Remove the 0 metre height control affecting 64 High Street and the affected properties within the block fronting Church, Marion, High and Raymond Streets and instead proposes that the DCP deliver the laneways. As well, replace the part 12 metre height notation for the sites fronting the western site of High Street – including No. 64 High Street – and replace with the 54 metre height control.
 - Proposes extending the 4:1 incentive FSR over the properties at 5 – 11 Marion Street.
- With regards to the above proposed amendments, the submitter makes the following arguments:
 - that the 0 metre height restriction in the location of a future street network should be removed with any future roads to be a matter for the DCP or resolution through a competitive design excellence process; and the submitter sees that planning logic has not been fully interrogated and the implications of the new streets have not been analysed in any traffic study. The submitter is also of the view that the existing grid pattern is already efficient, TfNSW has not provided support for the new streets, and the 0m height control is unnecessarily inflexible.
 - that the sites should receive an FSR of 4:1 to mirror the sites to the north, the rationale being that if density is to be concentrated on either end of Marion Street, this should apply equally on both north and south sides. It is also argued that heritage items themselves should have the same FSR and height controls as surrounding non-heritage sites, in order to allow for FSR transfer and by extension, site amalgamation. The DCP controls could be implemented to require conservation works of heritage items that are included in a redevelopment lot.

- that the 12 metre height limit for the first 18 metres along High Street should be removed as it is not appropriately justified in the Hector Abrahams Heritage Study of Interface Areas.

Council officer's response:

- The submitter's requested increases in FSR (to 4:1) and height (to 54 metres) with the removal of the 0 metre height which would deliver a local laneway are not supported by any of the heritage studies commissioned by Council in the preparation of the CBD PP. The existing controls already facilitate high density development on sites with or adjoining heritage items, as evidenced by recent developments on Marion Street. Similarly, the existing LEP can be utilised to allow for FSR transfer or other heritage incentives per Clause 5.10(10).
- It is difficult to pre-empt amalgamation patterns when completing any master planning exercise. Council's Urban Design team and any external urban design consultants often assume 'optimal' site amalgamation patterns when completing any urban design analysis of a site or precinct. Irrespective of the amalgamation assumptions, the FSR and heights in this precinct have been principally informed by the heritage items within the precinct and the relationship with the bulk and scale of surrounding buildings. This consideration is mostly separate to the matter of site amalgamation.
- The land ownership pattern through this submission creates a "T" shape configuration and effectively isolates the corner site at No.11 Marion Street. Furthermore, the ownership pattern is not conducive to the CBD PP controls as exhibited because the ideal consolidation pattern would be to include the sites at No.s 5 and 11 Marion Street as part of a single landholding development.
- The proposed local road network is for a local road system. As part of satisfying Condition 4 of the Gateway determination, TfNSW were consulted to determine if they had issues or objections to any aspect of the CBD PP. TfNSW have subsequently responded and this local road system was not an issue identified as a concern.
- The 0 metre incentive height notation over part of 64 High Street and a 4:1 incentive FSR over the entire site means landowners do not have to forego FSR as it encourages dedication of part of the site for the purposes of a laneway. The submitter's proposed changes would require amendments to sub-clauses 7.2(1) and (2), the Incentive HOB map and the Incentive FSR map.
- The CBD PP as exhibited retains the current zone and FSR as base controls but increases the incentive height of 28 metres (over 5 – 11 Marion Street) and part 0 metre, 12 metres and 54 metres over 64 High Street with a 4:1 incentive FSR over 64 High Street), to facilitate the delivery of a local laneway. The controls, as exhibited, are shown in the figures below.

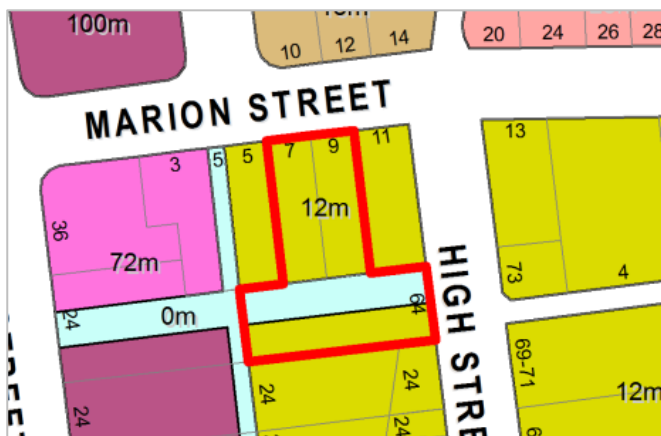


Figure – Height of Building Map for 7, 9 Marion and 64 High Streets

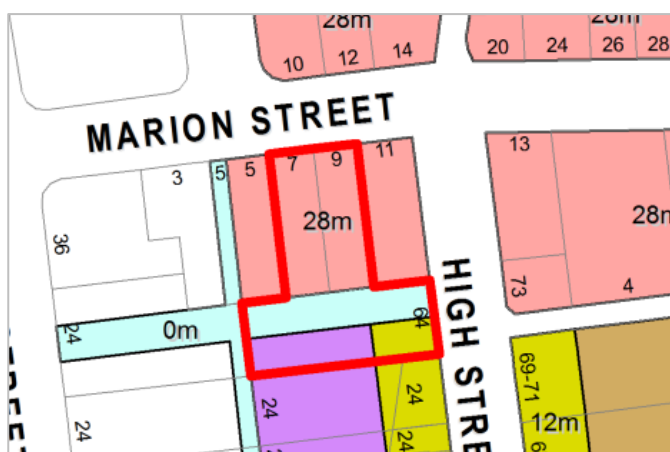


Figure – Incentive Height of Building Map for 7, 9 Marion and 64 High Streets

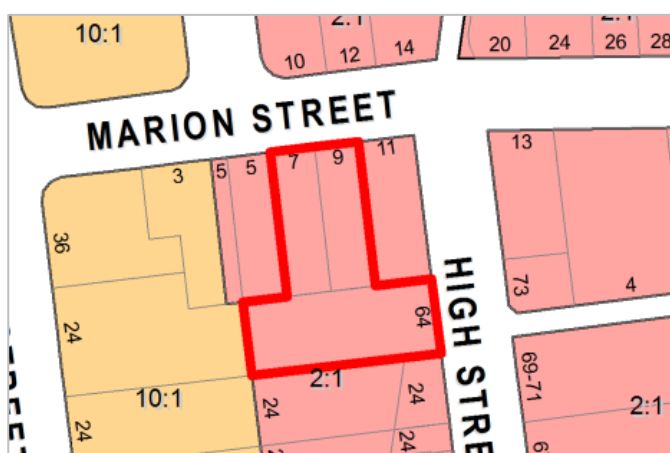


Figure – Floor space ratio map for 7, 9 Marion and 64 High Streets

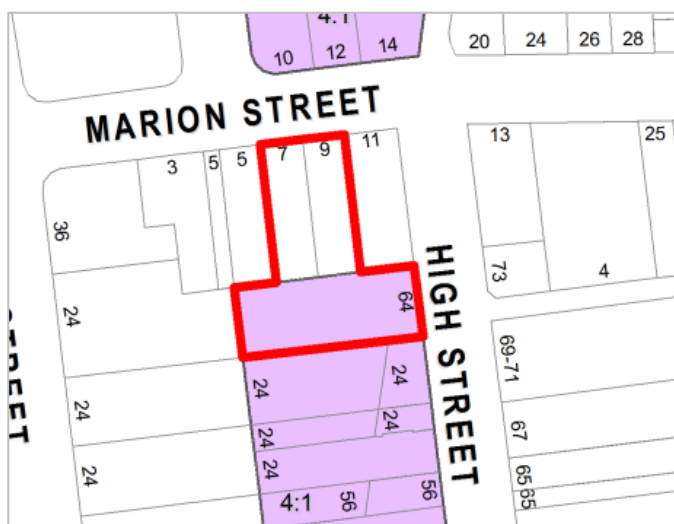


Figure – Incentive Floor Space Ratio Map for 7, 9 Marion and 64 High Streets

The exhibited height and FSR controls which are lower than those in the central CBD location respond to the distance from the CBD core. Furthermore, the *Marion Street Precinct Heritage Study* prepared by SJB (2019) reduced the building height from unlimited building height to 28 metres. This is the primary study for informing proposed controls in this precinct along Marion Street.

- The submitter relies on the *Draft Auto Alley Planning Framework* (2014) however, as noted in the CBD PP, the findings of the heritage analysis and the recommended planning controls in

SJB's *Marion Street Precinct Heritage Study* supersedes the recommended planning controls within Hector Abraham's *Heritage Study of Interface areas* (2017) in relation to the Marion Street properties, however the Hector Abraham's *Heritage Study* is still relevant for the 64 High Street property. The reason the *Marion Street Precinct Heritage Study* prevails is to address an inconsistency between the HAA heritage study recommendation and a previous Council resolution for this precinct (at the time). This was undertaken to address a Gateway Determination condition. This urban design, planning and heritage study undertook a closer, more in-depth analysis of the precinct. As the CBD PP notes, *The LEP and DCP controls recommended by the consultant team for the Marion Street Precinct Plan respond to the heritage values of the precinct and aim to protect the amenity and character of existing heritage items within a potential future development.*

With regards to the properties fronting Marion Street, the submitter relies significantly on section 6.5 of the SJB Study, however Section 9 provides the recommendations for these sites which are consistent with the CBD PP as exhibited including the local road network over 64 High Street.

- The submitter's land is located within a sensitive heritage area with some 17 heritage items located in the immediate vicinity – a fact which is largely ignored in the submission. Agreeing to the submitter's changes creates a variation to the controls that would allow for the demolition of the heritage item at 9 Marion Street and also pre-empts the demolition of the heritage item at 11 Marion Street by proposing uplift be extended to that corner site.
- Demolition of any heritage item in the CBD PP is inconsistent with aim (2)(c) in Section 1.2 of *PLEP 2011* as well as objective 9 of the CBD PP both of which promote heritage protection and conservation. Furthermore, the SJB study recommends the *Heritage buildings are to be adaptively reused* since it contains principles which focus on conserving or retaining existing heritage items and ensuring any new development fits with the heritage items in this area.

Any demolition of a heritage item is also inconsistent with the following:

- the objective supporting heritage clause 7.6K in the CBD PP (as exhibited) which seeks to ensure new development *demonstrates an appropriate relationship to heritage items and heritage conservation areas*;
- the submission from the Heritage NSW Office received in response to Gateway condition 4 which says the height and FSR controls *should remain consistent with the existing controls* in *PLEP 2011*; and
- the Marion Street Precinct Plan recommends retaining *the current statutory heritage listing of the 11 heritage items within the precinct.*

Furthermore, this submission is one of a number of submissions proposing the demolition of a heritage item and the cumulative impacts of such proposals would be significant.

- The proposed removal of part of the local road network will undermine the fine grain vision for the blocks on the eastern side of Church Street as espoused SJB's *Marion Street Precinct Heritage Study* (2019) as envisaged in the Auto Alley Planning Framework which identified a need for better connections through the large blocks. Notwithstanding this, there may be merit in further exploring the relocation of the east-west laneway from the northern boundary of No. 64 High Street to the southern boundary to reflect landownership patterns and enable a contiguous development area. Consultation with the adjacent landowner to the east (24 Church Street) would be required. This work would be considered as part of a secondary alternative pathway to the CBD PP (through Decision Pathway 3).
- Since Council's LSPS and Local Housing Strategy demonstrate the City will deliver an additional 4,000 dwellings above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes to the incentive height and FSR controls are not needed for those purposes, nor have they been tested in terms of infrastructure demand.
- The submitter's proposed changes to the incentive height and incentive FSR maps represent a change greater than 10 per cent and are therefore would trigger the need for the re-exhibition of the CBD PP if incorporated.
- The requested changes will have the effect of:

- providing a variation to the controls that would allow the demolition of a local heritage item (No. 9 Marion Street) and pre-empt the demolition of the heritage item at 11 Marion Street;
 - undermining the delivery of a local laneway network; and
 - requiring re-exhibition of the CBD PP and delay its progression to finalisation.
- In conclusion, the submitter's requests in relation to the height and density increases and a pathway seeking demolition of a heritage item are **not supported**. However, the potential relocation of the laneway, has **merit for further investigation**.
 - **Actions:** Council Officers recommend:
 - The alignment of the laneway between High Street and Church Street be reconsidered for possible relocation to the southern boundary of 64 High Street in consultation with the other affected owner to the east.
 - No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

12. Westfield landholdings (No.182 and 299)

Council Officer recommendation:

- a. **Decision Pathway 1 – Support** in relation to removal of the proposal Land Reservation and Acquisition (road widening) notation.
- b. Undertake further investigation to determine suitable terms for an Additional Permitted Use (that would allow some residential with 20,000 sqm of additional commercial being provided) to be exhibited with the proposed B3 zone via a separate process under **Decision Pathway 3 – Merit for further investigation**. The site will be re-instated with existing zoning, height and FSR controls accordingly until this investigation is completed.

The CBD PP (as exhibited) proposes the following major controls:

- B3 Commercial core zone.
- Base building heights of 28 metres, 36 metres and 211 metres and one lot subject to a building height affected by clause 7.4 (Area 2). There are no incentive building height controls.
- A predominant base FSR of 10:1 with part of Lot 2 DP 1851525 (cnr Campbell and Marsden Streets) having a 3.5:1 FSR. Incentive FSR controls are only partly applied (either no incentive FSR or a 10:1 incentive FSR).
- Part of both allotments are affected by the Sun Access Protection layer (Area 1).
- A LRA notation for a regional cycle way affects the western side of the site known as 171 Church Street.

Submission Summary

- This submission has been prepared by Mecone for Scentre Group and GIC, co-owners of Westfield Shopping Centre landholdings incorporating two allotments (comprising Lot 2 DP 851525 and Lot 101 DP 1083102) which are positioned across multiple blocks, extending along Argyle Street, Marsden Street and Church Street.
- The current controls affecting the land are:
 - B4 Mixed Use zone across all parcels on both allotments;
 - Predominantly 36m building height with some 28 metre height over an access ramp site at the corner of Marsden and Campbell Streets (Lot 2 DP 1851525) and 'Area 2' (Sun Access Protection Surface) affectation over Lot DP 1083102; and
 - Predominantly 4.2:1 FSR with some 3.5:1 FSR over Lot 2 DP 1851525 and 6:1 FSR over Lot 101 DP1083102.

- This submission follows a preliminary submission made to Council in June 2020 which provided the owners' initial analysis of the proposed controls prior to the commencement of the exhibited version of the CBD PP.
- The submitter objects to the proposed B3 Commercial Core zone controls in the CBD PP (as exhibited) for the following reasons:
 - The proposed zone lacks strategic merit because the *Economic Review – Achieving A-Grade Office Development* (Urbis, 13 September 2019) which supports the CBD PP demonstrates there is already a sufficient pipeline office floorspace to more than provide for the forecast need for office floorspace to 2036.
 - The job growth and additional floorspace predictions are *no longer robust*, in view of disruption and changing working practices as a result of the COVID 19 pandemic, *plus the evidence of softening take up and increased vacancy rates*.
 - The proposed zone is a more restrictive zoning and risks *sterilising the land and limits development vitality*, reducing the flexibility. This *increases development risk and uncertainty of supportive economic returns to trigger redevelopment of existing uses*. This may impact investment interests.
 - Flexibility in land uses *creates exciting, vibrant, active places throughout the day and night, where people live, work and spend leisure time in close proximity. Successful places support all three activities – and are best placed to attract investment and occupiers*.
 - The proposed zone does not support the *changing nature of shopping centres, the diversification of the uses and activity they support plus, and their growing connection and integral role to the communities they serve*.

Therefore, the submitter requests the retainment of the current B4 Mixed Use zoning, which will allow flexibility for future mixed-use development to occur on the Westfield site, as the proposed B3 Commercial Core zone inhibits uses that the shopping centre relies on for its own commercial operations which are available in the current B4 zone.

- A follow up submission (No. 299) raises an additional concern regarding the proposed changes to the Land Reservation Acquisition Map; specifically, the proposed "Regional Cycleway" along the eastern side of Marsden Street that requires acquisition of a strip of land along the entire length of the Westfield Parramatta site between Argyle Street and Campbell Street.

Council officer's response:

- The Parramatta CBD is envisaged as the Central City for Greater Sydney in the State Government's *A Metropolis of Three Cities - the Greater Sydney Region Plan* and the *Central City District Plan*. Because of this, the State Government is investing in significant infrastructure projects such as Parramatta Light Rail and Sydney Metro West. The CBD PP ensures an additional 46,000 jobs can be delivered to the year 2040.

The *Achieving A-Grade Office Space in the Parramatta CBD* study prepared by Urbis (2015) assessed the requirements for attracting additional A-Grade commercial floorspace within the Parramatta CBD and recommended planning responses.

Given specific conditions contained in the Gateway Determination issued in December 2018, Urbis reviewed their recommendations which resulted in maintaining one of the original recommendations - to expand the commercial core to include the Westfield site, as follows:

Expand the Commercial Core to create a more cohesive commercial precinct and integrate key commercial nodes. Includes connecting the existing core to the Justice Precinct and Westfield Parramatta.

The existing B3 Commercial Core zoned land is generally focused around the Parramatta Train Station and the area directly to the north, and the Westfield land holdings are well positioned and of a suitable size to deliver additional commercial floorspace and jobs.

DPIE's new *State Environmental Planning Policy Amendment (Build-to-Rent Housing) 2021* which amends the *Housing Diversity SEPP* came into effect on 12 February 2021 and allows

build to rent uses within the commercial core of the Parramatta CBD. The inclusion of this use is inconsistent with the State Government and Council's vision for the CBD which is to provide a significant increase in jobs. Thus, the B3 zone has been compromised because the SEPP allows residential uses when its key objective is to facilitate commercial uses and create a central employment hub for Greater Parramatta. Whilst Council will seek an exemption from the build to rent use being permissible by way of the SEPP (BTR), at this stage, this exemption cannot be guaranteed.

DPIE has not issued any formal policy or statutory advice to Councils to revisit the land uses within their centre strategies in response to the COVID 19 pandemic. Furthermore, any statistics on the direct affect that COVID 19 has had on commercial floorspace demand as well as future demand are yet to be released by formally recognised institutions (e.g. ABS). Notwithstanding this, the CBD PP provides capacity for new commercial and residential development in the Parramatta CBD that will last for a period of approximately 40 years.

It is anticipated that the economic effects of the COVID 19 pandemic may impact on development and subsequent rates of worker and resident population increases in the short term. However, in the long term, it is expected that the pandemic will have limited impact on the forecast population for the Parramatta CBD, given that development is seen as a key contributor in the post pandemic economic recovery effort, the NSW Government's investment in city-shaping infrastructure, including Sydney Metro West and Parramatta Light Rail, and the Parramatta CBD's strategic location in the heart of the Greater Sydney region.

In response to the above points, Council Officers recommend ultimately the B3 Commercial Core zone be implemented and that the residential capacity of the site be dealt with via an Additional Permitted Use (APU) using Schedule 1 in the LEP for residential flat buildings (capped at a suitable FSR based on Urban Design Analysis) and subject to the provision of 20,000 sqm of additional commercial floor space being provided (consistent with the Urbis Study for large sites).

It is not appropriate to make this change by amending the exhibited CBD PP at this time as this would trigger the need for the re-exhibition of the CBD PP as it constitutes a policy change. Given this, it is considered appropriate that this be pursued at a later stage under Decision Pathway 3. Until then the site would revert to existing Planning Controls with regard to zoning, height and FSR as described above.

- With regards to the LRA notation over the site on Marsden Street (between Campbell and Argyle Streets), this is no longer required because Council's transport planners have now clarified that there is adequate space within the existing road reserve in the CBD to fit the cycle path. Given this notation was in exhibited (draft) form, its removal does not result in a policy change because the existing controls (which have no LRA notation over this site) are reverted back to. A high level concept plan for the bike path will be exhibited with the Integrated Transport Plan to support the CBD PP. This will include testing of other LRAs within the CBD. Council Officers note that it would welcome working with Westfield/Scentre Group on further progressing the design along their frontages.
- In conclusion: the submitter's request to retain the B4 Mixed Use zone is **temporarily supported** to allow further analysis to be undertaken and re-exhibition of the proposed B3 Commercial Core zone with a suitable Additional Permitted Use to allow for some residential development on the site (subject to the provision of 20,000 sqm of additional commercial floor space) given its large size, which is consistent with the recommendations of the Urbis Economic Study. This would be undertaken consistent with Decision Pathway 3. In relation to the LRA notation over the site on Marsden Street between Campbell and Argyle Streets, that this request be **supported** as the LRA notation is no longer required consistent with Decision Pathway 1.
- **Action:** Council Officers undertake further analysis to determine appropriate provisions for a suitable Additional Permitted Use (APU) that would allow for some residential development on the site (subject to the provision of 20,000 sqm of additional commercial floor space) given its large size, which is consistent with the recommendations of the Urbis Economic Study, and that this be re-exhibited with the proposed B3 zone as part of a separate process at a later stage (via Decision Pathway 3). Further, at the current time, Council Officers recommend amending:

- The CBD PP to reference the impact on the jobs and dwelling yields as a result of the changes described below.
- Amend the Draft LEP Maps with regards to the Westfield landholdings as follows:
 - Amend the Land Zoning Map to reflect the existing B4 Mixed Use zone.
 - Amend the Height of Buildings Map to show existing heights of part 36m / part "Area 2" (Sun access protection surface)*.
 - Amend the Incentive Height of Buildings Map to remove all proposed controls for this land*.
 - Amend the Floor Space Ratio Map to show the existing FSR of part 4.2:1 / part 6:1*.

***Note:** These consequential map changes only apply to that part of the Westfields land that was proposed to be rezoned to B3 under the CBD PP.

13. Dyldam land at 87 Church Street and 6 Great Western Highway, Parramatta (No.190)

Council Officer recommendation: **Decision Pathway 1 – Support** the technical changes to ensure the controls reflect the notified SSPP on this site.

The CBD PP (as exhibited) proposed the following major controls for this land:

- B4 Mixed Use Zone.
- a base height of 28 metres and incentive height of 211 metres.
- a base FSR of 3.5:1 and an incentive FSR of 10:1.

Submission Summary

- This submission has been prepared by Knight Frank for Dyldam for a site comprising two adjoining parcels constituting 87 Church Street and 6 Great Western Highway, Parramatta.
- The existing (*PLEP 2011*) controls on the site are: B4 Mixed use zone; a building height of 180 metres; and an FSR of 10:1 which came into effect on 11 December 2020 via a SSPP process (RZ/21/2014) which was notified as *PLEP 2011 (Amendment No. 58)*. The SSPP was assessed to ensure it was consistent with the version of the draft CBD PP in place at the time the SSPP was being considered.
- The submitter seeks changes to the base HOB and FSR Maps as follows:
 - a base building height of 180 metres with no change to the incentive building height; and
 - a base FSR of 10:1 with no change to the incentive FSR.

Council officer's response:

- The applicant's SSPP process was supported by both a SSDCP process and a VPA process both of which came into effect around the time of the SSPP. Furthermore, Dyldam pursued a Design Competition process (DC/17/2016) which resulted in the Competition Jury determining a winning scheme consistent with the SSPP and SSDCP.
- The CBD PP as exhibited did not reflect Dyldam's SSPP because it had not been notified prior to the public exhibition period commencing. Since the CBD PP's exhibition, the SSPP has been notified and the *PLEP 2011* height and FSR maps now reflect the 180m building height and 10:1 FSR.

The only requirement is that the CBD PP base HOB and base FSR Maps in Appendix 2b of CBD PP for progression to DPIE for finalisation be amended. However, since the CBD PP contains incentive height and FSR maps, these must be shown uncoloured so as to reflect the intentions of the SSPP, SSDCP and Design Excellence process.

- In conclusion, the submitter's request related to the mapping amendments are **supported** which ensures the controls reflect the notified SSPP, consistent with the approach taken with other SSPPs and means the intention of the applicants request will be achieved in the CBD PP document forwarded to the Department for Finalisation.
- **Action:** Council Officers recommend amending:
 - The Draft CBD PP as follows: Amend Appendix 1a – Extract of relevant PLEP 2011 clauses to reflect the notification of PLEP (Amendment No.58) which introduces clause 7.19.
 - Draft LEP Maps as follows: Amend the base HOB and FSR map to reflect controls consistent with the notified SSPP for this site. Amend the incentive HOB Map and incentive FSR Map to show no incentive height or FSR (ie. that they be uncoloured) and amend the Special Provisions Area Map (SPA) to show "Area 10".

14. Dyldam land at 142 Macquarie Street, Parramatta (No.191)

Council Officer recommendation: Decision Pathway 2 – Not support, however technical changes to reflect the notified SSPP on this site will be made. These technical changes will not enable the extra density being sought in this submission

The CBD PP (as exhibited) proposed the following major controls (in part) for this site:

- a base building height of 54 metres, and incentive building heights of 0 metres, 76 metres, 84 metres, 97 metres and 156 metres.
- a base FSR of 4:1 and incentive FSR of 7:1.

Submission Summary

- This submission has been prepared by Knight Frank on behalf of Dyldam for land at 142 Macquarie Street, Parramatta.
- The existing *PLEP 2011* controls on the site are: B4 Mixed Use zone, and building heights of 0m, 76m, 84m, 97m and 156m and FSR of 7:1. These recently came into effect on 27 November 2020 *PLEP 2011 (Amendment No.48)* owing to the finalisation of a SSPP process (RZ/15/2014), which commenced in 2014 and involved a corresponding site specific development control plan (SSDCP) and voluntary planning agreement (VPA).
- The submitter requests the following amendments to the CBD PP prior to its finalisation:
 - that the exhibited base height of 54 metres be replaced with the exhibited CBD PP incentive building heights of 0 metres, 76 metres, 84 metres, 97 metres and 156 metres, and that the incentive heights be increased to a flat 211 metre (RL) height across the entire site; and
 - that the exhibited base FSR of 4:1 be replaced with the exhibited incentive FSR of 7:1 and that the incentive FSR be revised to a flat 10:1 FSR across the entire site.
- The submitter argues the heights and the FSRs within the exhibited CBD PP do not reflect the heights and FSRs applying to surrounding sites as exhibited in the CBD PP.

Council officer's response:

- The applicant's SSPP process was supported by both a SSDCP process and a VPA process that latter of which delivers community infrastructure, all of which came into effect around the time of the SSPP being finalised. Furthermore, Dyldam pursued a Design Competition process (LA/353/2015) which resulted in the Competition Jury determining a winning scheme consistent with the SSPP and SSDCP. These processes involved rigorous technical analysis; statutory decisions by Council, DPIE and design excellence panel; and consultation with community, statutory authorities and service providers.
- Council Officers acknowledge that the 10:1 FSR sought from the applicant has previously been endorsed by Council. However, the Gateway determination for the CBD PP was subsequently issued requiring Council to undertaken further analysis. One aspect was to

undertake further testing of the impact of heights on nearby open spaces (Gateway condition 1. j. ii.). A second aspect was to review the proposed Opportunity Sites having regard to site depth site isolation and impacts on heritage areas and historic streetscapes and recommended that *opportunity sites should be removed from the planning proposal where the additional bulk and scale could have an adverse impact on the amenity of surrounding localities and areas of heritage significance* (Gateway condition 1. (i) vii). The outcome was that the building heights were subsequently lowered.

- Furthermore, the CBD PP as exhibited did not reflect Dyldam's SSPP in terms of the base height and base FSR controls because it had not been notified at the time. Since the CBD PP's exhibition, the LEP amendment brought about by the SSPP has now come into effect and the VPA has been Executed which ensures the delivery of community infrastructure. To ensure the CBD PP captures the intentions of the SSPP and SSDCP and Design Excellence completion along with the intentions of the CBD PP in relation to community infrastructure, technical amendments are required to the CBD PP documentation to be forwarded to DPIE for finalisation, consistent with the approach taken with other notified SSPPs. This includes technical amendments to the base HOB and FSR maps, and also the Incentive HOB and FSR maps, and also to the SPA Map and ensure the proponent is not required to deliver community infrastructure via the CBD PP since this is already being delivered via their VPA.
- Council officers tested the submitter's proposal of 211m (RL) building height, and it was shown to have unacceptable impacts on overshadowing to Robin Thomas, James Ruse, Experiment Farm and Hambleton Cottage Reserves.
- The submitter's requested changes to the base and incentive height and FSR maps will have the effect of:
 - significantly increasing the building height and FSR controls which will change the building form envisaged by the SSPP, the SSDCP processes and the winning scheme awarded by the Competition Jury.
 - further impacting on the overshadowing of Robin Thomas Reserve.
- The submitter's proposed substantial changes are not supported by any technical urban design or overshadowing analyses or studies or other justification for the change.
- The submitter's proposed changes to the incentive height and FSR maps represent a change greater than 10 per cent and is therefore likely to trigger the need for the re-exhibition of the planning proposal if incorporated.
- Since Council's LSPS and Local Housing Strategy demonstrate the City is delivering dwelling numbers well above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes are not needed.
- In conclusion, the submitter's requests are **not supported**.
- **Action:** Council Officers recommend amending:
 - CBD PP as follows: Amend Appendix 1a – Extract of relevant PLEP 2011 clauses to reflect the notification of PLEP (Amendment No.48) which amends: clause 7.6 Airspace operations; clause 7.14 Car parking for certain land in Parramatta City Centre; and sub-clause 7.21 Development on land at 142–154 Macquarie Street.
 - Draft LEP Maps as follows: Amend Appendix 2b – Proposed planning controls, as follows:
 - the base HOB Map to reflect the 0 metres, 76 metres, 84 metres, 97 metres and 156 metres heights in the SSPP and the Incentive HOB Map to show no incentive height (i.e. to be uncoloured).
 - the base FSR Map to reflect the 7:1 FSR and the Incentive FSR Map to show no incentive height (i.e. to be uncoloured).
 - the Special Provisions Area Map (SPA) show "Area 12".

15. Dyldam land at 63 and 83 Church & 44 Early Streets, Parramatta (No.192)

Council Officer recommendation: Decision Pathway 2 – Not support

The CBD Planning Proposal (as exhibited) proposed the following major controls (in part) over the sites:

- Land zoning is part B3 Commercial Core and part B4 Mixed Use zones (63 & 83 Church Street) with the RE1 Public Recreation zone (57 Church Street).
- Base building heights of part 36 metres and part 118 metres on 83 Church Street and part 36 metres and 90 metres on 63 Church Street with no incentive building heights on either site as well as no height controls on 57 Church Street.
- Base FSRs of 7.2:1 on 83 Church Street and 6.4:1 on 63 Church Street and no incentive FSRs on either site as well as no FSR controls on 57 Church Street.

Submission Summary

- This submission has been prepared by Knight Frank on behalf of Dyldam for land at 63 and 83 Church & 44 Early Streets, Parramatta. The submitter makes no recommendations for the site at 57 Church Street given its rezoning to RE1 zone in 2014 as part of a SSPP process and corresponding executed VPA.
- The existing (*PLEP 2011*) controls across the two sites are:
 - part B5 Business Development and part B4 Mixed Use zones (63 & 83 Church Street).
 - building heights of part 36 metres and part 118 metres (83 Church Street) and part 36 metres and part 90 metres (63 Church Street).
 - FSRs of 7.2:1 (83 Church Street) and 6.4:1 (63 Church Street) with no FSR over 57 Church Street).

These controls came into effect in September 2014 when *PLEP 2011 (Amendment No.9)* was notified via a SSPP process (RZ/9/2011).

- The submitter requests the following amendments to the CBD PP prior to its finalisation:
 - that the base FSR be increased to a flat 10:1 across both sites.
 - that both sites be identified as an Opportunity Sites which would enable an additional FSR of up to 3:1 over the sites at 83 and 63 Church Street.
 - the base building height of part 118 metres on 83 Church Street be retained (as exhibited) but the remaining part 36 metre height on that site, together with the part 36 metre and part 90 metre building heights over 63 Church Street be increased to a flat 100 metres.

The submitter proposes no changes to the incentive building height or incentive FSR maps.

- Whilst there are no supporting studies on urban design, overshadowing or heritage which support these proposed changes, the submitter argues that the site is a 'Gateway landholding' and sees its proximity to the CBD and Auto Alley in the southern part of Parramatta as justifying the increase in height and density.

Council officer's response:

- The applicant's SSPP process was supported by both a SSDCP process and a VPA process both of which came into effect a few months after the SSPP was notified. As well, Dyldam pursued a Design Competition process (LA/386/2013) which resulted in the Competition Jury determining a winning scheme consistent with the SSPP and SSDCP. As well, a concept approval (DA/706/2014) for seven buildings comprising 39,000 sqm of retail/commercial floorspace and public park on the site zoned RE1 was approved in July 2016.

These processes involved rigorous technical analysis; statutory decisions by Council, DPIE and design excellence panel; and consultation with community, statutory authorities and service providers.

- Local heritage items are located south of the site at No.s 19, 29, 35, 41 and 49 Lansdowne Street (known as Items I509, I510, I511, and I512 and I715, respectively) and the South Parramatta HCA situated south west of the site.
- The applicant makes reference to adjoining sites along Auto Alley which have an FSR of 10:1 and requests the same FSR be applied. The strategy for Auto alley is that it will be a future extension to the commercial core. The site fronting Church Street are all zoned predominately B3 Commercial.
- The controls on the subject site (predominantly B4 Mixed use with an FSR of part 6.4 and part 7.2:1) were endorsed by Council when the CBD Planning Proposal was commencing and a decision had already been made to zone this site predominantly b4 Commercial. Under these controls case the most likely outcome is the site will be predominantly developed for residential use. Given this history it is accepted that this site is a historical anomaly and that it is not consistent with the broader strategy for the auto alley sites fronting Church Street.
- Given this it is not appropriate for the applicant to benefit from the higher FSR of 10:1 proposed by the strategy without also accepting that the site should be zoned predominantly B3 Commercial. The applicant's proposal to increase the FSR to 10:1 but retain the existing B4 mixed use zoning cannot be supported as it is not consistent with Council auto alley strategy or Council previous decision to exempt the subject site from this strategy.
- Internal overshadowing testing of the submitters request indicates no additional impacts to open spaces or heritage conservation areas as the additional shadow cast by the increased height is retained within the existing shadow profile. The submitter's proposed increase in building height is, for the most part, minor except for the request to increase the 36 metres section fronting Church Street to 100 metres equating to a 178% increase on the exhibited control. Whilst this is, consistent with the HOB controls for adjoining B3-zoned land along Church Street, it, as already noted, undermines the multiple statutory processes undertaken via the SSPP, SSDCP, VPA and Design Competition processes and the request is not substantiated by supporting studies.
- The submitter requests are not supported by any technical analyses or studies.
- The submitter's proposed changes represent a change greater than 10 per cent and will therefore trigger the need for the re-exhibition of the planning proposal if incorporated.
- The requested changes will have the effect of:
 - significantly increasing the building height and FSR controls which will change the building form envisaged by the SSPP, the SSDCP processes, the winning scheme awarded by the Competition Jury, and the approved concept.
 - undermining statutory processes already completed.
 - changing the building form as envisaged by the winning scheme awarded by the Competition Jury and an approved concept.
- Since Council's LSPS and Local Housing Strategy demonstrate the City is delivering dwelling numbers and commercial floorspace well above what is required for the year 2036, the additional dwelling yield or commercial floorspace that would be realised by the submitter's proposed changes are not needed.
- For the above reasons, the submitters proposed changes are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

16. Landholdings at 23-31 Dixon Street, Parramatta (No.193)

Council officer recommendation: The site is part of an endorsed Planning Investigation Area so will be considered at a later stage. No further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary

- This submission has been prepared by Knight Frank on behalf of five (5) unique landowners across the five (5) separate adjoining parcels constituting Nos. 23, 25, 27, 29 and 31 Dixon Street, Parramatta.
- The existing (*PLEP 2011*) controls for the land are: R4 High Density Residential zone; a building height of 11 metres and an FSR of 0.8:1; and the South Parramatta HCA is located west of the land on the western side of Inkerman Street.
- The submitter requests two potential pathways:
 - The first pathway is that the West Auto Alley Precinct be reintroduced back into the CBD PP project as this would automatically include the submitter's land and ensure progression of the planning controls for finalisation.
 - The second (alternative) pathway is to incorporate the submitter's land into the CBD PP exclusive to the West Auto Alley Precinct and make the following changes to the planning controls:
 - retaining the R4 zone;
 - increase the 11 metres height to an unlimited height limit; and
 - increase the FSR from 0.8:1 to 6:1.
- The submitter does not provide any supporting studies on urban design, overshadowing, heritage or traffic analysis to support their proposed changes. Rather, the submitter argues that because the land has proximity to the CBD PP land application area (which enjoys substantial heights and FSR controls), is within the Southern PIA area and the land enjoys proximity to the CBD, that these are sufficient reasons for seeking substantial increases in the height and FSR controls.

Council officer's response:

- The land is contained within the Southern Planning Investigation Area (PIA) which is subject to a separate pathway as outlined in a Council decision of 9 November 2019 (Item 7.3). Re-introducing the West Auto Alley Precinct back into the CBD PP is inconsistent with this decision of Council.
- The submitter's request is inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020 which is effectively an endorsement of the CBD PP proceeding without the subject site and the West Auto Alley Precinct.
- Introducing the Southern PIA back into the CBD PP would raise the expectation that the remaining PIAs also removed should also be re-introduced back into the CBD PP. Whilst the North-East PIA is progressing ahead of the others, the PIAs are likely to progress more substantially once the CBD PP and CBD DCP and a review of City Planning's Work Program has been undertaken.
- The submitter's proposed inclusion of this large area into the CBD PP post exhibition is substantial and considered too significant as it would require re-exhibition of the PP.
- In conclusion, the submitters proposed changes are not supported. The site is part of an endorsed Planning Investigation Area so will be considered at a later stage.
- **Action:** No decision is required.

17. 60 Phillip Street, Parramatta (No.198)

Council officer recommendation: **Decision Pathway 3 - Merit for further investigation.**

The CBD PP (as exhibited) proposes the following controls: B4 Mixed Use; a base building height of 80 metres; an incentive building height of 211 metres; a base FSR of 6:1; and an incentive FSR of 10:1 (applicable to sites 1,800sqm or greater).

Submission Summary

- This submission has been prepared by Think Planners on behalf of the landowners (Coytown Pty Limited) of 60 Phillip Street, Parramatta. The site has an area of approximately 1,580 sqm.
- The major existing (*PLEP 2011*) controls for the land are: B4 Mixed Use zone; a building height of 80 metres; and whilst the FSR Map provides for an FSR of 6:1, the FSR sliding scale (clause 7.2) sets the base FSR at 5.4:1.
- The submitter argues that *catalytic development* is needed for this site owing to its proximity to the Powerhouse Museum site and river foreshore location.
- The submitter requests the following amendments to the CBD PP clauses and any supporting maps as a broad application across the CBD:
 - Amendments to clause 7.2 Floor space ratio to enable sites smaller than 1,800 sqm in area to enjoy extra density and which includes a proposal to amend the definition of ***isolated site*** in the clause to capture smaller sites.
 - Amendments to clause 7.6C Commercial premises in Zone B4 Mixed Use to enable sites small than 1,800 sqm to enjoy the extra commercial floorspace.
 - Amendments to clause 7.6J Opportunity Sites and supporting Opportunity Sites Map to enable sites less than 1,800 sqm to access the extra density available to opportunity sites.
 - Amendments to 7.6A High performing buildings to enable sites less than 1,800 sqm in area to enjoy extra density.

The above proposed amendments would enable the development of a very tall, slender tower with an approximate FSR of 15:1.

Council officer's response:

- The site is isolated and physically constrained on account of George Khattar Lane flanking the site's eastern boundary, Smith Street on its western boundary, Phillip Street on its southern boundary and a Council site which forms part of the River foreshore land on the northern boundary.
- The basis of the submission is that a *catalytic* or *city shaping development* outcome is required for the site and assumes this is sufficient justification for the proposed changes that will enable substantial increases to the CBD PP controls as exhibited. The submission is not supported by an urban design analysis which would ideally comprise 3-dimensional modelling, overshadowing testing, and the like.
- The submitter's proposed changes represent a significant change which is likely to trigger the need for re-exhibition of the CBD PP if incorporated.
- Since Council's LSPS and Local Housing Strategy demonstrate the City will deliver an additional 4,000 dwellings above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes are not needed. Similarly, since the LSPS demonstrates the City will exceed the higher target jobs for 2036 by some 3,000 jobs, the proposed additional commercial floorspace is not required to deliver additional jobs for the City.
- The additional dwellings and jobs generated by the proposed uplift sought have not been tested in terms of infrastructure demand.

- The requested changes will have the effect of:
 - significantly increasing the building height and FSR controls substantially changing the building form envisaged for the River foreshore; and
 - establishing a precedent and therefore, raise expectations from landowners in a similar scenario that they can also pursue an uplift the controls affecting their land; and
 - potentially expanding the number of smaller sites that can enjoy density uplift resulting in untested building forms across the CBD.
- The site is contained in the Phillip Street Block Study – internal analysis being undertaken by Council's City Transformation Team. As such, there may be merit in further exploring some of the submitter's requests as part of a review of the block bounded by Smith Street (west), the River (north), Phillip Street (south) and Charles Street (east). This work would be considered as part of a secondary alternative pathway to the CBD PP in 2021/2022 (under Decision Pathway 3).
- In conclusion, for the above reasons, Council Officers do not support the submitter's request for increases to the incentive FSR and exemption from the FSR sliding scale nor amendment to the 'isolated site' definition for carrying over into the CBD PP for finalisation purposes. Instead, Council Officers recommend that the site be deferred from the CBD PP and **be investigated further** as part of the Phillip Street Block Study.
- **Actions:** Council Officers recommend this site which is situated within the Phillip Street Block be deferred from the CBD PP* and that as part of further investigative work, be reviewed in the context of the 'Phillip Street Block Study', and as a result amend the following Draft LEP Maps as follows:
 - return the 80 metre height and 6:1 FSR to the respective Height of Building Map and FSR Map (ie. consistent with current controls), and
 - remove the Minimum Commercial Provision notation on the Additional Local Provisions Map, and
 - remove the Opportunity Site notation on the Opportunity Site Map.

All other controls as per the exhibited CBD PP will be maintained.

Note: Because the Phillip Street block takes in all sites fronting the northern side of Phillip Street from Smith Street and Charles Street, the above amendments will be applied to this whole block on account of urban design work – entitled the Phillip Street Block Study – being undertaken by Council's City Transformation Team.

Explanatory Note - Outcome of Council Meeting 15 June 2021

As a result of the Council Resolution on 15 June 2021, the Council response to feedback on the Phillip Street Block (including 60 Phillip Street) has been amended to reflect the Council Resolution. The consequential amendments affect the Incentive HOB Map, the Incentive FSR Map, the Additional Local Provisions Map and the Opportunity Sites Map for the Phillip Street block, inclusive of the site at 60 Phillip Street returning the controls as exhibited. The consequential amendments also affect the Planning Proposal including Appendices 2B (Revised Mapping) and 4 (which describes the changes to the planning proposal documentation); specifically, the 60 Phillip Street and Phillip Street block line items have been removed from Table 3a.

Consistent with the Resolution, Council officers will *Not progress with the proposed "Phillip Street Block Street Study" and instead reinstate the draft controls for this block as per the exhibition version of the CBD PP*. Council officers will undertake further investigations at a later stage for 60 Phillip Street. The urban design investigations will *determine if additional bonus FSR (under the high performing buildings, unlimited commercial floor space and Opportunity Sites clauses) can potentially be achieved within the height established under the exhibition version of the CBD PP, despite its size of approximately 1,580sqm (i.e. less than the 1,800sqm normally required to meet these FSR bonuses), given this site's unique circumstances as an isolated site bound by three public roads and the river foreshore.*

18. Land at 440-458 Church Street, Parramatta (No.199)

Council Officer recommendation: Decision Pathway 2 – Not support

The CBD PP (as exhibited) proposes the following major controls for this land:

- B4 Mixed Use zone with part SP2 Infrastructure zone at the Church Street edge applying to No.s 440-444, 452, 456 and 458 Church Street;
- A base building height of 24 metres and incentive building height of 80 metres and, in the case of No.s 452, 454 and 456 Church Street, part 10 metre building height at the frontage;
- A base FSR of 3:1 with an incentive FSR of 6:1;
- Active frontage clause along the length of Church Street and on the corners of Fennell and Grose Streets; and
- Retains the heritage item notations (items I692, I693 and I694) on the Heritage Map over 446, 448 and 458 Church Street.

Submission Summary

- This submission has been prepared by Think Planners on behalf of some ten (10) or more landowners of seven (7) adjoining parcels comprising numbers 440-444, 446, 448, 452, 454, 456 and 458 Church Street, Parramatta, which extend from Fennel Street to the north and Grose Street to the south with all sites having frontage to Church Street. The land's total area is approximately 4,470 sqm.
- Sites are approximately 45 metres deep and together occupy an approximate 100 metre frontage to Church Street.
- The submitter says the subject site at 440-458 Church Street *has been amalgamated into a single site of 4472m² in area*, but Council's property database shows some 10-plus owners across the seven parcels with different owners owning separate properties. It is possible that one landowner has options or other legal mechanisms to acquire the sites which would not be reflected in Council's property data because no formal sale has occurred and been notified to Council,
- The existing (*PLEP 2011*) controls for the land are: B4 Mixed Use zone with part SP2 Infrastructure zone (as Classified Road) affecting the frontage of No.s 440-444, 452, 456 and 458 Church Street; building height of 24 metres; FSR of 3:1; and local heritage items at No.s 446, 448 and 458 Church Street as Item No.s I692, I693 and I694, respectively and the Sorrell Street HCA is approximately 43 metres to the east of the land.
- Submitter says the CBD PP as exhibited does not encourage amalgamation of large sites because GFA cannot be realised. Specifically, the submitter says:

...extremely large sites (eg. Cumberland Media) results in a GFA potential so significant that there would be insufficient building area to accommodate the floor space. However, sites like 440-458 Church St of approximately 4000sqm are capable of containing GFA over the incentive FSR of 6:1 within building envelopes (heights and setbacks) sought in the draft controls.
- The submitter states an FSR of 7.2:1 could be achieved if the Design Excellence and High Performing Buildings clauses are relied upon and that there are two nearby sites that have SSPPs before Council that seek higher FSR and height.
- The submitter tests three concepts, all are prepared on the basis that *the setback controls that would prevail for development of the site in the future*. However, any setback controls in a supporting CBD DCP are yet to be publicly exhibited.
- The submitter requests an amendment to clause 7.2 Floor space ratio in the CBD PP by adding a new sub-clause (sub-clause 2(C)) as follows:
 - *Despite subclauses (1), (2) and (2A), the consent authority may grant consent to development seeking to achieve an FSR above the maximum floor space ratio shown on the Incentive Floor Space Ratio Map, but only where:*
 - *the development is on a large amalgamated site of over 4,000m²,*

- *the development has been subject to a competitive design process and exhibits design excellence as provided in clause 7.10;*
- *the development complies with the applicable height of building controls; and*
- *the development makes a significant contribution to the public domain or incorporates clear urban design benefits.*

The submitter objects to the FSR being capped on larger sites as it sees that amalgamation costs will prevent master planned outcomes but does not explicitly ask for an exact FSR. It only states that the sites are capable of containing GFA over the incentive FSR of 6:1 within building envelopes (heights and setbacks) sought in the draft controls.

Council officer's response:

- One of the premises this submission references is an existing site-specific planning proposal concept affecting the site at 355 & 375 Church Street owned by McDonalds which proposes a two tower scheme comprising a building height of 92 metres and an FSR of 6.1:1.

The subject land's Church Street frontage of approximate 100 metres is not comparable to other sites north of the Parramatta River and the land's depth to width ratio makes the site peculiarly shaped (ie. the site is long and shallow).

The submitter has sought the inclusion a specific clause without any detailed urban design analysis (ie the submitter's analysis only constitutes broad urban design statements and is not sufficiently detailed) nor does the submitter articulate the resultant FSR that would be achieved on the site with the above clause in place. Relying on the submitter's floorplan, the resultant FSR from the inclusion of the above clause equates to 12:1. This is a substantially high FSR equating to double the incentive FSR (6:1) as exhibited in the CBD PP in this locality. This would result in a an entirely different building form which is not intended by the exhibited controls and would not be consistent with the character of the buildings expected to be developed in the precinct under the exhibited controls.

- The *Heritage Study of Interface Areas Study* (2017) prepared by Hector Abraham Architects identifies the site in the 'North Parramatta Interface Area'. This Study resulted in the proposed 6:1 incentive FSR for most sites zoned B4 Mixed Use in this vicinity, including heritage items. It also noted that the sites at 452 – 456 Church Street where the incentive height is replaced with a maximum 10 metre incentive height for the first 10 metres of the site. The Study also sees that *Appropriate measures should be taken in any future amalgamations and the design of developments to return the character and setting to a street and reconnect isolated heritage items with their context.*
- The CBD PP as exhibited already brings a significant increase to the building height controls (from 24 metres to 80 metres) and a doubling of the FSR controls (from 3:1 to 6:1). The redevelopment of the land as a single development site is not the only development option for the site - the landowners are free to consider other redevelopment concepts for this land.
- The submitter's proposed changes to the CBD PP as exhibited are substantial and are considered too significant as they would require re-exhibition of the PP.
- In conclusion, the submitter's requests are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

19. Land at 57 Macquarie Street, Parramatta (No. 200)

Council Officer recommendation: The amendments to the CBD PP proposed in the submission **are not supported** however Council should undertake further investigation to determine if this land should be added to the Additional Local Provisions Map as an MCP at a later stage under **Decision Pathway 3 – Merit for further investigation**

The major CBD PP controls for this land, as exhibited in the CBD PP propose:

- the B4 Mixed Use zone;

- a base height of 36m and Incentive height of 211 metres (RL);
- a base FSR of 3:1 and an Incentive height of 10:1; and
- Land Reservation Acquisition: Local Road widening.

Submission Summary:

- This submission has been prepared by Think Planners on behalf of the landowners of 57 Macquarie Street, Paramatta. In total, the land has an area of 1,585 sqm.
- The site is subject to a separate SSPP process (RZ/16/2016) which seeks to amend the building height and floor space ratio controls. This planning proposal is yet to be considered by Council for potential endorsement for forwarding to DPIE for a Gateway Determination.
- The existing major controls in *PLEP 2011* affecting the land are: B4 zone, 36 metre building height and 3:1 FSR. A Regional Cycleway notation on the Reservation Acquisition (LRA) Map applies to the site at 57 Macquarie Street on its Marsden Street frontage.
- The submitter requests the following amendments to the planning controls:
 - The mapping of 57 Macquarie Street (and adjoining lands) as Minimum Commercial Provision (MCP) on the Additional Local Provisions Map.
 - Amendments and additions to the provisions relating to achieving maximum floor space ratio for sites less than 1,800 sqm in area.
- The submitter argues in the absence of these amendments the planning controls are inappropriate having regard to the site's ability to positively contribute to the provision of commercial floor space at the heart of the CBD, and would represent a lost opportunity to deliver commercial floor space where it can contribute to the aspirations of Parramatta as the Central City of the Sydney metropolitan basin.
- The submitter calculates that 57 Macquarie Street with a site area of 1,482 sqm could achieve an FSR of 8.41:1, and with design excellence, an FSR of 9.7:1 due to the FSR Sliding scale. Given the location of the site, the submitter argues a commercial tower is a better outcome on the site, and while the B4 Mixed Use zone allows for this use, the site is not mapped on the Additional Local Provisions Map to allow unlimited commercial uses for sites with an area greater than 1,800sqm, and therefore would not encourage amalgamation.
- The submitter argues that the planning controls should be framed to ensure the development of this site delivers an A Grade Commercial Office Tower and allows for the opportunity for Council to progress a proposal with a *superior urban design and economic outcome*.

To achieve this, the submitter argues the "isolated site" definition in Clause 7.2 (2A) and (2B), which allows the maximum FSR to be achieved on a site where the development meets certain criteria, is inadequate because it does not ensure that urban design analysis and best urban design outcomes are delivered. Submitter recommends amendments to the clause.

Council officer's response:

- The submitter's central request is for site at 57 Macquarie Street with a site area of 1,482 sqm to be able to achieve the amount of density that a site with an area 1,800 sqm or greater can enjoy, to enable a commercial tower.
- The objective of the FSR Sliding Scale control is to regulate density of development relative to the site area and encourage the amalgamation of sites to enable a larger FSR to be achieved. FSR sliding scales are not a new concept for Parramatta. The current PLEP 2011 uses an FSR sliding scale to control the level of development consistent with the size and opportunities and constraints of a site and encourage amalgamation. The FSR sliding scale control is proposed to be retained in the CBD PP with a key amendment, this being the introduction of a new clause to enable 'isolated' sites' to achieve the maximum mapped FSR (although it is noted that the existing clause 7.10(5)(b) of PLEP 2011 operates in a similar way).

It should be noted that this site would need to amalgamate with an adjoining site in order to access the minimum site area requirement. That said, the site could benefit by this as it could

deliver a better urban design outcome. Allowing the Minimal Commercial Provisions notation over the site would provide further incentive for amalgamation. However, it should also be noted that sites that cannot reach commercial terms with adjoining owners to amalgamate in order to achieve the minimum site area of 1,800sqm does not mean such sites become an isolated site.

- The CBD PP proposes to increase the mapped FSR for this site from 3:1 to 10:1, and critically, now enables the site to achieve additional density where a development can demonstrate consistency with one of the three criteria of an 'isolated site' (Clause 7.2 (2B)), and is greater than 1000sqm, has been subject to a competitive design process and exhibits design excellence.
- A reduction to the minimum site area requirement of 1,800sqm to 1,480sqm as proposed by the submitter constitutes a major change to the controls. The existing 1,800sqm benchmark is supported by detailed analysis thus any change to this minimum requirement will establish a precedent and could cause landowners in a similar scenario to seek similar amendments and the potential cumulative impacts of this could be significant.
- Council officers acknowledge however that there may be merit in further investigation of the potential to extend the minimum commercial / bonus commercial provisions over this land (through identification as an MCP on the Additional Local Provisions Map) given its proximity to the commercial core and light and heavy infrastructure, however this requires further work and would require re-exhibition, so would be undertaken at a later stage under Decision Pathway 3.
- If incorporated, the requested changes would raise expectations from other landowners experiencing a similar scenario that can enjoy similar changes to their respective controls.
- In conclusion, the submitter's request for an exemption to the sliding scale is **not supported**. With regards to the inadvertent mapping error to the Additional Local Provisions Map that this be dealt with **for further investigation**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation. However, undertake further investigations at a later stage to determine if the site could be added as an MCP on the Additional Local Provisions Map.

20. Land at Inkerman Street east, West Auto Alley Precinct area (No.201)

Council officer recommendation: The part of the land that is within an endorsed Planning Investigation Area will be considered at a later stage and no further decision is required. The remainder of the land is not within the CBD PP boundary and no further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary

- This submission has been prepared by Think Planners on behalf of the landowners *who have interest in land in the South Parramatta area, particularly those lands that were deferred in late 2019 from further consideration in the CBD Planning Framework*. The submission delineates an area east of Inkerman Street between Lansdowne Street to the north and Boundary Street to the west and extending to the area where the current CBD PP boundary exists.
- For the purpose of this submission review, since the land is not contained within the CBD PP area, there is no benefit in summarising the existing (*PLEP 2011*) controls that are applicable to the land.
- The submitter **objects** to the deferral of the West Auto Alley area from the CBD PP and calls for the acceleration of this policy review work.
- The submitter requests the following amendments to the CBD PP:

- fast-tracking of the land deferred from the CBD Framework as well as consideration of all land on the eastern side of Inkerman Street.
- adoption of a clear timeline and project milestones to complete the review to public exhibition stage.

Council officer's response:

- Since no property addresses or landowner names are provided in the submission, it is not clear how many owners are represented nor can it be assumed by Council Officers that the views expressed in the submission are shared by all of the landowners located within the submitter's identified area.
- The area identified in the submission does not correlate with the West Auto Alley Precinct area which is subject to a separate pathway (ie. as a part of a PIA) as outlined in a Council decision of 11 November 2019 (Item 9.1). Re-introducing the West Auto Alley Precinct area into the CBD PP is inconsistent with this decision of Council.
- Introducing the Southern PIA back into the CBD PP would raise the expectation that the remaining PIAs also removed should also be re-introduced back into the CBD PP. Whilst the North-East PIA is progressing ahead of the others, the PIAs are likely to progress more substantially once the CBD PP and CBD DCP and a review of City Planning's Work Program has been undertaken.
- The submitter's proposed inclusion of this large area into the CBD PP post exhibition is substantial and considered too significant as it would require re-exhibition of the PP.
- The submitter's request is inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020 which approved the CBD PP area exclusive of the PIAs.
- In conclusion, the submitters proposed changes are not supported. The part of the area that is within an endorsed Planning Investigation Area will be considered at a later stage. The remainder of the land is not within the CBD PP boundary and no further decision is required.
- **Action:** No decision is required.

21. Block comprising O'Connell, Hunter, Marsden & Macquarie Streets, Parramatta (No.202)

Council Officer recommendation: Decision Pathway 2 – Not support

The CBD PP (as exhibited) does not propose any changes to the controls for the land subject to this submission because it is contained within the 'Park Edge (Highly Sensitive)' area on the western edge of the CBD adjacent to the World Heritage listed Old Government House and Domain.

Submission Summary

- This submission has been prepared by Think Planners on behalf of *clients who have interest in land in the street block bound by Macquarie, Hunter, O'Connell and Marsden Streets.*
- For the purpose of this submission review, since the land is not subject to any change under the CBD PP, there is little benefit in summarising the existing (*PLEP 2011*) controls that are applicable to the land.
- The submitter requests that the Council report, that relays the exhibition feedback, should include a recommendation that:
...a separate recommendation be made to undertake a review of the planning controls in the subject street block, assigning a budget and timeframe for the review, and having regard to the preparation of planning controls that are responsive to the urban context existing and emerging in the Parramatta CBD.

Council officer's response:

- Since no property addresses or landowner names are provided in the submission, it is not clear how many owners are represented nor can it be assumed by Council Officers that the views expressed in the submission are shared by all of the landowners located within the submitter's identified area.
- The area identified by the submitter is situated within the 'Park Edge (Highly Sensitive)' area on the western edge of the CBD adjacent to the World Heritage listed Old Government House and Domain. The CBD PP states:

Consistent with the Implementation Plan in the Parramatta CBD Planning Strategy 2015, the CBD PP does not propose changes to the planning controls applying to this Park Edge. Council has an existing Conservation Agreement with the Commonwealth and State Governments regarding development in this area and for this reason, further review of the...controls...is not warranted.

- Certain provisions within the CBD PP make it clear that only the existing planning controls for the Park Edge (Highly Sensitive) area under *PLEP 2011* apply to this precinct as per Special Provisions Area Map as Area A and its supporting Clause 7.6M Parramatta Park and Park Edge Highly Sensitive Area and other fringe areas. Inclusion of the area would also require re-exhibition of the CBD PP substantially delaying its progression.
- Proposing that Council progress analysis of the controls of this block could raise the expectation that other blocks in the Park Edge (Highly Sensitive) Area should also be investigated in the short term. Any amendments to planning controls in this Area would require the approval of the Federal Government, given the effect of a Conservation Agreement in this Area. Council's work program for the CBD has never envisaged change in this area.
- Since Council's LSPS and Local Housing Strategy demonstrate the City is delivering dwelling numbers well above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes are not needed. Similarly, since the LSPS demonstrates the City will exceed the higher target jobs for 2036 by some 3,000 jobs, the proposed additional commercial floorspace is not required to deliver additional jobs for the City.
- In conclusion, the submitter's requests are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

22. Land at 7-9 Wentworth Street, Parramatta (No.203)

Council Officer recommendation: **Decision Pathway 3 – Undertake further investigation of the FSR only of the B4 Mixed Use zoned land bound by Fitzwilliam Street, Parkes Street, Church Street and Wentworth Street at a later stage as a part of a separate piece of strategic work.**

The major CBD PP controls for this land, as exhibited:

- retain the existing B4 Mixed Use.
- retains the base and incentive building height determined by the Solar Access Plane (SAP) for Jubilee Park.
- retains the base FSR of 6:1.

Submission Summary

- This submission has been prepared by Think Planners on behalf of the landowners for 7-9 Wentworth Street, Parramatta. The submission also requests that the amended planning controls also apply to the adjoining site at 13 Wentworth Street, but does not confirm if the submission represents the views of this landowner.
- 7-9 Wentworth Street has a site area of 1,649 sqm and the submitter states that if the adjacent site at 13 Wentworth Street, on the corner of Wentworth Street and Woodhouse Lane, is included with 7-19 Wentworth, the combined total area would be in excess of 1,800 sqm.

- The major existing (*PLEP 2011*) controls for the land are: B4 Mixed Use zone; a building height determined by the Solar Access Plane (SAP) for Jubilee Park and an FSR of 6:1.
- The submitter requests that the base FSR only be increased to 10:1 (from 6:1). No reason is provided to explain why the proposed 10:1 FSR should not be applied to the incentive FSR map as is the case for B4 Mixed Use zoned sites in the CBD where an increase in FSR is provided under the CBD PP.
- The submitter has provided cumulative overshadowing, building height and massing analysis for all of Wentworth Street, modelling a building height of 50 metres for 7-9 Wentworth and 72 metres for 13 Wentworth. The submitter argues these building heights do not result in overshadowing of Jubilee Park and can accommodate a mapped base FSR of 10:1.
- The submitter notes that 2-10 Parkes Street (known to Council as 6 Wentworth Street), to the south of the subject sites and north of Jubilee Park, has a mapped base FSR of 10:1 (no incentive FSR) and currently overshadows the protected area of Jubilee Park between the hours of 12pm to 2pm on June 21st. The submitter argues this is an anomaly in the planning controls.
- The submitter also argues that a 6:1 FSR is unfeasible economically to allow for the replacement and regeneration of the site, which the submitter states is ideally located close to infrastructure and has the ability to redevelop and contribute to the revitalisation of Parramatta. It is noted that no evidence was included with the submission to support this claim.

Council officer's response:

- The submitter notes that 2-10 Parkes Street (known to Council as 6 Wentworth Street), to the south of the subject sites and north of Jubilee Park, has a mapped base FSR of 10:1 (no incentive FSR) and currently overshadows Jubilee Park Sun Access Protection Area between the hours of 12pm to 2pm on June 21st. The submitter argues this is an anomaly in the planning controls. The contention that there is an anomaly in the planning controls is not supported for the following reasons:
 - Based on the submitter's modelling, the building at 2-10 Parkes St (6 Wentworth St) penetrates the SAP for Jubilee Park. Existing development that was constructed before the appointed day (being the date that the CBD Planning Proposal comes into effect as an amendment to *Parramatta LEP 2011*) cannot retrospectively be required to comply with new planning controls. It is understood that 2-10 Parkes Street was constructed in the 1980s; and was completed in 1987. The earliest known control for a Sun Access Protection control to Jubilee Park that applied to 2-10 Parkes Street was in *Sydney Regional Environmental Plan No. 28*, which commenced in 1999. Clause 7.4, as amended by the CBD Planning Proposal, applies a requirement for no additional overshadowing to the nominated Protected Areas, which can only apply from the appointed day.
 - The land at 2-10 Parkes Street is proposed to be zoned B3 Commercial Core. When preparing the controls for the CBD Planning Proposal as it was originally endorsed in April 2016, most land zoned B3 Commercial Core received a 10:1 Floor Space Ratio on the FSR Map (base), with no mapped incentive FSR or height of building control. The exceptions applied to land immediately to the north of Lancer Barracks, currently occupied by Parramatta Public School and Arthur Phillip High School, which received 2:1 and 6:1 respectively.
- The submitter has provided modelling for a building height of 50 metres for 7-9 Wentworth and 72 metres for 13 Wentworth. The submitter argues these building heights do not result in overshadowing of Jubilee Park and can accommodate a mapped base FSR of 10:1.
- Based on a desktop review of the submitter's cumulative overshadowing, building height and massing analysis for all of Wentworth Street, the contention of the submitter that the proposed design for 7-9 Wentworth Street will not overshadow the Jubilee Park Sun Access Protection Area is agreed. When measured from the north-western (closest) vertex of the Jubilee Park Sun Access Protection Area, the subject site is approximately 92m (linear distance) away. At 2pm, this could potentially enable a building of approximately 40m in height along the eastern

boundary. The concept design indicates a roof height of 26.5m to the top of the Level 7 podium (8th storey), before stepping the height back for the higher levels. Subject to further detailed testing, it is considered at this point the concept building design could potentially be accommodated underneath the SAP for Jubilee Park.

- The concept building design indicates the stepped tower element would be set back to all boundaries by 4 metres. The submission does not state the intended use of the building; however, the 4 metre boundary setbacks indicated in the drawings are generally not consistent with typical inter-building separation distances above a street wall height of 6-9 metres, and a typical 6 metre minimum setback to the street. Council officers consider that a more compliant building design on the site in terms of setbacks underneath the SAP for Jubilee Park may be able to accommodate some additional FSR on the site, however this would need to be tested.
- Therefore, Council officers consider there is merit in undertaking further investigations of this site and the other B4 Mixed Use zoned sites in the block bound by Fitzwilliam Street, Parkes Street, Church Street and Wentworth Street, which will enable further urban design testing of the FSR control only to determine if more FSR could potentially be accommodated below the SAP. Further testing of the height of building control is not supported because it is important to maintain and protect solar access to the protected area of Jubilee Park.
- The testing of the FSR only would be undertaken at a street block level, and address such matters as built form (including bulk and scale), setbacks, site size, potential amalgamation patterns, floorplate configuration and public domain interface. This work would be undertaken a later stage as a separate piece of strategic work under Decision Pathway 3 – Merit for further investigation. It should be noted that the changes proposed by the submitter are greater than 10% and therefore cannot be made now or else this would trigger a re-exhibition of the CBD PP.
- In conclusion, the submitter's request is not supported. However, there is merit in undertaking further investigations of the FSR planning control only (not height) of the B4 Mixed Use zoned land bound by Fitzwilliam Street, Parkes Street, Church Street and Wentworth Street at a later stage as a part of a separate piece of strategic work. This would determine if potentially more FSR could be accommodated under the SAP in this street block.
- Action: No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation. Undertake further investigations of the FSR only (not height) of the B4 Mixed Use zoned land bound by Fitzwilliam Street, Parkes Street, Church Street and Wentworth Street.

23. Land at 27 Elizabeth Street, Parramatta (No. 205)

Council officer recommendation: The site is part of an endorsed Planning Investigation Area so will be considered at a later stage. No further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary:

- This submission has been prepared by Think Planners on behalf of the landowners for 27 Elizabeth Street. The site has an area of 4,772 sqm and fronts Wilde Avenue (to the west) and Elizabeth Street (to the east). The site contains two local heritage items – All Saints Parochial School (I469) and All Saints Hall (I552), and adjoins All Saints Anglican Church (I551), a heritage item of local significance fronting Victoria Road.
- The major existing (PLEP 2011) controls for the land are: B4 Mixed Use zone; a building height of 11 metres and FSR of 0.8:1.
- The site is not within the exhibited boundary of the CBD PP.
- The submitter states the site was in the 2016 early draft version of the CBD PP (which was not exhibited) with an incentive FSR of 6:1.

- The submitter argues that the *Urbis Heritage Study* (2015) and the *HAA Heritage Study of Interface Areas* (2017) both put constraints to development form and scale on the site, with the HAA study assessing at a precinct scale the impacts of draft planning controls on heritage items and HCAs within interface areas.
- The submitter states that a SSPP was lodged in 2018 for the site seeking an amendment to the planning controls of incentive FSR 6:1 and incentive building height 157 metres, and relocation of the heritage listed All Saints Parochial School (I469) to the grounds of the adjoining All Saints Anglican Church. The SSPP was later *withdrawn at the request of Council officers. It was noted at that time that opportunity to debate the planning control for the site would be available during the subsequent exhibition of the CBD Planning Strategy.*
- The submitter notes that the SSPP was supported by a heritage study that also analysed the HAA comments concluding that *a conservative approach has been recommended as the analysis looks at heritage issues on a precinct scale and in order to expediate the CBD PP.* The detailed analysis by the submitter's heritage and urban design experts enabled finer detailed recommendations about the most appropriate planning controls.
- The submitter requests the following:
 - *Acceleration of the consideration of the land deferred from the CBD Framework.*
 - *A site specific review of the relevant heritage provisions relating to the site.*
 - *Adoption of a clear timeline and project milestones to complete the review of the precinct and drafting of LEP planning controls for public exhibition.*
- The submitter states that the removal of the lands zoned R4 High Density by Council decision in November 2019 is 'inexplicable' having regard to the long history of inclusion of the lands and the significant professional analysis of the area over the period 2016 – 2019.

Council officer's response:

- Officers requested the applicant withdraw their SSPP they had lodged as Councils resolution to undertake further analysis of the Planning Investigation Area meant there was no policy framework upon which to assess the application and that the recommendation would be that the Planning Proposal not proceed and that the applicant consider resubmitting a new application when the investigation area work was completed.
- The Implementation Plan in the Parramatta CBD Planning Strategy (2015) identified the need for technical studies to investigate issues associated with the review of the planning controls for the Parramatta CBD, this included a heritage analysis. While a heritage study prepared at the precinct-scale cannot reasonably go into the level of detail that a site-specific heritage study can, as prepared by the Submitter for the site at 27 Elizabeth Street; the *Urbis Heritage Study* (2015) recommended modifications to planning and development controls to address heritage related impacts within the CBD and periphery areas of the Planning Proposal with a focus on changes to FSRs for specific sites, and satisfying Section 9.1 Direction 2.3 Heritage Conservation.
- The *Urbis Heritage Study* recommended for the All Saints Anglican Church site and 27 Elizabeth Street, an FSR of less than 0.8:1; and the adjoining site to the south, an FSR of 2:1 consistent with the 'stepping down' transition planning controls.
- A further heritage study of the 'interface areas' was commissioned by Council in 2017 in response to issues raised by the DPIE and Heritage Council of NSW arising during the assessment of certain site-specific planning proposals. It is noted that the SSPP for 27 Elizabeth was not one of these sites, having not been lodged at the time this study was commissioned. As noted in relation to the *Urbis Study*, while a heritage study prepared at the precinct-scale (albeit reduced) could not go into the detail of a site-specific heritage study as prepared by the Submitter for the site at 27 Elizabeth Street; the *HAA Heritage Study of Interface Areas* (2017) assessed the impact of the proposed controls on heritage items and heritage conservation areas within and adjacent to the Interface Areas.

The HAA Heritage Study of Interface Areas made recommendations to ensure new growth and developments occur in a manner that protects and manages the city's heritage assets

and demonstrate consistency with Section 9.1 Direction 2.3 Heritage Conservation. The Study recommended for the All Saints Anglican Church site and 27 Elizabeth Street, an FSR of 0.8:1 and height limit of 11 metres; and the adjoining site to the south, an FSR of 6:1 consistent with the transition planning controls.

- The land bound by Elizabeth Street, Victoria Road, Wilde Avenue and Parramatta River, which includes 27 Elizabeth Street, was originally part of the Parramatta CBD Planning Proposal boundary and later excised following a resolution of Council on 25 November 2019 for future planning consideration as part of the Planning Investigation Area work. This would allow further analysis of potential impacts on heritage items, heritage conservation areas and open space to be undertaken at a later stage.
- A number of Planning Investigation Areas (PIAs) on the fringes of the Parramatta CBD were first identified in the Parramatta CBD Planning Strategy (2015), with four more precincts added to these PIAs by way of the Council resolution in November 2019. The southern end of Elizabeth Street, Parramatta, between Victoria Road and Parramatta River is one of the precincts added (to the Eastern PIA). Work on the Eastern PIA will commence at a later date, once resources are available. Work on the Eastern PIA will enable the issues that arose as part of the assessment of the now withdrawn SSPP at 27 Elizabeth Street, Parramatta to be tested in a comprehensive way. This will include the heritage matters and also the strategic location of the area to the River and the CBD.
- Reintroducing the Elizabeth Street lands back into the CBD PP would raise the expectation that the remaining removed lands (ie. those lands previously proposed to be rezoned to the R4 High Density), should also be re-introduced back into the CBD PP. Whilst the North-East PIA is progressing ahead of the others, the PIAs are likely to progress more substantially once the CBD PP and CBD DCP and a review of City Planning's Work Program has been undertaken.
- The submitter's proposed change will establish a precedent and could cause landowners in a similar scenario to seek a similar amendment. The potential cumulative impacts of this approach from multiple owners could be significant.
- The submitter's proposed inclusion of this area into the CBD PP post exhibition is substantial and considered too significant as it would require re-exhibition of the CBD PP.
- The submitter's request is inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020 which approved the planning proposal area exclusive of the removed R4 lands (as previously proposed). Since Council's LSPS and Local Housing Strategy demonstrate the City will deliver an additional 4,000 dwellings above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes to the incentive height and FSR controls are not needed for those purposes for consistency with the Central City District Plan, nor have they been tested in terms of infrastructure demand.
- Integrating the submitter's substantial changes into the CBD PP document for finalisation will delay its progression to DPIE for finalisation.
- In conclusion, the submitters proposed changes are not supported. The site is part of an endorsed Planning Investigation Area so will be considered at a later stage.
- **Action:** No decision is required.

24. Land at 25-31 Marion Street, Parramatta (No. 206)

Council Officer recommendation: **Decision Pathway 2 – Not support**

The major CBD PP controls for this land, as exhibited:

- retain the existing B4 Mixed Use zone; increases the building height to 20 metres; and retains the existing 2:1 FSR.
- retains the heritage items notation (items I729 and I730) affecting 29 and 31 Marion Street on the Heritage Map.

Submission Summary:

- This submission has been prepared by Think Planners on behalf of landowners for land comprising three adjoining properties at 27, 29 and 31 Marion Street with a combined site area of 1,750 sqm. In terms of street address, Council Officers confirm the legal addresses are, in fact, 25, 29 and 31 Marion Street. There are two owners, one owner of 29 and 31 Marion Street and one owner of 25 Marion Street. The submission does not confirm if the submission represents the views of both landowners.
- The current major *PLEP 2011* controls affecting the land in are: B4 Mixed Use zone; 12 metre building height; 2:1 FSR only (not Incentive FSR of 8:1 as stated by the submitter); as well as 29 and 31 Marion Street comprising Local Heritage Item Nos. I730 and I729 respectively.
- The submitter proposes amending the CBD PP prior to its progression to finalisation stage as follows:
 - Remove the heritage item notation on the Heritage Map over 29 Marion Street and 31 Marion Street to enable their demolition. The submission is accompanied by a Heritage Assessment Report and Statement of Heritage Impact for each site.
 - Proposes an FSR of 6:1 and height of 80 metres over the 29-31 Marion Street.
- The submitter argues that there is sufficient heritage analysis to justify the delisting of the heritage items at 29 and 31 Marion Street. The submitter has provided the following heritage reports which were previously considered by Council as part of the assessment of the site-specific Planning Proposal at 33-43 Marion Street, Parramatta:
 - Heritage Assessment for 29 Marion Street
 - Heritage Assessment for 31 Marion Street
 - Statement of Heritage Impact for 29 Marion Street
 - Statement of Heritage Impact for 31 Marion Street

Each of these heritage reports conclude that both heritage items have been substantially altered and are not worthy of being retained.

- The submitter has argued that due to the site's strategic location and future contextual surrounds, the proposed FSR for the site should be increased from 2:1 to 6:1 and that the proposed height should be increased from 28m to 80m. Three reference designs have been provided under three different scenarios (all, none or just 29 Marion Street as heritage listed) which demonstrates that the above controls can be accommodated on site.

The submitter argues that in order to ensure orderly and economic development of the site, height and FSR should not be predetermined by heritage listings, with merit issues to be considered at design excellence and development application stages.

Council Officer's response:

- The basis for the submitter's proposed changes is reliant on the recommended planning controls in the Marion Street Precinct Plan (2019) of 6:1 FSR and 80 metre height limit for the site to the east at 33-43 Marion Street, and approval by the Parramatta Local Planning Panel in 2018 for the demolition of existing buildings including the locally heritage listed dwelling at 37 Marion Street, Parramatta to justify the proposed planning controls for 27 to 31 Marion Street.

This reliance however misinterprets the broader objective of the Marion Street Precinct Plan of retaining existing listed heritage items and to focus density and height at each end of the heritage core, to harmonise with the scale of development proposed within the Auto Alley Precinct and to frame the view corridor from Marion Street east.

- The exhibited height and FSR controls for the submitter's site which are lower than those in the central CBD location respond to the Council commissioned detailed urban design and heritage analysis in the Marion Street Precinct Plan (2019) prepared by SJB Urban with specialist input from Paul Davis Heritage Consultants and SJB Planning. This study was prepared to address the Condition 1(k) of the Gateway Determination for the CBD PP.

The submitter's land is located within a sensitive heritage area with some 17 heritage items located in the immediate vicinity. Agreeing to the submitter's changes creates a clear pathway for the demolition of the heritage items at 29 and 31 Marion Street.

One of the key principles of the CBD PP is to not de-list any heritage items, which it has consistently applied since 2016. Objective 9 of the CBD PP promotes heritage protection and conservation. Furthermore, the SJB study recommends the *Heritage buildings are to be adaptively reused* since it contains principles which focus on conserving or retaining existing heritage items and ensuring any new development fits with the heritage items in this area.

Any demolition of a heritage item is also inconsistent with the following:

- the objective supporting heritage clause 7.6K in the CBD PP (as exhibited) which seeks to ensure new development *demonstrates an appropriate relationship to heritage items and heritage conservation areas*.
- the submission from the Heritage NSW Office received in response to Gateway condition 4 which says the height and FSR controls *should remain consistent with the existing controls* in PLEP 2011.

Furthermore, this submission is one of a number of submissions proposing the demolition of a heritage item and the cumulative impacts of such proposals would be significant.

- Since Council's LSPS and Local Housing Strategy demonstrate the City will deliver an additional 4,000 dwellings above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes to the incentive height and FSR controls are not needed for those purposes, nor have they been tested in terms of infrastructure demand.
- The submitter's proposed change will establish a precedent and could cause landowners in a similar scenario to seek a similar amendment. The potential cumulative impacts of this approach from multiple owners could be significant.
- The submitter's proposed changes to the incentive height and incentive FSR maps represent a change greater than 10 per cent and are therefore likely to trigger the need for the re-exhibition of the CBD PP if incorporated and other planning and urban design issues have not been tested.
- The requested changes will have the effect of:
 - Allowing the eventual demolition of two local heritage items; and
 - requiring re-exhibition of the CBD PP and delay its progression to finalisation.
- In conclusion, the submitter's requests are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

25. Land at 60, 60A & 62 Great Western Highway, Parramatta (No. 207)

Council Officer recommendation: **Decision Pathway 3 – Undertake further investigations** of the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway at a later stage as a part of a separate piece of strategic work.

Submission Summary:

The CBD PP (as exhibited) proposes the following controls: B4 Mixed Use; a base building height of 28 metres; an incentive building height of 100 metres; a base FSR of 3.5:1; and an incentive FSR of part 8:1 and part 10:1.

- This submission has been prepared by Think Planners on behalf of the landowners of three parcels at 60, 60A and 62 Great Western Highway, Parramatta. The site has an area of approximately 3,909 sqm with three street frontages – Great Western Highway to the south, O'Connell Street to the east and Campbell street to the north.

- In terms of land ownership:
 - The site at No. 60 comprises a strata subdivided apartment building with 19 apartments and with four landowners (one landowner owning 15 apartments).
 - The sites at Nos.60A and 62 comprises two strata subdivided walk-up apartment buildings and associated car park with a total of 24 apartments with 24 unique owners.

The submitter does not mention the landownership pattern nor if the submission represents the views of all landowners across the two parcels.

- The major existing (*PLEP 2011*) controls for the land are: B4 Mixed Use zone; a building height of 28 m and FSR of 3.5:1.
- The submitter requests the following amendments to the CBD PP clauses and maps:
 - Amend the Height of Building Map consistent with the submitter's solar access technical paper which would enable:
 - a tower up to 115 metres, which is equivalent to a height control of 100 metres (plus an additional 15 percent, or 15m, for design excellence) for the southern portion of the site; and
 - A tower up to 140 metres which is equivalent to a height control of 122m (plus an additional 15 percent, or 18m, for design excellence) for the northern portion of the site.
 - Amend the FSR mapping to permit a base FSR of 10:1.
 - Amend the Opportunity Sites map to identify 60-62 Great Western Highway so the site can enjoy an additional 3:1 FSR on the site.
- The submitter argues the additional density on the site will positively complement adjoining development and will *sit comfortably within the emerging hierarchy of buildings and will assist with creating variation in the city skyline*. Further, the additional density will contribute to revitalisation, make the most of the location's proximity to infrastructure and deliver on transit-oriented development.
- The submission includes an assessment of the proposed development against the Opportunity Site clause objectives (as exhibited).
- In relation to Council's overshadowing analysis, the submitter argues that the Technical Paper (as exhibited) states additional height of approximately 25 metres (above the 115 metres recommended inclusive of 15% design excellence) could be supported; and that these changes had no impact on the open spaces or HCA.

The submitter also notes that the Technical Paper concludes that additional height can be supported, quoting, *It is considered likely that further refinements may be made depending on consultation with state agencies and representations made at the public exhibition to the CBD Planning Proposal. Consequently, the overshadowing analysis undertaken at this stage is recommended to be recognised as a snapshot at a particular point in time and could be subject to further refinement following consultation.*
- The submission is supported by shadowing analysis and massing diagrams which the Submitter states confirms the additional height of 115 metres to the south (fronting Campbell Street) and 140 metres to the north (inclusive of DE) and FSR of 14.7:1 will not overshadow Ollie Webb Reserve; while the proposal complies with the Opportunity Site criteria and is compatible with the adjacent site at 2 O'Connell Street.

Council officer's response:

- It is acknowledged that the primary reason heights and FSRs were lowered in the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway was to minimise the effect of overshadowing onto the South Parramatta HCA and public open spaces to the south, as requested by DPIE in their Gateway conditions. This was then supported through the *Review of Opportunity Sites Study*, which was also undertaken as a result of a Gateway condition. It is noted that three submissions (including this one) have

been received by landowners in these two street blocks, all of which whose submissions respond to this overshadowing analysis (refer to submission nos. 207, 266 and 270).

- Council has tested the heights proposed in these submissions in its own *Supplement to the Overshadowing Technical Paper* (April 2021), the results of which show minimal impacts in terms of overshadowing that still meet Council's benchmark thresholds for sunlight access to open spaces and the South Parramatta HCA.
- Council officers also acknowledge that given the concentration of older strata subdivided residential flat buildings in these two street blocks, economic considerations are a significant factor in encouraging urban renewal in the medium to long term, with this issue being addressed in the "*Market and Feasibility Analysis – Parramatta*" Memorandum report prepared by JLL (August 2019), which was included with the exhibition material for the CBD PP.
- In light of these considerations, Council officers consider there is merit in undertaking further investigations of these two street blocks, which will enable further urban design testing of the heights and FSRs proposed in these submissions. This testing, which would be undertaken at a street block level, would address such matters as built form (including bulk and scale), setbacks, site size, potential amalgamation patterns, floorplate configuration and public domain interface. This work would be undertaken a later stage as a separate piece of strategic work under Decision Pathway 3 – Merit for further investigation. It should be noted that the changes proposed by the submitter are greater than 10% and therefore cannot be made now or else this would trigger a re-exhibition of the CBD PP.
- In conclusion, the submitter's request is **not supported**. However, there is merit in undertaking **further investigations** of the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway at a later stage as a part of a separate piece of strategic work.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation. Undertake further investigations of the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway at a later stage as a part of a separate piece of strategic work.

26. Land at 190 George Street, Parramatta (No. 208)

Council Officer recommendation: Decision Pathway 2 – Not support

The CBD PP (as exhibited) proposes the following controls: B4 Mixed Use; a base building height of 36 metres; an incentive building height of 120 metres; a base FSR of 4:1; and an incentive FSR of 10:1

Submission Summary:

- This submission has been prepared by Think Planners on behalf of the landowners for 190 George Street, Parramatta. The site has an area of 1688 sqm.
- The major existing (*PLEP 2011*) controls for the land are: B4 Mixed Use zone; a building height of 36 m and FSR of 4:1.
- The submitter requests the following amendments to the CBD PP clauses and any supporting maps as a broad application across the CBD:
 - Amendments to clause 7.2 Floor space ratio to enable sites smaller than 1800 sqm in area to utilise extra density.
 - Amendments to clause 7.6C Commercial premises in Zone B4 Mixed Use to enable sites small than 1,800 sqm to utilise the extra commercial floorspace.
 - Amendments to clause 7.6J Opportunity Sites and supporting Opportunity Sites Map to enable sites less than 1,800 sqm to access the extra density available to opportunity sites.

- Amendments to 7.6A High performing buildings to enable sites less than 1,800 sqm in area to utilise extra density.
- The submitter argues that the application of the draft planning controls would represent a lost opportunity to deliver mixed use development in a strategic location, make the most of the surrounding infrastructure and contribute to the aspirations of Parramatta as the Central River City of Sydney's Metropolis of Three Cities.
- The submitter calculates that 190 George Street with a site area of 1688 sqm could achieve an FSR of 9.44:1, and with design excellence, an FSR of 10.856:1 due to the FSR Sliding scale. These planning controls, the submitter argues, will not *facilitate catalytic development that is needed to revitalise and activate the river foreshore and other adjoining significant tower developments*. Further, the submitter argues that this for reason the Minimum Commercial Provision Clause and High Performing Building Bonus should also apply.
- The submitter has provided massing diagrams to illustrate the differences between the controls as exhibited and those sought in the submission and argues that the "isolated site" definition in Clause 7.2 (2A) and (2B), which allows the maximum FSR to be achieved on a site where the development meets certain criteria is inadequate because it does not ensure that urban design analysis and best urban design outcomes are delivered. Submitter recommends amendments to the clause. Further, additional density on the site is consistent with surrounding development and will not overshadow the river foreshore.

Council officer's response:

- The submitter's central request is for site at 190 George Street with a site area of 1688 sqm to be able to achieve the amount of density that a site with an area 1800 sqm or greater can utilise, and in addition, achieve additional density available under Clauses 7.6 (A), (C) and (J).
- The objective of the FSR Sliding Scale control is to regulate density of development relative to the site area and encourage the amalgamation of smaller sites to enable a larger FSR to be achieved. FSR sliding scales are not a new concept for Parramatta. The current Parramatta LEP 2011 uses an FSR sliding scale to ensure the level of development is consistent with the size, opportunities and constraints of a site, and also to encourage amalgamation. The FSR sliding scale control is proposed to be retained in the CBD PP with a key amendment, this being the introduction of a new clause to enable 'isolated' sites' to achieve the maximum mapped FSR (although it is noted that the existing clause 7.10(5)(b) of PLEP 2011 operates in a similar way).
- It should be noted that this site would need to amalgamate with 184-188 George Street (which is subject to a recently notified SSPP process) in order to access the minimum site area requirement.
- The CBD PP proposes to increase the mapped FSR for this site from 4:1 to 10:1, and critically, now enables the site to achieve additional density where a development can demonstrate consistency with one of the three criteria of an 'isolated site' (Clause 7.2 (2B), and is greater than 1000sqm and has been subject to a competitive design process and exhibits design excellence.
- A reduction to the minimum site area requirement of 1800 sqm to 1688 sqm as proposed by the submitter constitutes a major change to the controls. The existing 1800 sqm is supported by detailed analysis thus any change to this minimum requirement will establish a precedent and will likely cause landowners in similar scenarios to seek the same amendment, that has not been tested.
- Furthermore, the submitter's requested changes will have the effect of undermining the evidence base for determining the 1800sqm minimum site area.
- In conclusion, the submitter's requests are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

27. Landholdings at 1-25 Argyle Street and 6-12 Pitt Street (No.209)

Council Officer recommendation: Decision Pathway 2 – Not support

The major CBD PP controls for this land, as exhibited: retain the existing B4 Mixed Use zone; increases the building height to 20 metres; and retains the existing 1.5:1 FSR.

Submission Summary:

- This submission has been prepared by Think Planners on behalf of some of the owners of the land situated at 1-25 Argyle Street and 6-12 Pitt Street, Parramatta. The submission does not detail the owners of the land the submission has been prepared on behalf of.
- The subject site is described in the submission as comprising a series of allotments which equates to approximately 5,650 sqm in area.
- The existing major controls in *PLEP 2011* affecting the land are: B4 zone, 10 metres building height, 1.5:1 FSR. As well, the land abuts the St John's Anglican Cemetery comprising State Heritage Item No.100049 and sits opposite Parramatta Park and Old Government House heritage site, comprising State Heritage Item No.1000596.
- The submitter requests the following amendments to the planning controls:
 - The mapping of 1-25 Argyle and 6-12 Pitt Street, Parramatta with an incentive maximum building height control of 80m and incentive maximum FSR of 6.1.
 - Application of design excellence bonus of 15% to obtain a maximum FSR of 6.9:1 and maximum height of building to 92m.
- The submitter argues in the absence of these amendments the sites will be subject to planning controls that are inappropriate having regard to the sites' ability to positively contribute to the provision of development at this important location; and further, will lead to the poor outcome of existing building stock being retained and would provide no incentive to landowners to invest.
- The submitter also argues that the application of the draft planning controls would represent a lost opportunity to deliver mixed use development in a strategic location where it can contribute to the aspirations of Parramatta as the Central River City of Sydney's Metropolis of Three Cities.
- The submitter argues that the requested planning controls are consistent with those for the land on the southern boundary of the cemetery being an incentive FSR of 6:1 and incentive height of 80m.
- Supporting information includes concept drawings and a statement of heritage impact report. The concept drawings show a three-tower configuration that the submitter argues *will result in fast moving narrow shadows, and good solar access is maintained across the site throughout the year*. The Heritage Impact Report includes consideration of the concept proposal concluding that:
 - Overshadowing does not result in any adverse heritage impacts on the four state heritage criterion for which the cemetery has been listed.
 - High density development to the north of the cemetery overshadows the cemetery without any known adverse heritage impacts.
 - As the cemetery is not used in the same way as a parkland there is no imperative to preserve solar access to the site on heritage or amenity grounds.

Council officer's response:

- The CBD PP as exhibited retains the current zone and FSR and increases the height from 10 metres to 20 metres with no incentive height control. The purpose of the increase was to facilitate narrower buildings and increase the 'blue sky' space between buildings and the cemetery and responds to the sensitive positioning of the land abutting St John's Anglican Cemetery and its proximity to Parramatta Park and Old Government House heritage site. The

Urbis Heritage Study (2015) recommended low building heights to reduce the impact on the cemetery and the CBD PP has consistently reflected these recommendations.

- The sites which back on to St John's Cemetery to its north, west and south and which front Argyle, Pitt and Campbell Streets are peculiarly positioned by the following surrounding elements:
 - Parramatta Park to the east which provides a large scale open green space;
 - the railway to the north which, in some ways, severs this block's access to the commercial centre; and
 - the strong heritage setting brought about by St John's Cemetery and proximity to Parramatta Park.

These elements have required a unique response to this setting which the CBD PP has sought to achieve.

- With regards to the St John's Anglican Cemetery which abuts the land to the north, the submitter's assumption that there is no issue with *high density development because the planning controls along the southern boundary of St John's cemetery permit 6:1 FSR and 80m height of building control*, is not supported:
 - the Urbis Heritage Study (2015) recommends the existing FSR *be maintained on the northern and western boundaries to maintain sun access to the cemetery and to retain visual connections and 'green corridor' to Parramatta Park to the west.*
 - the submission from the Heritage NSW Office received in response to Gateway condition 4 says the height and FSR controls *should remain consistent with the existing controls in PLEP 2011 for significant SHR items and abutting sites such as...the sites to the north and west of St John's Cemetery.*
- The submitter's assertion that because the Hector Abrahams Architects Heritage Study of Interface Areas (2017) *did not make explicit mention for protection of solar access to St. John's Cemetery, in the same way that protected areas have been established for Experiment Farm, means that there was no adverse heritage impact which would arise from overshadowing at St. John's Cemetery*, is not accurate. Hector Abrahams Architects were commissioned by Council to prepare a heritage study for the 'interface areas', and St John's Cemetery was not located in one of the interface areas.
- For 1-25 Argyle and 6-12 Pitt Street, Council's overshadowing testing of the requested height indicates:
 - Increased height will result in substantial overshadowing to St Johns Cemetery for the entire day. Height controls as exhibited overshadow the cemetery between 9am and 10:30am, with 20-30% of the cemetery in shadow for the balance of the day.
 - Increased heights to 92m (including Design Excellence) would result in a shadow length ranging from 143m at 12 noon to 279m at 3pm. A shadow length of 143m will cause the entire cemetery to be overshadowed at 12 noon, a situation which will not improve at other times of the day.
 - The concept of three towers with separation between the buildings will only let narrow bands of sunlight into the cemetery during mid-winter - as demonstrated on page 42 of the submission (page 23 of the Turner appendix).
 - A visual assessment of the mid-winter analysis in the submission indicates that more than 50% of the cemetery area will be in shadow between 9am and 3pm - a result that fails the corresponding benchmark applied to nominated open space areas surrounding the CBD. The requested height also is a 300% increase on the exhibited controls - and is therefore substantive.
- The changes represent a change greater than 10 per cent and will likely to trigger the need for the re-exhibition of the planning proposal if incorporated and other planning and urban design issues have not been tested.
- Since Council's LSPS and Local Housing Strategy demonstrate the City will deliver an additional 4,000 dwellings above what is required for the year 2036, the additional dwelling

yield that would be realised by the submitter's proposed changes are not needed, nor have they been tested in terms of infrastructure demand.

- If incorporated, the changes would raise expectations from other landowners experiencing a similar scenario that can request similar changes to their respective controls.
- In conclusion, the submitter's requests are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

28. Anglican Church Property Trust landholdings at Macquarie, Church & Hunter Streets (No. 243)

Council Officer recommendation: **Decision Pathway 3 – Merit for further investigation** in relation to commercial floorspace, undertake further investigation to determine if this land should be added to the Additional Local Provisions Map as an MCP at a later stage under

The CBD PP (as exhibited) proposed the following major controls (in part) over the site:

- Part B4 Mixed Use zone, part SP1 Special Uses.
- Base building heights of part 36 metres, part 24 metres, part 18 metres and part no height notation;
- Incentive heights of part no incentive height and part 211 metre (RL) incentive height, the latter over 45 Hunter Street.
- Base FSR of part 3:1 and part no FSR notation;
- Incentive FSR of part no incentive FSR and part 10:1 FSR, the latter over 45 Hunter Street.
- Part of 195 Church Street is affected by the SAP notation (Area 6).
- Heritage item notation over the entirety of 195 Church Street denoting the St John's Anglican Cathedral, State heritage item (I101805) and St John's Parish Hall, local heritage item (I713).

Submission Summary:

- This submission has been prepared by Urbis on behalf of the Anglican Church Property Trust for land at 65-75 Macquarie Street, 195 Church Street and 38 & 45 Hunter Street, Parramatta.
- The site is subject to a separate SSPP process (RZ/5/2018) which seeks to rezone the site to part B3 Commercial Core, B4 Mixed Use and SP1 Special Activities (Place of Public Worship) and amend other LEP provisions. The Gateway Determination was issued on 8 September 2020 and is currently at the pre-exhibition with a Draft DCP and VPA to be endorsed by Council before this matter can proceed to exhibition.
- The submitter requests the following amendments to the CBD PP prior to its finalisation:
 - Amend the Additional Local Provisions Area Map under clause 7.6C (4) 'Commercial Premises in Zone B4' to apply the submitter's site at 45 Hunter Street; and
 - Amend clause 7.4 (3A) Sun Access Protection to ensure that it only relates to the overshadowing of Parramatta Square as a result of development on land within Areas A and B, and show the Compensatory Publicly Accessible Area, mentioned in clause 7.4 (3A) on the Sun Access Protection Map.
- The submission raises concern with the wording of the exhibited clause 7.4 (3A) in that it *creates a risk that if adjacent land outside of these areas causes overshadowing during 13:00 to 14:00 on 21 March and 23 September this will diminish the compensatory publicly accessible area*. To resolve this, the submission includes recommendations to further strengthen the subclause *to ensure Areas A and B are the only sites that have opportunity to access the compensatory area during the specified times at the March and September equinoxes*.

Council Officer's response:

- The submitter's proposed amendment to the subclause is consistent with Council's technical paper 'Overshadowing in the CBD' (updated August 2020) as exhibited. The technical paper on overshadowing demonstrates that the controls sought under the CBD PP in this SSPP would result in an acceptable level of overshadowing, but that any increase in controls would result in excessive overshadowing. Any future development not consistent with the technical paper and the sun access protection map cannot be supported.
- Council Officers have already identified the need to illustrate the Compensatory Publicly Access Area on the Sun Access Protection Map and make the necessary amendments to the supporting subclauses. As the submitter has identified, this amendment ensures that the development potential of Areas A and B are not diminished due to other developments in the vicinity, which may overshadow Parramatta Square during 1:00pm to 2:00pm on the equinoxes. These amendments include changing the terminology reference from 'Areas' to 'Blocks'. This is described in Table 1 'Changes from minor drafting and technical changes' in Appendix 4 to the revised Planning Proposal.
- The site at 45 Hunter Street is under 1,000sqm. It should be noted that this site would need to amalgamate with 41 and 43 Hunter Street in order to access the minimum site area requirement. That said, the site would benefit by this as it would deliver a better urban design outcome. Allowing the Minimal Commercial Provisions notation over the site would provide further incentive for amalgamation. However, it should also be noted that sites that cannot reach commercial terms with adjoining owners to amalgamate in order to achieve the minimum site area of 1,800sqm does not mean such sites become an isolated site.
- Council officers acknowledge that there may be merit in further investigation of the potential to extend the minimum commercial / bonus commercial provisions over this land (through identification as an MCP on the Additional Local Provisions Map) given its proximity to the commercial core and light and heavy infrastructure, however this requires further work and would require re-exhibition, so would be undertaken at a later stage under Decision Pathway 3.
- In conclusion, the submitter's request in relation to the Sun Access Protection clause have already been made as a minor drafting change. In relation to the corresponding Additional Local Provisions Map notation amendment to include 45 Hunter Street, that this be **further investigated**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation. However, undertake further investigations at a later stage to determine if the site could be added as an MCP on the Additional Local Provisions Map.

29. Parramatta Leagues Club land, Parramatta (No.245)

Council officer recommendation: The site is part of an endorsed Planning Investigation Area so will be considered at a later stage. No further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary:

- This submission has been prepared by the Parramatta Leagues Club on behalf of land situated at 1 Eels Place and 17 and 21 O'Connell Street. The site occupying part of 1 Eel Place comprises a car park for the club, the site at 17 O'Connell Street comprises a 5 unit, strata subdivided residential flat building wholly owned by the club and the site at 21 O'Connell Street comprises an 11 unit, strata subdivided residential flat building where all but two units are owned by the club.
- The club requests that the land be incorporated within the CBD PP and be amended as follows:

- That the controls affecting 17 and 21 O'Connell Street be amended from the R2 Low Density zone, 9 metre building height and 0.5:1 FSR to the B4 Mixed Use zone, 21 metre building height and 2.5:1 FSR; and
- That the FSR control for the car park site at 1 Eels Place be amended from 0.33:1 to 2.5:1.

The submitter requests these amendments to enable the controls to be *more consistent with adjoining B4 Mixed Use zoned land to the north and west*.

Council Officer's response:

- The submission is not supported by any technical studies including an urban design study that would test the appropriateness of the proposed height and FSR controls.
- The submission proposes the three sites be included with the CBD PP area as the sites do not correlate with the CBD PP land application area. This is because some of the sites are situated within the 'Park Edge (Highly Sensitive)' area on the western edge of the CBD adjacent to the World Heritage listed Old Government House and Domain. The CBD PP states:

Consistent with the Implementation Plan in the Parramatta CBD Planning Strategy 2015, the CBD PP does not propose changes to the planning controls applying to this Park Edge. Council has an existing Conservation Agreement with the Commonwealth and State Governments regarding development in this area and for this reason, further review of the...controls...is not warranted.

Certain provisions within the CBD PP make it clear that only the existing planning controls for the Park Edge (Highly Sensitive) area under *PLEP 2011* apply to this precinct as per Special Provisions Area Map as Area A and its supporting Clause 7.6M Parramatta Park and Park Edge Highly Sensitive Area and other fringe areas. Inclusion of the area would also require re-exhibition of the CBD PP substantially delaying its progression.

- The submitter's proposed amendments to the CBD PP post exhibition are substantial and considered too significant as they would require re-exhibition of the CBD PP.
- The subject land is situated within the Northern Planning Investigation Area (PIA), so would be considered in more detail as part of a more precinct-based analysis at a later date.
- Progressing the submitter's proposed changes into the CBD PP to be progressed for finalisation would establish a precedent and raise the expectation that other landowners with sites similarly located outside the CBD PP area should have their own request for changes integrated into the revised CBD PP. The cumulative impacts of this could be significant.
- Since Council's LSPS and Local Housing Strategy demonstrate the City is delivering dwelling numbers well above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes are not needed. As well, since the LSPS demonstrates the City will exceed the higher target jobs for 2036 by some 3,000 jobs, the proposed additional commercial floorspace is not required to deliver additional jobs for the City.
- In conclusion, the submitters proposed changes are not supported. The site is part of an endorsed Planning Investigation Area so will be considered at a later stage.
- **Action:** No decision is required.

30. Land at 26-30 Parkes Street, Harris Park (No. 247)

Council Officer recommendation: Decision Pathway 2 – Not support

The CBD PP (as exhibited) proposed the following major controls;

- B4 Mixed Use Zone.
- A base building height of 54 metres and Incentive height of 84 metres.
- A base FSR of 4:1 and an Incentive FSR of 10:1.

- The site is affected by the Sun Access Protection and corresponding clause 7.4 Sun Access Protection.
- The site is affected by the Additional Local Provisions Map and corresponding clause 7.6C (4).
- The site is affected by the Active Frontages Map and corresponding clause 7.6F Active Frontages.

Submission Summary:

- This submission has been prepared by Resico for land at 26-30 Parkes Street, Parramatta. The site is affected by the Sun Access Protection clause which strictly requires no overshadowing to Experiment Farm.
- The submission constitutes Resico internal correspondence (dated June 2019 and August 2019) which has been forwarded to Council as a submission to the CBD PP which reaffirms the submitter's view that there is no reason for the development at 26-30 Parkes Street to be restricted on the grounds of heritage. Both these letters accompanied the submission on the Parramatta CBD PP. Instead of providing a clear building height, the submitter disputes the extent of the SAP.
- The site is subject to a separate SSPP process (RZ/10/2016) which seeks to amend the building height and floor space ratio. This planning proposal is yet to be considered by Council for potential endorsement for forwarding to DPIE for a Gateway Determination.
- The submitter argues that following a review of solar amenity testing to assess any potential impacts on Experiment Farm's Statement of Significance and Criterion for Listing, the site remains consistent with the objectives of heritage curtilage protection intended by the 'Sun Access Protection' provisions. Specifically, the submitter's supporting Statement of Solar Impact Assessment report found that the proposed development will cast shadows over the Experiment Farm Protected Area as follows:
 - *the proposed development does not strictly comply with the 10:00 AM – 02:00 PM Mid-Winter standard,*
 - *minor numerical non-compliance from 1:47pm – 2:00pm (13 minutes) between the protected time 10:00am-2:00pm.*

The submitter is of the view that this minor non-compliance is not substantial and does not represent an adverse impact upon the overall protection of Experiment Farm and found that an excess of four hours of solar access is enjoyed between 9:00 am to 2:00 pm. The submitter also notes that the areas impacted by the encroachment of shadows are over a neighbouring property and a paved car parking area, neither of which contributes to the overall understanding or significance of the heritage item.

- The submitter concludes that the underlying objectives of solar access protection to Experiment Farm is met by the development at 26-30 Parkes St, Parramatta, notwithstanding the minor numerical non-compliance (of 13 minutes).
- The submitter also reaffirms their position that the heritage guidelines as set out by the NSW Heritage Office makes no inference or direct comment on the adverse impact upon the overshadowing of heritage items and how it affects its significance.

Council officer's response:

- Prior to the exhibition of the CBD PP, Council officers addressed the submitter's concerns raised in the previous letters to Council (dated June and August 2019) that related to 14 Alice Street, being a privately owned non-heritage property. The Overshadowing Technical Paper (as exhibited) addresses the removal of 14 Alice Street from testing as set out at Section 4.5 (starting at page 21).
- The SSPP process will involve more detailed analysis of the applicant's proposed building envelope. This will enable Council Officers to assess the overshadowing impacts to Experiment Farm along with and any other urban design matters. Importantly, as part of this SSPP process Council Officers will not be recommending any change to the parcels that

make up the Experiment Farm heritage item. (See also comment below regarding Council's response in relation to submitter's comments on the car park extent of Experiment Farm).

- The submitter has not clearly stated what the proposed development is on the subject site. Instead, the submitter has requested that the submission be read in conjunction with previous Statement of Solar Impact Assessment dated 19 June 2019 and the supplementary letter dated 8 August 2019.
- This submitter is of the view that the car park supporting Experiment Farm at 7 Ruse Street should also be excluded from the Sun Access Protection surface. 7 Ruse Street (Experiment Farm Reserve) is described as including the following lots (Lot 27 DP 10853, Lot 16 DP 10853, Lot 15 DP 10853, Lot 14 DP 10853, Lot 29 DP 10853, Lot 1 DP 115243, Lot A DP 188738, Lot 39 DP 10853, Lot 38 DP 10853, Lot 37 DP 10853). The car park itself is described as Lot 29 DP 10853. The car park is included in both the Archaeological Item (A00768) and the General Heritage Item (I00768) under LEP 2011; and is also included in the property description for the State Heritage Register under the Heritage Act (SHR00768). Refer to the figure below.



Figure – Extent of Experiment Farm at 7 Ruse Street

The car park site is affected by the Sun Access Protection clause which strictly requires no additional overshadowing to Experiment Farm during the protected time of the day being between 10:00am and 2:00pm on 21 June in any year. Thus, Council officers confirm that the car park site is included in the statutory listing of Experiment Farm as a heritage item both under PLEP 2011 and the State Heritage Register. The omission of 14 Alice Street from the Protected Area reflected the fact that 14 Alice Street is not part of the Experiment Farm heritage listing. Therefore, the revisiting of the area affected by the SAP is not supported on land application grounds.

- Furthermore, the HAA (2017) study prepared for the CBD PP states, *It is vital that new development in the Parramatta CBD does not overshadow this place. It is important to retain a sense of separation from the Parramatta CBD, and any shadow directly as a result of a tower development would compromise this separation from the Parramatta CBD.* Therefore, it is important to continue to recognise and protect the national significance of Experiment Farm as a unique example of a colonial agricultural experiment.
- As well, Heritage NSW's submission on the CBD PP to satisfy Condition 4 on the Gateway determination stresses the importance of maintaining solar access to State and National Heritage items/place including Experiment Farm Cottage.
- In conclusion, the submitter's requests are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

31. Dexu landholdings at 130, 140, 150 and 95-101 George Street (No.252)

Council Officer recommendation: That information in this submission is noted. No further action required.

The CBD PP (as exhibited) proposed the following major controls for this land:

- B3 Commercial Core zone.
- A base building height of 211 metres (RL) with no incentive building height control.
- A base FSR of 10:1 with no incentive FSR control.
- Local heritage item bisects the site at 130 George Street (representing the convict drain).

Submission Summary:

- This submission has been prepared by Robinson Urban Planning on behalf of Dexu, landowners of major commercial sites at 130, 140, 150 and 95-101 George Streets, three sites of which (130, 140 and 150 George Street) are contiguous and are generally large in size.
- In general, the major existing (*PLEP 2011*) controls for all four (4) sites are: B3 Commercial Core zone; 120 metre building height; 10:1 FSR; with the site at No.130 being bisected by a convict drain (Item No.1647) as shown in the Heritage Map.
- The submitter notes that the site at 140 George Street has received consent for an A-Grade office building following a design excellence competition (DA/808/2017).
- The submitter requests further information on the following issues:
 - **State public infrastructure:** The submitter understands that Clause 7.6G 'Arrangements for contributions to designated State public infrastructure' addresses a Gateway Determination condition however, requests more information *on the types of development that would be subject to a State public infrastructure contribution, the contribution rate and the timing for payment.*
 - **Amendments to the land reservation acquisition map:** The CBD PP's Land Reservation Acquisition Map shows a Regional Cycleway along the frontage of George Street which affects all of the Dexu owned properties subject to this submission. The submission notes that *Dexu supports Council's ambitions to improve accessibility and active modes of transport within the Parramatta CBD, however more information is required on whether or not the cycleway is to be developed within the road reserve or on private land, the area of private land affected (if any) and the timing for delivery.*

Council officer's response:

- Clause 7.6G (Arrangements for contributions to designated State public infrastructure) was inserted into the CBD PP on the basis of a Gateway condition required by DPIE. It is based on other similar satisfactory arrangements clauses. Implementation of the clause is a matter for the State Government, with no details having been provided to Council. Council officers have made a minor amendment to this clause to add in heavy and metro rail infrastructure to the list of designated State public infrastructure that applies under the clause. The final wording for the clause will be a matter for the State Government.
- With regards to the question on whether private land is required to be absorbed to deliver the Regional Cycleway as shown on George Street on the LRA Map, Council's ITP was endorsed by Council for exhibition at its meeting held on 26 April 2021. In this report, further details of the land acquisition notations across the CBD is provided.
- Council Officers **note the above comments** and note that the LPP and Council reports will assist with the submitter's queries. Thus, Council Officers recommend that no further action is required in relation to this submission.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

32. Land at 23A & 25-27 Great Western Highway, Parramatta (No.256)

Council officer recommendation: The site is part of an endorsed Planning Investigation Area so will be considered at a later stage. No further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary:

- This submission has been prepared by DMPS/Tony Owen Partners on behalf of Jay May Constructions, owners of two sites at 23A & 25-27 Great Western Highway.
- For the purpose of this submission review, since the land is not contained within the CBD PP land application area, there is little benefit in summarising the existing (*PLEP 2011*) controls that are applicable to the land.
- The submission is supported by a Master Plan which looks at the street block edged by Great Western Highway and Marsden, Early and Church Streets, but excluding the Church Street properties contained within the CBD PP land application area. It tests two urban design options for this block:
 - Option 1 – 49 metre building height; and
 - Option 2 – part 72 metre, part 49 metre building heights.

The submission does not propose any corresponding FSRs.

- The submitter says this area was removed *without explanation*. However, the CBD PP explains the area's removal, along with the removal of the other PIAs, across a number of sections (pp.12, 14 and 44).
- The submitter requests that the parcels within the above street block that were excluded from the CBD PP be re-integrated back into the PP along with consideration of integrating Options 1 or 2 as tested in the submitter's Urban Design Study.
- Also, the submitter synthesises the previously proposed (pre-exhibition) planning controls within the West Auto Alley Precinct - more specifically the northern portion of this precinct and compares the CBD Planning Strategy, previous Council resolutions and the technical paper on overshadowing. The submitter argues that the sites fronting the Great Western Highway can be awarded a greater height than what was proposed in the technical paper on overshadowing and supports this with a Master Plan which seeks to demonstrate that no greater overshadowing impact is created if the heights along the Great Western Highway are increased to 72 metres as summarised above.

Council officer's response:

- Firstly, it should be clear that the purpose of this submission review is to respond to the request of including part of the street block back into CBD PP for progression to finalisation stage and not to interrogate the merit of the submitter's Master Plan.
- The area identified in the submission is located within the Southern PIA which is subject to a separate pathway as outlined in a Council decision of 11 November 2019 (Item 9.1). This work would be carried out at a later stage via Decision Pathway 3. Re-introducing this area into the CBD PP is inconsistent with this decision of Council.
- Reintroducing parts of the Southern PIA (that were removed by Council) back into the CBD PP would raise the expectation that the remaining PIAs (parts of which were also removed) should also be re-introduced back into the CBD PP. Whilst the North-East PIA is progressing ahead of the others, the PIAs are likely to progress more substantially once the CBD PP and CBD DCP and a review of City Planning's Work Program has been undertaken.
- The submitter's proposed inclusion of this large area into the CBD PP post exhibition is substantial and considered too significant as it would require re-exhibition of the PP.
- The submitter's request is inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020 which approved the planning proposal area exclusive of the PIAs.
- In conclusion, the submitters proposed changes are not supported. The site is part of an endorsed Planning Investigation Area so will be considered at a later stage.

- **Action:** No decision is required.

33. Dyldam land at 20A-22 Rosehill Street, Parramatta (No.258)

Council officer recommendation: The site is part of an endorsed Planning Investigation Area so will be considered at a later stage. No further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary:

- This submission has been prepared by Knight Frank on behalf of Dlydam, owners of two parcels at 20A-22 Rosehill Street, Parramatta.
- The existing (*PLEP 2011*) controls for the land and vicinity are:
 - R4 High Density Residential zone;
 - a building height of 11 metres;
 - FSR of 0.8:1.

The South Parramatta HCA is located west of the land on the western side of Inkerman Street.
- The submitter requests that the West Auto Alley Precinct be reintroduced back into the CBD PP project and adopt following changes to the planning controls:
 - retain the R4 zone
 - increase the incentive height to 24 metres; and
 - increase the FSR from 0.8:1 to 2:1. .
- The submitter does not provide any supporting studies on urban design, overshadowing, heritage or traffic analysis to support their proposed changes. Rather, the submitter argues that because the land has proximity to the CBD PP land application area (which enjoys substantial heights and FSR controls), is within the Southern PIA area and the land enjoys proximity to the CBD, that these are sufficient reasons for seeking substantial increases in the height and FSR controls.

Council officer's response:

- The land is contained within the Southern Planning Investigation Area (PIA) which is subject to a separate pathway as outlined in a Council decision of 11 November 2019 (Item 9.1). This will be undertaken at a later stage via Decision Pathway 3. Re-introducing the West Auto Alley Precinct area into the CBD PP is inconsistent with the previous decision of Council.
- Reintroducing parts of the Southern PIA back into the CBD PP (that were removed by Council) would raise the expectation that the remaining PIAs (parts of which were also removed) should also be re-introduced back into the CBD PP. Whilst the North-East PIA is progressing ahead of the others, the PIAs are likely to progress more substantially once the CBD PP and CBD DCP and a review of City Planning's Work Program has been undertaken.
- The submitter's proposed inclusion of this large area into the CBD PP post exhibition is substantial and considered too significant as it would require re-exhibition of the CBD PP.
- The submitter's request is inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020 which approved the CBD PP area exclusive of the PIAs.
- In conclusion, the submitters proposed changes are not supported. The site is part of an endorsed Planning Investigation Area so will be considered at a later stage.
- **Action:** No decision is required.

34. Land at 328 Church Street, Parramatta (“El Phoenician site”) (No.261)

Council Officer recommendation: The amendment to the CBD PP requested namely the removal of the LRA notation that currently applies to the site is not supported, however Council should undertake further investigations into financial implication and planning opportunities under Decision Pathway 3 – Merit for further investigation

The CBD Planning Proposal (as exhibited) proposes the following major controls for this site:

- Maintains the existing B4 Mixed Use Zone.
- Maintains the part 12 metre and part 80 metre heights as a base height and introduces an incentive 211 metre RL height over the same area the base 80 metre height applies.
- Maintains the part 6:1 FSR over the entire site and introduces an incentive 10:1 FSR over the entire site.
- Maintains the existing LRA notation for ‘Local Road Widening (B4)’ to deliver a 6 metre wide laneway which affects the entire site.

Submission Summary:

- This submission was prepared by Mecone on behalf of the landowner (Two-Dad Pty Ltd) of 328 Church Street, Parramatta. (Note: a second, follow up submission replaced an initial submission). The El Phoenician Restaurant is currently situated on this site.
- The existing major (PLEP 2011) controls for the land are: B4 Mixed Use zone; part 12 metre and part 80 metre building height; 6:1 FSR; and ‘Local Road Widening’ (B4) notation on the LRA Map (blue notation) affecting the entire site for the purposes of a 6 metre wide laneway. Refer to the area bound red in the figure below.

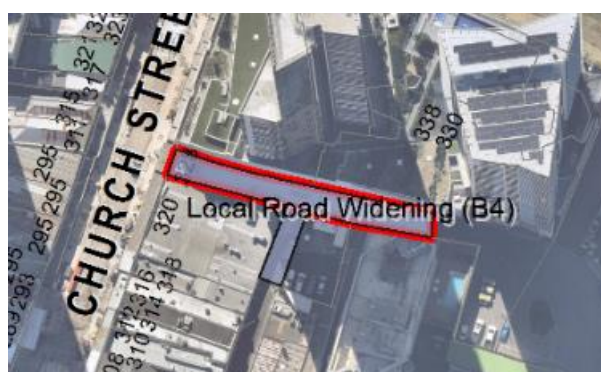


Figure – 328 Church Street and LRA notation extent

- The landowner requests the removal of the existing ‘Local Road Widening (B4)’ on the LRA Map affecting the entire site for the laneway to provide certainty for the landowner.
- The submitter notes the landowner has been progressing discussions with several landowners (306-320 Church Street) for a joint commercial or mixed-use development via a future SSPP but the applicant has subsequently advised they do not intend to pursue a SSPP at this point in time.
- The owner objects to the existing LRA notation as follows:
 - The owner sees the east-west link as unviable and would constitute as a high cost for Council.
 - The owner sees the link unnecessary given the *relative short distances to currently walk between Eat Street and the Powerhouse site* and sees its removal will not have *adverse impacts on east-west pedestrian travel* for pedestrians in the vicinity.
 - The owner sees amenity and safety concerns given the location of the access ramp for the Meriton apartments at 330 Church Street.
 - The owner suggests that because Infrastructure NSW is not interested in the acquisition of the laneway, its purpose as a laneway is not required.

- As an alternative, the owner proposes allowing redevelopment of their site which is inclusive of a 3 metre wide connection at existing ground level but redevelopment in the airspace above the link. Suggests the benefits of this are:
 - Preserving the east-west *pedestrian path*
 - Enables the pathway *to be more readily regulated*
 - Will enable activation of the laneway
 - Will enable redevelopment of the site.

Council officer's response:

- The existing 'Local Road Widening (B4)' notation on the LRA Map has been in place since the 2007 City Centre LEP prepared by DPIE and therefore is an existing potential financial liability for Council.
- Whilst Council Officers do not consider that acquisition of the site is a priority at this point in time, provisions under the *Just Terms Compensation Act* enable owner-initiated acquisition requests in cases of hardship to bring forward an acquisition of a site and the landowner is free to pursue this. At the same time, there is no allocated funding to fully fund the purchase of this laneway. Maintaining the laneway with no confirmed plan for its funding has financial implications for Council, which requires further investigation.
- The purpose of the 'Local Road Widening (B4)' notation is to provide an east-west laneway and access handle to connect with Phillip Lane to the south. The LRA notation is still strategically relevant and its ongoing inclusion into the CBD PP (as exhibited) is informed by multiple Council policies and strategies, including: (1) Parramatta Civic Improvement Plan 2007; (2) Parramatta Development Control Plan 2011; (3) Parramatta Lanes Strategy and Framework Plan 2010; (4) Parramatta Lanes Policy 2011; (5) Parramatta City River Strategy 2015; (6) Parramatta Smart City Master Plan 2015; (7) Parramatta Cultural Strategy – Culture and our City 2017-2022; (8) Parramatta Public Domain Guidelines 2017; and (9) City River Public Domain Guidelines 2020 (Draft).
- The main purpose of the laneway is to provide direct pedestrian access between Eat Street and Parramatta Light Rail to the future Powerhouse Museum. It is also proposed to connect with Phillip Lane to the south. This small pedestrian network would improve pedestrian permeability and create a more fine-grain experience within the CBD. The laneways are proposed to be activated as shown in the Active Frontages Map. As the CBD continues to grow, the strategic need for laneways such as these will be needed to accommodate increased pedestrian activity and improve permeability.
- To satisfy Condition 4 of the Gateway determination, Council was required to consult Transport for NSW (TfNSW) who have not provided any comment on the LRA notation to deliver the future laneway.
- The submitter's proposed 3 metre covered walkway would not be an optimal outcome from an urban design viewpoint and its viability would also depend on the expectations of the landowner on the development potential of the site as the site is only 6m wide and a development greater than 2-3 storeys may be difficult to support from an urban design viewpoint.
- The optimal outcome which would see the current landowner benefit from the maximum FSR whilst still delivering a 6m wide open to sky walkway would be possible if the site were to be redeveloped as an amalgamated parcel together with properties to the south.
- In conclusion, given the LRA notation is an existing notation under PLEP 2011, it cannot be removed at this time as a part of the CBD PP as this would trigger re-exhibition, and therefore is **not supported**. However, because there is a large financial commitment required to fund the purchase of this site, this issue requires closer analysis and so should be subject to **further investigation**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps for finalisation purposes as the existing LRA notation will be retained. Further investigations to be undertaken in relation to financial implications for Council.

35. Land at 12A Parkes Street (No. 263)

Council Officer recommendation: **Decision Pathway 3 – for further investigation**

The CBD PP (as exhibited) proposed the following major controls (in part) over the site: a base building height of 72 metres and incentive building heights of; and a base FSR of 8:1.

Submission Summary:

- This submission has been prepared by Mecone for land at 12A Parkes Street, Parramatta (also known as 122 Wigram Street). The site has an area approximately of 900 sqm.
- The existing (*PLEP 2011*) controls on the site are: B4 Mixed Use zone and building heights of 72m and FSR of 8:1. This includes a site-specific clause (Clause 7.16) to achieve:
 - exemption for the site from Clause 7.2 FSR sliding scale,
 - application of a maximum car parking rate in accordance with the CBD Strategic Transport Study, and
 - a requirement that the development address floodplain risk management.
- These controls came into effect on 23 August 2019 *PLEP 2011 (Amendment No. 34)* owing to the finalisation of a SSPP process (RZ/22/2014), which commenced in 2014 and involved a corresponding site specific development control plan (SSDCP) and voluntary planning agreement (VPA).
- The submitter requests the following amendments to the CBD Planning Proposal prior to its finalisation:
 - That the exhibited base height of 72 metres be replaced with a 122 metre height; and
 - That the exhibited base FSR of 8:1 be replaced with a 10:1 FSR.
- The submitter argues that the SSPP originally lodged with 10:1 FSR, was reduced to 8:1 based on Council commissioned study - Harris Park Conservation Area and Robin Thomas Reserve Transition Study W.I.P; and that study was disregarded by Council given FSRs of 10:1 in the immediate area and is not referenced in CBD exhibited documents.
- The submitter argues that *the site does not have an Incentive FSR control or incentive HOB control while surrounding sites have an Incentive FSR of 10:1 and Incentive HOB of 122m and assumes the reason for this is because of the SSPP, which is considered unfair because if the site was not subject to a SSPP it would have got the same planning controls as adjoining sites.*
- The submitter has provided a height increase study to demonstrate a future potential tower at 12A Parkes Street with an FSR of 10:1 plus design excellence and corresponding height of approximately 98.3m, *would be compatible with current and future built form in the area (e.g. 14–20 Parkes Street and 11 Hassall Street) and would cast no additional shadow on Experiment Farm during the worst-case scenario (i.e., mid-winter 2pm), consistent with the proposed clause 7.4 of the CBD PP.*
- The submitter states they are not aware of any technical study suggesting the site should be 8:1, while neighbours have an Incentive FSR of 10:1, and cites the HAA Heritage Study of Interface Areas (2017) that recommended an FSR of 10:1. The submitter contends that Council has made an error in not applying an Incentive FSR of 10:1, and that the only notable restriction to height is overshadowing to Experiment Farm as recommended for protection in the HAA study.

Council officer's response:

- The CBD PP as exhibited reflects the SSPP as it was finalised (notified) prior to Council endorsing the CBD PP for exhibition in November 2019. The applicant's SSPP process was supported by both a SSDCP process and a VPA process both of which came into effect around the time of the SSPP. Furthermore, Mecone pursued a Design Competition process (LA/394/2015) which resulted in the Competition Jury determining a winning scheme

consistent with the SSPP and SSDCP. These processes involved rigorous technical analysis; statutory decisions by Council, DPIE and design excellence panel; and consultation with community, statutory authorities and service providers.

Thus, the subject site does not have an incentive FSR or incentive height of building control because it is the subject of a gazetted SSPP. This was a deliberate policy position of the Council and not an error as purported by the submitter, and is described in the CBD PP document on page 56 as follows, “...land that is the subject to a gazetted site specific planning proposal will have one FSR and height control as shown on the Height of Buildings and FSR map”.

This position was taken because the SSPP process to amend planning controls at the scale of an individual site considers the unique site conditions as well as broader strategic planning matters and involves a rigorous and detailed assessment of the particular built form outcome sought via the amended planning controls for a site.

In the case of the subject site, an FSR of 8:1 was considered an appropriate outcome balancing the issues of the small size (approximately 900sqm) with the isolated nature and flood affection and achieving a proportional built form. This is consistent with the provisions of the draft clause 7.2 FSR. In addition, if the site had not been the subject of a SSPP as posed by the submitter, clause 7.2 FSR would also apply and the resulting FSR for the site would be 6:1 given the land area is less than 1000sqm.

The submitter has expressed a preference for the Incentive FSR applied to sites in the proximity of their site and believes their site has been disadvantaged by virtue of the outcome of the earlier site-specific Planning Proposal. While some surrounding sites benefit from a proposed Incentive FSR of 10:1, they also are subject to the FSR sliding scale provisions under draft Clause 7.2(1) of PLEP 2011. Due to the relatively small site area (900 sqm), if 12A Parkes Street was subject to the same provisions as the surrounding sites, the FSR sliding scale would bring the permissible FSR down from 10:1 to 6:1 (6.9:1 when considering Design Excellence). The earlier site-specific PP allowed the site to be subject to rigorous technical analysis; statutory decisions by Council, DPIE and design excellence panel; and consultation with community, statutory authorities and service providers. This gave the site a total FSR of 8:1 which is greater than that which would be permissible under the blanket provisions of the CBD PP.

- The ‘Harris Park Conservation Area and Robin Thomas Reserve Transition Study W.I.P’ referred to by the submitter was additional analysis Council sought from its consultant (Urbis) preparing the 2015 Heritage Study and referred to in a report to Council on the SSPP for this site in November 2015. The Urbis Heritage Study (2016) recommended an FSR of 8:1 for the subject site and was part of the transition in FSRs down to the adjoining HCAs, as was the position at the time.

Parts of the Urbis study affecting ‘interface areas’ were later superseded by the HAA Heritage Study of Interface Areas in 2017. This study was prepared to address issues raised by the Heritage Council and the DPIE and assessed at a precinct scale the impact of the draft CBD PP on heritage items and HCAs within and adjacent to the ‘Interface Areas’.

The HAA study recommended FSRs of 10:1 in this interface area, which included this site. The Council endorsed LEP recommendations from the Urbis heritage study that were not superseded by other heritage studies are part of the CBD PP, are referenced in the CBD PP documents on exhibition.

- Overshadowing impacts to Experiment Farm as well as potential cumulative impacts on the Harris Park West HCA and Experiment Farm HCA because of increasing the heights was a requirement of the Gateway determination (Condition 1(k)(ii)). This condition required Council to test impacts of overshadowing to HCAs situated to the south of the CBD – including Harris Park West, Experiment Farm, Tottenham St and South Parramatta. This is detailed in Section 6 of the Overshadowing in the Parramatta CBD Technical Paper – revised in 12 August 2020. Additionally, Gateway Condition 1(j)(ii) required Council to further assess overshadowing impacts of proposed controls on public open spaces, which is set out in Section 7 of the Technical Paper.

Testing of the overshadowing impacts associated with the submission for 12A Parkes Street are detailed in a supplement overshadowing technical paper (April 2021) which is attached to the revised CBD PP. In summary, the results of the testing indicate:

- The additional height requested results in 4 additional parcels within the Harris Park HCA falling below the 2 hour of sunlight access minimum threshold (an increase of 2% of the total parcels within the Conservation Area) in combination with additional overshadowing from submissions lodged at 14-20 Parkes Street and 56 Station Street East.
- The increased height also results in additional overshadowing to the Experiment Farm Heritage Conservation Area but does not cause any parcels in that area to fall below the 2 hour sunlight access minimum threshold.
- The increased height represents a 69% variation from the exhibited controls and is, therefore, substantive.

Furthermore, Council's supplement paper (April 2021) also notes that the additional overshadowing from 56 Station St East, 12A Parkes St and 14-20 Parkes St, *when evaluated separately*, did not of themselves result in any additional land parcels in the Harris Park West Heritage Conservation Area failing the two-hour benchmark. However, the cumulative impacts of the overshadowing – particularly the overshadowing cast by 12A Parkes St and 14-20 Parkes St in quick succession, followed by 56 Station Street East in the later afternoon contributed to four additional land parcels in the Harris Park West failing the two-hour benchmark. The additional overshadowing of four land parcels, however, constituted less than a 10% increase to overshadowing in the HCA and is considered a less-than-significant impact.

- The submitter's proposed changes to the incentive height and FSR maps represent a change greater than 10 per cent and is therefore likely to trigger the need for the re-exhibition of the CBD PP if incorporated and other planning and urban design issues have not been tested. Despite the above, the submitter's site meets the definition of an isolated site as it has road frontages on three sides and Clay Creek Cliff on its fourth frontage. Therefore, any increase in height and FSR would need to be carefully assessed given the flooding constraints experienced by the site.
- In conclusion, Council Officers see there is **merit in further investigation** of the submitter's proposed height and FSR increases at a later stage.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

36. Various non-contiguous landholdings within the North-East PIA area (No.264)

Council officer recommendation: The site is part of an endorsed Planning Investigation Area being the North-East PIA that is currently being considered. No further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary:

- This submission has been prepared by PTI Architecture on behalf of five (5) landowners, each owning one, with some up to three, individual residential units that sit across seven (7) separate strata-subdivided apartment developments.
- For the purpose of this submission review, since the land is not contained within the CBD PP land application area, there is little benefit in summarising the existing (*PLEP 2011*) controls that are applicable to the land.
- The submitter requests Council reconsiders the status of the planning controls *located east of Church Street and west of Sorrell Street in terms of their planning opportunities.*

Council Officer's response:

- Since the five landowners represented in this submission have an interest in a small proportion of the total land covered by the submission, Council Officers do not assume that the views expressed in this submission are shared by all of the landowners situated within each of these apartment developments.
- The area identified in the submission is located within the North East PIA which is subject to a separate pathway as outlined in a Council decision of 11 November 2019 (Item 9.1) and subsequent Council reports in 2020 and 2021. Re-introducing the North East PIA into the CBD PP is inconsistent with these decisions of Council.
- The preparation of the Draft Strategy for the North East PIA has been occurring in parallel with the progression of the CBD PP. At the time of preparing this summary, the exhibition of the Strategy commenced on 16 March 2021 and was scheduled for completion on 15 April 2021.
- Reintroducing the North East PIA back into the CBD PP would:
 - raise the expectation that the remaining parts of PIAs which were removed should also be re-introduced back into the CBD PP. All of the PIAs will be progressed once the CBD PP and CBD DCP are close to finalisation stage.
 - require re-exhibition of the CBD PP as submitter's proposed inclusion of the North East PIA back into the CBD PP post exhibition is a substantial change.
- The submitter's request is inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020 which approved the planning proposal area exclusive of the PIAs.
- In conclusion, the submitters proposed changes are not supported. The site is part of an endorsed Planning Investigation Area, being the North-east PIA that is currently being considered.
- **Action:** No decision is required.

37. Land at 7 & 11 Great Western Highway, Parramatta (No. 265)

Council Officer recommendation: **Decision Pathway 2 – Not support**

The CBD PP (as exhibited) proposed the following major controls for the land:

- B4 Mixed Use Zone;
- a base height of 12 metres and an incentive height of 80 metres;
- a base FSR of 2:1 and an incentive FSR of 6:1.

Submission Summary:

- This submission has been prepared by Dickson Rothschild Design on behalf of three landowners of two adjoining sites at 7 and 11 Great Western Highway, Parramatta. The subject land has a total land area of approximately 1,750 square metres.
- The subject land is located within the CBD PP boundary and abuts the Southern Planning Investigation Area.
- The existing (*PLEP 2011*) controls on the subject site are: B4 Mixed use zone; 12m building height; and a FSR of 2:1. The South Parramatta Heritage Conservation Area including heritage items are located to the south.
- The submitter sees the relatively recently notified controls on two major adjoining sites are of relevance to determining the controls on their landowner's site:
 - Dyldam landholdings making up 87 Church Street and 6 Great Western Highway (northern side of the Great Western Highway) which has undergone a SSPP process with accompanying SSDCP and VPA processes and design excellence process. These concurrent processes resulted in the site now having a base building height of 180 metres and a base FSR of 10:1.

- Dyldam land holdings (known as South Quarter) directly adjoining the submitter's subject site to the east and part south, known as 63, 83 Church Street and 44 Early Street, which has an approval for a development with a height of 118 metres and FSR of 7.2:1 as well as other controls.
- Taking into consideration of the above, the submitter seeks an increase to the incentive height and FSR controls as follows:
 - increase the incentive building height from 80 metres to 100 metres; and
 - increase the incentive FSR from 6:1 to 6.5:1; and
 - an exemption from the FSR sliding scale.

The submitter argues that due to the site's proximity to both Dyldam landholdings, a greater FSR and height on the subject site would be more complimentary to these developments.

- The submitter compares the CBD PP controls (as exhibited) as the Baseline Scenario (80 metre incentive height and 6:1 FSR) as well as an alternative scheme as the Alternative Scenario (100 metre incentive height and 6.5:1 FSR). An additional 15% has been included as part of the testing scenarios. In doing so, the submitter provides:
 - elevation diagrams which compare the baseline and alternative schemes in relation to the South Quarter development proposal. An argument is made that the visual impacts are largely similar between the two schemes, with the proposed controls still providing a 'step down' from the South Quarter development.
 - shadow diagrams which demonstrate that the alternative scheme will result in a negligible increase in overshadowing.

The submitter indicates that the subject site is not significantly constrained in a manner that warrants development standards (ie. height and FSR) well below that of the other CBD sites in the immediate vicinity of the subject site.

Based on the context of draft standards and the predominant pattern of proposed building heights for sites south of Great Western Highway, the submitter argues that the site would have more equitable development standards if the building height was in the order of 100 metres and the FSR was approximately 6.5:1 and that the additional height would accommodate a more flexible scheme with suitable setback to the CBD edge while achieving the proposed FSR on the site.

- The submitter's shadow analysis illustrates that the requested height and FSR will cast shadows at the following times:
 - At 9:00am, there is shadowing of a small area (15%) of No.7B Lansdowne Street within the South Parramatta HCA.
 - At 3:00pm, shadows casted over two heritage listed items and a part of Marion Street.

The submission notes that parts of these shadows are within the shadow profile already casted by surrounding sites including the approved development at 83 Church Street (South Quarter DA/738/2016).

- The submitter raises concern with the 'community infrastructure provision' being uncertain as this may impact on redevelopment feasibility as the CBD PP provides very little detail on what may be entailed in the provision of community infrastructure. *With a base FSR of 2:1 and an Incentive FSR of 6:1, the feasibility of redevelopment of the site will be heavily dependent on this clause.* However, the submitter also provides reassurance that the site can comfortably accommodate increase height and FSR as it could better realise the full potential of the site and provide more support for a future Community Infrastructure contribution.

Council officer's response:

- Under the exhibited controls, the landowners already benefit from a substantial increase in density and height when compared to the existing controls. When factoring a 15 per cent increase achievable from the design excellence clause, the net increases to the controls (as exhibited) are as follows:

- the height increases from 12 metres to 92 metres; and
- the FSR increases from 2:1 to 5.95:1:1.

The submitter does not argue that the increases are necessary for feasibility purposes nor has the submitter supported their submission with any feasibility analysis.

- The two Dyldam redevelopment sites that have close proximity to the subject site are substantially larger in scale with each having significant frontage to Church Street whilst the submitter's site is much smaller in scale and has no frontage to Church Street. Furthermore, each of the Dyldam sites have achieved their respective controls via a rigorous process involving a SSPP, SSDCP, VPA and design excellence processes which had significant input from Council Officers, Council, DPIE as well as State agencies and service providers, and occurring independently of the CBD PP process.
- The submitter's justification for the proposed amendments relies substantially on the subject site's proximity to the Dyldam sites but largely neglects the context of the adjoining sites to the west and south which have substantially lower development standards (ie. height and FSR controls). These sites, summarised below, are also located outside the CBD PP boundary:
 - The site adjoining the western boundary at 13-21 Great Western Highway comprising Monric Gardens is a low rise, three and four storey residential flat building development with 38 apartments. Constructed in the mid-1990s, there is a total of 36 separate landowners within this development.
 - The two sites adjoining the southern boundary are:
 - 38-40 Early Street comprising a four storey walk up residential flat building development comprising 22 apartments owned by the Department of Housing; and
 - 42 Early Street comprising a four-storey walk up residential flat building development comprising 12 apartments with 12 separate landowners.

These sites are situated within the Southern PIA. Any potential changes to the controls affecting these sites (current controls being: R4 High Density Residential zone, building height of 11 metres and an FSR of 0.8:1) will be further explored during the Southern PIA process.

- Council Officers support the submitter's view that the landholding is not within close proximity of a heritage item or heritage conservation area.
- Council Officers largely support the findings from the submitter's overshadowing analysis of both the Base Scenario and Alternative Scenario because further internal testing of the submitter's proposal was undertaken by Council Officers as part of the post-exhibition review. This found that the submitter's proposal does not result in additional overshadowing to the South Parramatta HCA or the Tottenham Street HCA. As well, the proposed amendments do not cause additional overshadowing to open space areas. That said, there are other reasons the density increase is not supported (see below).
- The purpose of the FSR sliding scale as exhibited in sub-clauses 7.2 (1), (2), (2A) and (2B) is to promote site amalgamation and to prevent overdevelopment and inappropriate built forms on small sites. The sliding scale control aims to balance equity of development potential with the physical capacity of the site. Further, the control ensures value to smaller sites is delivered, while incentivising the consolidation of sites. Council Officers are of the view that the site already receives substantial uplift via the exhibited controls.
- Council Officers do not support an FSR sliding scale exemption. The exemption would require the drafting of a special local clause that switches off the FSR sliding scale for the subject site and instead, provides exceptional provisions for this site. This will establish a precedent and trigger interest from other landowners who are likely to seek the same exemptions. The clause already allows for the maximum FSR to be achieved where the criteria for an isolated site can be demonstrated.

Furthermore, Council Officers are not able to justify such an exemption on a single site without undertaking further analysis of sites in a similar scenario. The cumulative impacts (on

urban design, traffic, infrastructure, etc) across the CBD would have to be tested and this would delay any progression of the controls for such sites. As well, the additional jobs and dwellings generated by such increases are not required (see comment below regarding the LSPS and LHS). As well, the FSR sliding scale exemption is not supported by a technical study which would properly assess the impact of the proposed change including a comprehensive analysis of other similar sites across the entire CBD PP area. This would delay the progression of the CBD PP.

- With regards to the role of the site as an interface between the Dyldam sites and the land zoned R4 High Density to the west, Council Officers agree the site serves a critical interface role (although it is noted that this land to the west is within the Southern PIA and would be subject to further investigation). Council Officers are of the view that the submitter's own scenario testing illustrates that the Base Scenario is a preferred outcome for interface purposes rather than the Alternative (higher density) Scenario given it does not contrast so substantially with the adjoining R4 zoned land which currently has a building height of 11 metres and FSR of 0.8:1. It is noted that this comment should not be interpreted to mean that Council does not have other issues with the outcome on the site, see discussion below.
- When Council Officers commence work on Southern PIA process, any support for the submitter's proposed increase height and density, and exemption from the FSR sliding scale may raise expectations from landowners of the adjoining R4 High Density zoned land that they could use this outcome as justification for seeking higher heights and densities as part of that process (which is then likely to impact on overshadowing to the South Parramatta HCA and open spaces to the south).
- The increased height requested constitutes more than a 10% variation on the exhibited controls and is, therefore, substantive enough to trigger re-exhibition of the CBD PP.
- The submitter's proposed changes are also inconsistent with Gateway condition 1(i) which requires the *proposed FSR controls and incentives... to reflect the Gateway conditions* and Gateway condition 1 (ii) which requires the FSR sliding scale *reflect option FSR-1 in Council's report of 14 December 2015, unless further evidence is provided to demonstrate that alternative threshold would be appropriate*.
- Since Council's LSPS and Local Housing Strategy demonstrate the City will deliver above and beyond the number of dwellings and jobs required for the year 2036, the additional dwelling and job yields that would be realised by the submitter's proposed changes are not needed, nor have they been tested in terms of infrastructure demand.
- In conclusion, the submitter's requests are **not supported**.
- **And Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

38. Land at 1-3 Campbell Street, Parramatta (No. 266)

Council Officer recommendation: **Decision Pathway 3 – Undertake further investigation of the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway at a later stage as a part of a separate piece of strategic work.**

The CBD PP (as exhibited) proposes the following controls: B4 Mixed Use; a base building height of 28 metres; an incentive building height of 100 metres; a base FSR of 3.5:1; and an incentive FSR of 8:1

Submission Summary:

- This submission has been prepared by Willana Urban on behalf of the landowners for two land parcels at 1-3 Campbell Street, Parramatta. The site is located on the corner of Pitt Street and Campbell Street and has an area of 2,422sqm.
- The major existing (*PLEP 2011*) controls for the land are: B4 Mixed Use zone; a building height of 28 m and FSR of 3.5:1.
- The submitter requests the following amendments:

- Application of an Incentive height of 122 metres (156 AHD with Design Excellence); and
- Application of an Incentive FSR of 10:1.
- The submission argues that a number of sites along Campbell Street, east of Marsden Street, have incentive heights of 180 metres (211 RL) and using the same criteria of cumulative overshadowing impacts detailed in Council's Overshadowing Technical Paper, additional height is appropriate on 1-3 Campbell Street.
- The submitter has also provided height and overshadowing analysis to illustrate that:
 - the requested height of 122m and 10:1 FSR with the High Performing Building bonus (0.5:1) and Design Excellence bonus (1.5:1) will allow 5.5 hours of solar access to 50% of the Ollie Webb Reserve on June 21 between 9am and 3pm, and this exceeds the requirement of 4 hours.
 - the proposed heights cast no additional impact of overshadowing as a result of cumulative overshadowing, on the South Parramatta Heritage Conservation Area on June 21st between the hours of 9am and 3pm.
- The submitter argues that the topography of the land relative to the cumulative shadow cast is the determining factor with the site being 10 metres lower than land fronting the Great Western Highway; and the overshadowing outcomes reinforce the opportunity for additional height and FSR on the subject site.

Council officer's response:

- It is acknowledged that the primary reason heights and FSRs were lowered in the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway was to minimise the effect of overshadowing onto the South Parramatta HCA and public open spaces to the south, as requested by DPIE in their Gateway conditions. This was then supported through the *Review of Opportunity Sites Study*, which was also undertaken as a result of a Gateway condition. It is noted that three submissions (including this one) have been received by landowners in these two street blocks, all of which whose submissions respond to this overshadowing analysis (refer to submission nos. 207, 266 and 270).
- Council has tested the heights proposed in these submissions in its own *Supplement to the Overshadowing Technical Paper* (April 2021), the results of which show minimal impacts in terms of overshadowing that still meet Council's benchmark thresholds for sunlight access to open spaces and the South Parramatta HCA.
- Council officers also acknowledge that given the concentration of older strata subdivided residential flat buildings in these two street blocks, economic considerations are a significant factor in encouraging urban renewal in the medium to long term, with this issue being addressed in the "*Market and Feasibility Analysis – Parramatta*" Memorandum report prepared by JLL (August 2019), which was included with the exhibition material for the CBD PP.
- In light of these considerations, Council officers consider there is merit in undertaking further investigations of these two street blocks, which will enable further urban design testing of the heights and FSRs proposed in these submissions. This testing, which would be undertaken at a street block level, would address such matters as built form (including bulk and scale), setbacks, site size, potential amalgamation patterns, floorplate configuration and public domain interface. This work would be undertaken a later stage as a separate piece of strategic work under Decision Pathway 3 – Merit for further investigation. It should be noted that the changes proposed by the submitter are greater than 10% and therefore cannot be made now or else this would trigger a re-exhibition of the CBD PP.
- In conclusion, the submitter's request is **not supported**. However, there is merit in undertaking **further investigations** of the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway at a later stage as a part of a separate piece of strategic work.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation. Undertake further investigations of the two

street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway at a later stage as a part of a separate piece of strategic work

39. Land at 179 and 181 Church Street, Parramatta (No. 267)

Council Officer recommendation: Decision Pathway 2 – Not support

The CBD Planning Proposal (as exhibited) proposes the following major controls:

- B4 Mixed Use zone.
- a base building height of 28 metres with no incentive height.
- a base FSR of 3:1 with no incentive FSR.

Submission Summary:

- This submission has been prepared by GS Law Group who represent the Strata Plan owners of 181 Church Street as well as the landowner of the adjoining site at 179 Church Street. Combined, the sites are approximately 1,800sqm in area.

Note: See also submissions at No.s 298A and 298B affecting 179 Church Street.

- The submission is supported by a detailed submission, urban design analysis, and a Preliminary Heritage Analysis of the significance of the property, its setting and the heritage items in the vicinity of the subject site.
- The existing (*PLEP 2011*) controls for the land are: B4 Mixed Use zone; 24 metre building height; and 3:1 FSR.
- The submitter requests the following substantial changes to the building height controls:
 - that the incentive height of buildings map be amended to provide for a height of 36 metres and 120 metres on the subject land; to enable a slender 120 metre tower on the eastern section of the site, fronting Church Street.
 - that the achievement of the 120 metre height would be conditional upon the consolidation of the two properties to achieve a site area more than 1,800sqm and an appropriate tower floor plate size.
- The submitter requests the following substantial changes to the FSR Controls:
 - The base FSR map should increase the FSR applying to the subject site from 3:1 to 6:1. The Incentive Floor Space Ratio Map should provide for a potential FSR of up to 10:1 on the site.
 - Achieving the incentive FSR will be dependent on satisfying the requirements of clause 7.2 of the draft LEP and specifically consolidating properties at No 179 and No 181 Church Street to achieve a site area greater than 1,800sqm.
 - Achieving the incentive FSR would also be reliant on compliance with the recommended height controls of 36m and 120m.
- The submitter argues the recommended amendments to the building height and FSR controls will:
 - establish a building mass that is compatible with likely redevelopment in the immediate vicinity.
 - establish a building mass that will not compromise the immediate visual setting of the historic Saint John's Church/Church Street Mall/Parramatta Town Hall precinct.
 - establish a building mass that will not compromise significant view corridors.
 - facilitate the orderly development of land through site consolidation.
 - stimulate urban renewal.
 - facilitate significant improvements to the visual/aesthetic qualities of the Saint John's Church/Church Street Mall/Parramatta Town Hall precinct.

- The submitter argues that because of the significant change occurring around the site, such as the approved PS6 and PS8 tower buildings, and nearby SSPP over the St John's Cathedral sites, that a more substantial building mass is justified on the site. The submitter also says that the urban design analysis enables a podium and tower design that does not impinge on the view corridor from Westfields to Church Street north.

Council officer's response:

- It is noted that the submitter's Preliminary Heritage Report appears to contradict part of what the submitter is seeking, as the heritage findings supports the proposed 36 metre height, but not the 120 metre height for the tower element on the site, because the 36 metre height *would create a uniform setting for the St Johns Precinct*. It also notes that *height increases beyond the proposed 36 metre building height are not supportable on heritage grounds*. Furthermore the submission sees that the *historically dense landscape surround to St Johns should be reinstated to recreate an appropriate setting for the church* and concludes *that the 36 metre high enclosure proposed in PLEP 2011 should remain in place and be extended to the property to provide a consistent neutral façade treatment to a proposed dense landscape surround*.
- The submission concludes that the increase of the building height as per the exhibited CBD PP from 28 to 36 metres:
 - *would have negligible impact upon more distant views along Church Street and elsewhere; and*
 - *does not alter the immediate setting of the church in which a backdrop of buildings sitting behind the silhouette of St Johns and its steeples.*
- The submitter's supporting urban design concept drawings are not substantiated by urban design analysis.
- Council's City Design team note that Centenary Square is a significant place in Parramatta and a vibrant place for passive recreation. The Square is surrounded by important spatial relationships between St John's Cathedral and grounds, Parramatta Square, the Church Street alignment, and Church Street view corridor. Past studies presented to Council, as well as protection of views to St John's Cathedral, have informed this position on the Church Street view corridor and organisation of height around civic space.

The purpose of the Church Street view corridor created by the controls in the CBD PP and the forthcoming DCP is to elevate the spatial significance of Church St as the north/south spine of the city as well as to preserve Church Street views to St John's Cathedral and beyond. It follows that a consistent maximum building height along the entire axis up to the Cathedral is necessary. Council officers consider that it is important (from an urban design and heritage perspective) that the Cathedral spires are not seen with a building directly behind them, but with views to the sky. Therefore, it is important to retain the FSR of 3:1 and HOB of 28 metres at 179 and 181 Church Street with all future development along Church Street and surrounding Centenary Square and the grounds of St John's present as a street wall with tower setback.

Furthermore, a tower located at 179 or 181 Church Street would fall wholly within the proposed Church Street View Corridor, and the tower's offset to this axis will be noticeable when viewed from Centenary Square. This would severely disrupt the spatial balance and scale relationships of Centenary Square. Also, it is important to create a consistent urban edge, at the scale of a street wall, to Centenary Square and the grounds St John's Cathedral. A tower to the ground would not be supported in this location as it would offer poor sensitivity to heritage and an inappropriate response to this historically significant public space.

All future development along Church Street and surrounding Centenary Square and the grounds of St John's should present as a street wall with tower setback. It would therefore be unacceptable to consider tower redevelopment on the narrow site at the Queensland Arcade.

- The Urbis Study (2015) recommend that sites such as 179 and 181 Church Street which adjoin State heritage items and are located within a significant landscape setting should not be identified with a 10:1 FSR.

- The submission from the Heritage NSW Office received in response to Gateway condition 4 says:
 - *Height and FSR controls should remain consistent with the existing controls in Council's LEP for significant SHR items, such as St John's Anglican Cathedral, the Catholic Institutional Area in North Parramatta, sites adjoining Lancer Barracks and sites to the north and west of St John's Cemetery.*
 - *It is recommended that solar access be maintained to State and National Heritage items/place, including Prince Alfred Square, Centenary Square and St John's Church, Hambleton Cottage, Elizabeth Farm and Experiment Farm Cottage.*

In relation to this last point, Council Officers undertook internal overshadowing testing of the submitter's proposal which found that there was no impact on the Parramatta Square Protected Area as the submitter's site is located to the southwest. This internal analysis confirmed that the 28 metre height as proposed in the exhibited CBD PP is consistent with the "Blue Sky" corridor extending across Westfield to the south.

- The submitter's supporting heritage and urban design analysis does not include any analysis of the cumulative impacts of their proposal, along with nearby proposals on the St John's Cathedral setting.
- The submitter's proposed height increases are substantive and represent an increase between 28% and 228% of the exhibited controls and therefore, would require re-exhibition of the CBD PP if incorporated.
- Since Council's LSPS and Local Housing Strategy demonstrate the City is delivering dwelling numbers well above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes are not needed. As well, since the LSPS demonstrates the City will exceed the higher target jobs for 2036 by some 3,000 jobs, the proposed additional commercial floorspace is not required to deliver additional jobs for the City, nor have they been tested in terms of infrastructure demand.
- In conclusion, the submitter's requests are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

40. Land at 129-141 Church Street (No. 269)

No change requested

The CBD PP (as exhibited) proposes: B4 Mixed Use Zone; a base height of 36 metres and incentive height of 211 metres, a base FSR of 4.2:1 and an incentive FSR of 10:1.

Submission Summary:

- This submission has been prepared by PTI Architecture for a site comprising seven adjoining parcels constituting 129-141 Church Street, Parramatta.
- The existing (*PLEP 2011*) controls on the site are: B4 Mixed use zone; 36m building height; and 4.2:1 FSR.
- The submitter supports the proposed planning controls as exhibited and preliminary advice provided by Council in relation to a development on the site.

Planner's response:

- Noted.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

41. Land at 17 & 19 Campbell Street, Parramatta (No. 270)

Council Officer recommendation: **Decision Pathway 3 – Undertake further investigations** of the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway at a later stage as a part of a separate piece of strategic work.

The CBD PP (as exhibited) proposed the following major controls for the land:

- B4 Mixed Use zone.
- a base height of 28 metres and an incentive height 122 metres.
- a base FSR of 3.5:1 and an incentive FSR of 10:1.

Submission Summary:

- This submission has been prepared by Willana Urban for the owners of two adjoining parcels of land at 17 and 19 Campbell Street, Parramatta. Each parcel is approximately 915 square metres in area providing a total site area of 1,830 square metres. As well, each parcel comprises a strata-subdivided residential flat building with 12 apartments, and when combined, result in a total of 24 separate landowners. No evidence has been provided that all landowners support the positions expressed in the submission.

The site is positioned on the section of the Great Western Highway which serves as the south-western boundary to the CBD PP area, and is immediately north of Ollie Webb Reserve and the South Parramatta Heritage Conservation Area.

- Willana's submission is supported by a Cumulative Shadow Analysis as well as a copy of a non-statutory submission sent to Council in July 2019 in response to its *Technical Paper Overshadowing Analysis* (June 2019).
- The existing (*PLEP 2011*) major controls on the subject site are: B4 Mixed Use Zone; a 28 metre building height; and FSR of 3.5:1.
- The submitter seeks an amendment to the CBD PP (as exhibited) by proposing:
 - the incentive building height increase from 122 metres to 180 metres; and
 - the site be identified as an opportunity site on the Opportunity Sites Map to enable an additional 3:1 FSR.
- The submitter's Cumulative Shadow Analysis, previously submitted to Council in response to Council's *Technical Paper Overshadowing Analysis* (June 2019), seeks to demonstrate the overshadowing impacts on the South Parramatta Heritage Conservation Area and cumulative overshadowing to Ollie Webb Reserve of the preferred 180 metre height, which found:
 - *the proposed heights at 17 to 19 Campbell Street cast no additional impact of overshadowing as a result of cumulative overshadowing, on the South Parramatta Heritage Conservation Area on June 21st between the hours of 9am and 3pm.*
 - *the cumulative shadow analysis results in the Ollie Webb Reserve maintaining 5.5 hours of sunlight to 50% of Ollie Webb Reserve on June 21st between the hours of 9am and 3pm.*
- The submitter is of the view that the site has always met the criteria for an Opportunity Site and should be recognised as an Opportunity Site post exhibition.
- Further, the submitter notes that prior to public exhibition, Council's *Technical Paper* (2019) reinstated significant heights for sites on the eastern side of Marsden Street that allow an incentive height of 180 metres. The submitter is supportive of the increased incentivised height and argues the subject site can achieve the same development outcomes.

Council Officer's response:

- It is acknowledged that the primary reason heights and FSRs were lowered in the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway was to minimise the effect of overshadowing onto the South Parramatta HCA and public open spaces to the south, as requested by DPIE in their Gateway conditions. This was then

supported through the *Review of Opportunity Sites Study*, which was also undertaken as a result of a Gateway condition. It is noted that three submissions (including this one) have been received by landowners in these two street blocks, all of which whose submissions respond to this overshadowing analysis (refer to submission nos. 207, 266 and 270).

- Council has tested the heights proposed in these submissions in its own *Supplement to the Overshadowing Technical Paper* (April 2021), the results of which show minimal impacts in terms of overshadowing that still meet Council's benchmark thresholds for sunlight access to open spaces and the South Parramatta HCA.
- Council officers also acknowledge that given the concentration of older strata subdivided residential flat buildings in these two street blocks, economic considerations are a significant factor in encouraging urban renewal in the medium to long term, with this issue being addressed in the "*Market and Feasibility Analysis – Parramatta*" Memorandum report prepared by JLL (August 2019), which was included with the exhibition material for the CBD PP.
- In light of these considerations, Council officers consider there is merit in undertaking further investigations of these two street blocks, which will enable further urban design testing of the heights and FSRs proposed in these submissions. This testing, which would be undertaken at a street block level, would address such matters as built form (including bulk and scale), setbacks, site size, potential amalgamation patterns, floorplate configuration and public domain interface. This work would be undertaken a later stage as a separate piece of strategic work under Decision Pathway 3 – Merit for further investigation. It should be noted that the changes proposed by the submitter are greater than 10% and therefore cannot be made now or else this would trigger a re-exhibition of the CBD PP.
- In conclusion, the submitter's request is **not supported**. However, there is merit in undertaking **further investigations** of the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway at a later stage as a part of a separate piece of strategic work.
- **Action:** No amendments are required to the CBD PP, Draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation. Undertake further investigations of the two street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway at a later stage as a part of a separate piece of strategic work.

42. Rhaeto landholdings at 24, 41 & 43 Church Street, Parramatta (No. 271)

Council officer recommendation: The site is part of an endorsed Planning Investigation Area so will be considered at a later stage. No further decision is required.

Part of the site known as 43 Church Street is not within the CBD PP land application area. In the case of the other sites that are within the CBD PP land application area, the CBD PP (as exhibited) proposed the following major controls for the land:

- Part B3 Commercial Core zone with part of 24 Church Street zoned B4 Mixed Use zone;
- A base height of 100 metres and 0 metres (for laneway) with part of 24 Church Street having 12 metres. There are no incentive height controls on 41 and 43 Church Street with only part of 24 Church Street (High Street frontage) having an incentive height of 54 metres.
- A base FSR of 10:1 with part of 24 Church Street (High Street frontage) having a 2:1 FSR. There are no incentive FSR controls on 41 and 43 Church Street with part of 24 Church Street (High Street frontage) having an incentive FSR of 4:1.

Submission Summary:

- This submission has been prepared by Calibre Professional Services on behalf of Rhaeto Pty Ltd, the landowner of three sites known as 24, 41 & 43 Church Street, Parramatta. Part of the site known as 43 Church Street is located outside the CBD PP boundary. These are very large sites which have multiple frontages, with all having a frontage to Church Street.
- The existing (*PLEP 2011*) major controls are: B5 Business Development zone; 12 metre building height across all sites; and 2:1 FSR.

- The submitter proposes the following changes to the exhibited controls:
 - In terms of land use zoning, the submitter proposes three options:
 - Option 1 is to reduce the application of the B3 Commercial Core zone to the frontage.
 - Option 2: a combination of B3 Commercial Core and B4 Mixed Use zone; or
 - Option 3: apply the B4 Mixed Use zone to the submitter's sites and beyond, to the entire precinct.
 - In terms of building heights, seeks up to 180 metres (approximately 60 storey towers) and transition down to 20 metre (six storey) and 11 metre (3 storey) heights in the vicinity of Dixon Street. As well, the submitter seeks an incentive building height of 211 metres (RL).
 - In terms of FSRs, seeks inclusion to obtain an additional 3:1 on their landholdings.
- The submitter supports the proposed land use changes with case study examples.

Council officer's response:

- The basis for the increases in density and height are the resultant building heights and FSRs from nearby sites (one example being the Dyldam site at 87 Church Street and 6 Great Western Highway) which have undertaken their own site-specific PP processes which have typically been supported by both a SSDCP process and a VPA process, both of which came into effect around the time of the SSPP. Furthermore, these applicants have often undergone a Design Competition process resulting in the determination of a winning scheme consistent with the SSPP and SSDCP. All of these processes have involved rigorous technical analysis; statutory decisions by Council, DPIE and design excellence panel; and consultation with community, statutory authorities and service providers.
- The submitter argues their suggested options are a better fit and more viable but does not support their submission with the necessary economic, urban design, overshadowing, heritage and other relevant technical analysis to justify the proposed changes.
- Substantial technical analysis has gone into identifying the appropriate controls for the subject land. As an example, land uses have been informed by the Economic Review – Achieving A-Grade Office development (2019), urban design and heritage matters have been addressed via the Parramatta CBD Heritage Study (2015) and the Marion Street Precinct Heritage Study (2019), and overshadowing by Council's Overshadowing Technical Paper and analysis (2019) and supplement (April 2021). Given DPIE issued its Alteration Gateway determination without requesting revisitation of these supporting studies, and State agencies which have been consulted as part of Conditions 2 and 4 of the Gateway determination, have not raised matters raised in this submission, Council Officers are confident the Draft LEP Instrument and Draft LEP Maps as exhibited and that apply to these sites are strategically justified and founded by an evidence based policy approach. Furthermore, the large sites fronting Church Street in this vicinity which are zoned B3 Commercial Core serve a critical role as future employment sites as they ensure there are sufficient large sites to develop commercial floorspace into the future.
- The inclusion of the western portion of 43 Church Street – which is contained within the Southern PIA – into the CBD PP land application area would raise the expectation that the remaining parts of the other PIAs that were also removed should also be re-introduced back into the CBD PP. Whilst the North-East PIA is progressing ahead of the others, the PIAs are likely to progress more substantially once the CBD PP and CBD DCP and a review of City Planning's Work Program has been undertaken.
- The increased height and density increases constitutes a substantial change - more than a 10% variation on the exhibited controls - and is, therefore, substantive enough to trigger re-exhibition of the CBD PP.
- Since Council's LSPS and Local Housing Strategy demonstrate the City will deliver above and beyond the number of dwellings and jobs required for the year 2036. The additional

dwelling and job yields that would be realised by the submitter's proposed changes are not needed, nor have they been tested in terms of infrastructure demand.

- The sites within the CBD PP area already benefit from substantial uplift by way of the exhibited controls. For the land outside the CBD PP area, further work on this land will be undertaken as a part of the Southern PIA, which will occur at a later stage.
- In conclusion, the submitters proposed changes are not supported. The site is part of an endorsed Planning Investigation Area so will be considered at a later stage.
- **Action:** No decision is required.

43. Land at 38 and 40 Grose Street, Parramatta (No. 274)

Council officer recommendation: The site is part of an endorsed Planning Investigation Area so will be considered at a later stage. No further decision is required.

The CBD PP (as exhibited) does not propose any controls for the land subject to this submission because it is not contained within the CBD PP land application area.

Submission Summary:

- This submission has been prepared by Blue Sox representing one of seven (7) landowners of two sites comprising 38 and 40 Grose Street, Parramatta. The sites are located outside the CBD PP boundary.
- For the purpose of this submission review, since the land is not contained within the CBD PP land application area, there is little benefit in summarising the existing (*PLEP 2011*) controls that are applicable to the land.
- The submitter requests that the land, which is situated within the North-East PIA:
 - be reintegrated back into the CBD PP process.
 - be planned in a way that provides a clear timeline and milestones including public exhibition of the North Parramatta precinct.
- The submitter objects to Council's resolution (20 November 2019) which removed the two parcels from the CBD PP boundary when it identified the North-East PIA along with other land proposed to be zoned R4 High Density Residential along with the *absence of timeframes/milestones for the future this future work*.
- The submitter sees there are limitations to a *smooth transition from Business zones fronting Church Street to High Density Residential along Grose Street to low density residential on Sorrell Street*.
- The submitter sees the North-East PIA is well serviced by schools, tertiary institutions, childcare centres, community services, recreational and sporting facilities, with an established commercial centre in line with the Parramatta CBD as a strategic centre for employment and housing.
- The submitter highlights that the removed lands, including the subject site, were subject to numerous reports, studies and Council resources between 2016 to 2019 that supported High-Density Residential land and increased planning controls for this land.

Council officer's response:

- The area identified in the submission is located within the North-East PIA which is subject to a separate pathway as outlined in a Council decision of 11 November 2019 (Item 9.1) and subsequent Council reports in 2020 and 2021. Re-introducing the North East PIA into the CBD PP is inconsistent with these decisions of Council.
- The preparation of the Draft Strategy for the North-East PIA has been occurring in parallel with the progression of the post exhibition phase of the CBD PP. The Draft Strategy was exhibited from 16 March 2021 to 15 April 2021.
- Reintroducing the North-East PIA back into the CBD PP would:

- raise the expectation that the remaining parts of the PIAs that were also removed should also be re-introduced back into the CBD PP. All of the PIAs will be progressed once the CBD PP and CBD DCP are close to finalisation stage.
- require re-exhibition of the CBD PP as submitter's proposed inclusion of the North-East PIA back into the CBD PP post exhibition is a substantial change.
- The submitter's request is inconsistent with DPIE's Alteration Gateway Determination issued on 27 July 2020 which approved the CBD PP area exclusive of the PIAs.
- In conclusion, the submitters proposed changes are not supported. The site is part of an endorsed Planning Investigation Area, being the North-East PIA so will be considered at a later stage.
- **Action:** No decision is required.

44. McDonalds land at 355 & 375 Church Street, Parramatta (No. 276A and 276B)

Council Officer recommendation: **The requested amendment to the CBD PP is not supported** however Council is in the process of undertaking further investigations into proposed parking controls as a separate process following the outcomes of the Integrated Transport Plan (ITP) under **Decision Pathway 3 – Merit for further investigation**

The CBD PP (as exhibited) proposes the following major controls for this land:

- B4 Mixed Use zone.
 - a base height of part 24 metres and part 34 metres and an incentive height subject to Clause 7.4 Sun Access Protection.
 - a base FSR of part 3:1 and 4:1 and an incentive FSR 6:1.
- Two submissions have been prepared by Stockland for land at 355 & 375 Church Street, Parramatta ("the subject land"), both of which are owned by McDonalds. The subject land has a total site area of approximately 4,825 square metres.
 - The existing major controls (*PLEP 2011*) are: B4 Mixed Use Zone; a building height of part 24 metres and part 34 metres and FSRs of part 3:1 and part 4:1.
 - McDonald's entered a Joint Venture with Stockland and lodged a SSPP (RZ/10/2018) for a *high-quality mixed-use development*. The SSPP was endorsed by Council for a Gateway determination in July 2020. The SSPP seeks:
 - a maximum car parking rate for takeaway food and drink premises (McDonalds) use at 1 space per 30 square metres of gross floor area or 30 spaces (whichever is less); and
 - the following rates for residential accommodation:
 - 0.1 space per studio apartment,
 - 0.3 space per 1 bedroom apartment,
 - 0.7 space per 2 bedroom apartment,
 - 1 space per 3 bedroom apartment.
 - a rate for non-residential premises to be calculated using a stipulated formula.
 - **Stockland's first submission (No.276A)** acknowledges the endorsement of the SSPP for the site and provides comments on Council's proposed parking rates as set by the CBD Strategic Transport Study.
 - The submitter firmly believes that the blanket Category A parking rates that are proposed to apply to the whole of 'Parramatta CBD' will negatively impact land outside the CBD commercial core and land that is at the outer edges of the walking catchment of Parramatta railway station.
 - The submitter seeks changes to the Parramatta CBD parking rates and requests that the CBD PP be amended to better align with the Sydney LEP parking controls it seeks to align with and introduce a tiered parking rate where:

- Category A rates apply to land within 800 metres of Parramatta railway station; and
- Category B rates apply to the remainder of the CBD PP area (land outside 800 metres).
- **Stockland's follow up submission (No.276B)** which is supported by a Parking Rates Analysis raises concerns that the car parking rates in the CBD PP (as exhibited) would result in an outcome that is untenable for McDonald's and discourage any future redevelopment of the site.
- This submission provides additional information to support changes to the parking rates on the site and provides justification that the requested changes will not set a precedent.
- The submitter acknowledges that the specific rates endorsed by Council for the purposes of Take away food and drink premises and non-residential premises on 13 July 2020, provided an appropriate pathway to address the unique situation of McDonald's as the only drive-thru takeaway food and drink premises located on an arterial road within the area covered by the CBD PP.
- The submitter states that setting a rate for this specific land use at this particular site does not set a precedent for reconsidering the parking rates otherwise consistently applied to site-specific Planning Proposals seeking to proceed ahead of the CBD PP.

Council officer's response:

- Both of Stockland's submissions are only concerned with the parking controls that apply to the site (issue 1) or more widely, across the CBD (issue 2).
- McDonalds specific request to have a special car parking rate greater than would be permitted under the Draft CBD PP will be dealt with as part of the separate SSPP already being processed for this site. Council has already indicated support for the rate proposed by McDonald. Council is awaiting confirmation as to whether the department of Planning will support these rates before this matter can be progressed any further. The matter will be dealt with separately and therefore no changes are recommended to the CBD PP.
- The second request to have Council deal with alternative parking rates in the CBD to those exhibited with the CBD PP (the exhibited CBD proposed to implement the rates commonly known as the Category A City of Sydney Parking Rates). Council recently resolved to exhibit an Integrated Transport Plan (ITP) which considers more flexible parking rates for precincts located on the northern and southern edge of the CBD. Given this plan is about to be exhibited it is recommended that the McDonalds request for alternate car parking rates to be applied be considered as part of the ITP process. No changes to the exhibited CBD PP as recommended at this time but future changes may be made to reflect the ultimate outcome of the ITP exhibition process.
- In conclusion, the submitter's requests are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation. Potential refinements to the parking controls will occur at a later stage, following the outcomes of the ITP process.

45. Walker Corporation landholdings at Parramatta Square (No.281)

Council officer recommendation: In relation to the various aspects of this submission, the recommendations are as follows:

- Proposed rezoning from B4 to B3 – undertake **further investigations** under Decision Pathway 3 given the additional floor space implications.
- Proposed re-wording of clause 7.6D 'Office premises in Zone B3 zone' – this is **not supported under Decision Pathway 2**.
- Proposed amendments to clause 7.6G 'Arrangements for contributions to designated State public infrastructure' – this is **not supported under Decision Pathway 2**.
- Proposed deletion of clause 7.8 'Development on land at 160–182 Church' in PLEP 2011 – this is **not supported under Decision Pathway 2**.

- **Proposed re-wording of clause 7.10 ‘Design Excellence – Parramatta City Centre – amend clauses 7.6C(3) and 7.10(8)(b) to replace the words, “wholly of commercial premises”, with the words, “wholly of non-residential development” – these changes are supported under Decision Pathway 1 as they are consistent with the policy intent of the CBD PP in relation to this matter.**

The CBD PP (as exhibited) proposes the following major controls across these landholdings:

- B4 Mixed Use Zone
- A base building height of 200 metres (180 Church Street) along with building heights affected by Area 2 of the Sun Access Protection Map and
- A base FSR of 8:1 and an incentive FSR of 10:1.

Submission Summary:

- This submission has been prepared by City Plan on behalf of Walker Corporation for their landholdings at:
 - 153 Macquarie Street also known as 3 Parramatta Square (3PS), described as Lot 41 DP 1238612.
 - 12 Darcy Street also known as 4 Parramatta Square (4PS), described as Lot 100 DP 1262317, and
 - 10 Darcy Street and 180 Church Street also known as 6 & 8 Parramatta Square (6PS & 8PS), described as Lot 16 DP 1255419, Lot 1 DP 1185643, Lots 6 & 7 DP 1252009.

The above landholdings equate to a total land area of approximately 21,920 square metres.

- The existing major controls under the *PLEP 2011* are as follows: B4 Mixed Use Zone; building heights of 54 metres and 200 metres, with some sites affected by Area 3 of the Sun Access clause; FSR of 8:1. Numerous heritage sites are contained within or adjoin these Walker landholdings (i.e. item No.s I647, I650, I652, I653, I654, I705, I713 and I719).
- The submitter requests the following amendments to the CBD PP before finalisation:
 - Requests the application of the B3 Commercial Core zone over the above landholdings given that the approved commercial development (currently under construction or completed) and is consistent with the B3 zone.
 - Requests alignment of the cadastral boundaries that relate to development and that the proposed amendments support the future/approved uses of the land, thus requests application of the B3 zone across the above sites to match with the approved commercial uses being achieved (constructed) via the relevant DA approvals (ie. DA/76/2017, DA/436/2016 and DA/47/2018). Argues the zone change will: reinforce jobs growth and removes opportunity for residential GFA; is consistent with Council’s Employment Lands Study 2020; and is consistent with Section 9.1 Planning Directions – specifically, Direction 1.1 – Business and Industrial Zones.
 - Requests rewording of certain clauses as follows:
 - Clause 7.6D ‘Office premises in Zone B3 zone’: suggests that this clause be reworded so that the ‘no floor space ratio’ incentive be for development that is ‘predominately’ for office premises.
 - Clause 7.6G ‘Arrangements for contributions to designated State public infrastructure’: expresses a concern that in its drafting, any development to which the clause applies to (regardless of size, scale, complexity or construction cost) would trigger the need to obtain certification of the Secretary.
 - Clause 7.8 ‘Development on land at 160–182 Church’ (6 & 8 Parramatta Square) in *PLEP 2011* is now redundant and results in an unworkable

provision since the trigger of 95,000sqm for the subject site following the approvals is already exceeded.

- Clause 7.10 'Design Excellence – Parramatta City Centre': sees that the wording of "wholly" within subclause (8)(b) *be reconsidered given the potential for misinterpretation should a development include ancillary development such as cafes, recreation facility (indoor), and the like. It is suggested 'wholly' be replaced with "predominantly" or "principally" or similar.*
- The submitter *largely supports Council's endeavours to amend the CBD's planning controls to encourage development intensification* of the Parramatta CBD.

Council officer's Response:

- With regards to the rezoning Walker landholdings known as 3PS, 4PS, 6PS and 8PS (as described above) from the B4 Mixed Use zone to the B3 Commercial Core zone, whilst Council Officers accept that the B3 zone would ensure continuity with the existing uses (or approvals) as well the development typology, Council Officers would need to assess the impacts of the zone change given the sites can enjoy additional commercial floorspace under the B3 zone to that under the B4 zone. This requires further investigation.
- With regards to the cadastral boundaries and the application of the B3 Commercial Core zone, the cadastre shown in the exhibited draft LEP Maps reflected in real time the parcel configurations applicable at that time the mapping was being prepared. Since the commencement of the exhibition of the CBD PP, subdivision applications affecting Walker Corporation landholdings have been approved. As such, the cadastre has been updated. This means the revised Draft LEP Maps will reflect the cadastre boundaries from any approvals since that time.
- With regards to the submitter's proposed re-wording of clause 7.6D 'Office premises in Zone B3 zone', Council Officers disagree – the purpose of the clause is to incentivise office premises – other uses would be constrained by the FSR controls. No change is recommended to this clause.
- With regards to the submitter's comments with clause 7.6G 'Arrangements for contributions to designated State public infrastructure' requiring *certification of the Secretary*, Council Officers **do not support** this amendment. The clause (as exhibited) was based on existing satisfactory arrangement clauses in *PLEP 2011* for Carter Street, Telopea, and Granville. The clause only applies to development that increases floor space for residential accommodation and commercial premises. Furthermore, DPIE effectively endorsed the clause by allowing the CBD PP to be exhibited as it was drafted at the time. Implementation of this clause is a matter for the State Government.
- With regards to the submitter's view that clause 7.8 'Development on land at 160–182 Church' in *PLEP 2011* is now redundant – this could be considered at a later stage once the development at Parramatta Square is completed as a part of a future housekeeping LEP amendment. Making these changes now would trigger a re-exhibition as it would be deleting an existing clause.
- With regards to the submitter's proposed re-wording of clause 7.10 'Design Excellence – Parramatta City Centre' to remove the word "wholly" within subclause (8)(b) and replace 'wholly' with "predominantly" or "principally" - Council Officers acknowledge the technical drafting issues that may arise given the limited breadth of the "commercial premises" definition, in that it only includes office premises, business premises and retail premises. Other non-residential uses such restaurants, cafes and educational establishments may be appropriate in the context of the intent of the drafting of this clause. To address this technical issue, it is suggested that clauses 7.6C(3) and 7.10(8)(b) replace the words, "wholly of commercial premises", with the words, "wholly of non-residential development". This is consistent with the intent of these clauses, which is to incentivise non-residential development in the B4 Mixed Use zone. As this is a minor change that is consistent with the intent of the CBD PP, this is a change that can be made now under Decision Pathway 1 – Support.
- In conclusion Council Officers **support** revisions to clauses 7.6C(3) and 7.10(8)(b), **do not support** the submitter's requested changes to clauses 7.6D, 7.6G and 7.8. With regards to

the submitter's proposed amendment zone change (from the B4 zone to the B3 zone), this has merit for **further investigation**.

- **Action:** In regard to the:
 - proposed rezoning from B4 to B3, undertake further investigations under Decision Pathway 3 given the additional floor space implications.
 - proposed re-wording of clause 7.6D 'Office premises in Zone B3 zone', this is **not supported** under Decision Pathway 2.
 - proposed amendments to clause 7.6G 'Arrangements for contributions to designated State public infrastructure', this is **not supported** under Decision Pathway 2.
 - submitter's view that clause 7.8 'Development on land at 160–182 Church' in PLEP 2011 is now redundant, consider this at a later stage as part of a future Housekeeping LEP Amendment once the Parramatta Square development is completed. Deletion of this clause now is **not supported** under Decision Pathway 2.
 - proposed re-wording of clause 7.10 'Design Excellence – Parramatta City Centre, amend clauses 7.6C(3) and 7.10(8)(b) replace the words, "wholly of commercial premises", with the words, "wholly of non-residential development". These changes can be made under Decision Pathway 1 – **Support**, as they are consistent with the policy intent of the CBD PP in relation to this matter.

46. Land at 14-20 Parkes Street, Harris Park (No. 284)

Council officer recommendation: Decision Pathway 1 – Support

Submission Summary

The CBD PP (as exhibited) proposes the following major controls:

- B4 Mixed Use zone;
- a base height of 110 metres and an incentive height of 122m
- a base FSR of 8:1 and an incentive FSR 10:1.

- This submission has been prepared by Pacific Planning for land owned by Parkes 88 Pty Ltd comprising four sites made up of 14, 16, 18 and 20 Parkes Street, Harris Park ("the subject site"). The total site area equates to approximately 2,800 square metres.
- The existing (PLEP 2011) major controls on the subject site are: B4 Mixed Use Zone; a building height of 110 metres; and an FSR of 8:1. These controls came about via an SSPP process (RZ/9/2015).
- The submitter seeks an amendment to the CBD PP post exhibition to increase the Incentive Height of Buildings control from the exhibited 122 metres (140 metres with Design Excellence) to 134 metres (or 154 metres with Design Excellence). The submitter does not seek any change to the exhibited FSR or Incentive FSR controls of 8:1 and 10:1 respectively (or 9.2:1 or 11.5:1 when Design Excellence incentives are included).

this submission seeks an amendment to the CBD Planning Proposal, to amend the maximum height for 14-20 Parkes Street, Harris Park from 122 metres to 134 metres, resulting in a maximum height of 154 metres with DE.

- The submitter highlights that despite Council endorsement of 10:1 FSR and 122 (29 storeys) under the CBD PP, the controls that were finally approved by the DPIE in the SSPP under LEP Amendment 46 provided for a lower scheme on the site.
- The submission states:

While the 8:1 scheme complies with the maximum height limit with design excellence of 126 metres (with architectural roof feature and lift overrun), the result of the split tower arrangement has created a height discrepancy with the maximum height identified under the CBD Planning Proposal.

The maximum height contemplated by the CBD PP is 140 metres, but due to the split tower arrangement, the highest point now reaches 153.6 metres (to lift overrun). This allows for additional open space on the roof of level 40 and supports the split tower arrangement for visual variation in the built form. The concept diagram at Figure 10 below illustrates the upper levels of the 10:1 (11.5 with DE) scheme at a height of 153.6 metres. Elevation Plans are also included at Attachment 2.

- The submitter makes reference to Council's Overshadowing Technical Paper (2019) that:
initially recommended a height of 130 metres as acceptable for the subject site at 14-20 Parkes Street (block K), with a further amendment made that supported 140 metres consistent with the height endorsed by the design excellence panel, through the design excellence process. It is also noted that the height endorsed did not impact the curtilage of the Experiment Farm State listed heritage item prior to 2pm on 21 June (mid-winter).
- The submission is supported by overshadowing analysis that considers the impact of the requested height on Experiment Farm and Harris Park. The analysis found:
 - *Experiment Farm and its curtilage continue to receive 2 hours of direct sunlight between 10am and 2pm at mid-winter.*
 - *Northern sections of the Experiment Farm HCA and Harris Park [West] HCA continue to receive two hours of direct sunlight between 9am and 3pm at midwinter (21 June).*
- The submission is also supported by Elevation Plans and 3D Model to support increased planning controls on the site.

Council officer's response:

The existing controls under *PLEP 2011* were recently amended by way of a SSPP process (RZ/9/2015) which concluded with its notification on 18 June 2020 as Amendment 46 to Parramatta LEP 2011. The SSPP was supported by a SSDCP which came into effect on the same day, as well as a VPA which was Executed on 16 June 2020. Furthermore, the subject site also has a corresponding development approval (DA/179/2020) for a 39 storey mixed use development determined in mid December 2020.

- The implications of the additional height requested were assessed in respect of cumulative impacts of overshadowing to the Harris Park West and Experiment Farm HCAs as well as nominated open spaces at James Ruse Reserve and Experiment Farm Reserve. The additional height requested results in 4 additional parcels within the Harris Park West HCA falling below the 2 hour of sunlight access minimum threshold (an increase of 2% of the total parcels within the Conservation Area) *when considered* in combination with additional overshadowing from additional heights requested by submissions lodged at 12A Parkes Street and 56 Station Street East. The increased height also results in additional overshadowing to the Experiment Farm Heritage Conservation Area but does not cause any parcels in that area to fall below the 2 hour sunlight access minimum threshold. It also results in less than 5% additional overshadowing to the Experiment Farm Reserve between 2:30pm and 3pm. The increased height requested represents a 10% variation from the exhibited controls and is, therefore, not substantive and can be supported.

Furthermore, Council's supplement paper also notes that the additional overshadowing from 56 Station St East, 12A Parkes St and 14-20 Parkes St, when evaluated separately, did not of themselves result in any additional land parcels in the Harris Park West Heritage Conservation Area failing the two-hour benchmark. However, the cumulative impacts of the overshadowing – particularly the overshadowing cast by 12A Parkes St and 14-20 Parkes St in quick succession, followed by 56 Station Street East in the later afternoon contributed to four additional land parcels in the Harris Park West failing the two-hour benchmark. The additional overshadowing of four land parcels, however, constituted less than a 10% increase to overshadowing in the HCA and is considered a less-than-significant impact. Consequently, 56 Station Street East and 12A Parkes St were identified for conditional support because the change in height requested is greater than 10% of the exhibited control; while the height change for 14-20 Parkes Street is a 10% variation and could be supported as a post-exhibition change.

- For the above reasons, the submitters proposed changes are **supported**.
- **Action:** Council Officers recommend that the Incentive Height of Buildings Map be amended to increase the mapped height from 122m to 134m over the site.

47. Land at 56 Station Street East, Harris Park (No. 286)

Council officer recommendation:

- **Decision Pathway 2 – Not support** for the proposed zone and density (FSR) sought.
- **Decision Pathway 3 – Merit for further investigation** with regards to the proposed height increase sought.

The CBD PP (as exhibited) proposed the following major controls:

- B3 Commercial Core zone;
- a base height of 72 metres with no incentive height;
- a base FSR of 10:1 with no incentive FSR.

- This submission has been prepared by Pacific Planning for Yangdo Service Pty Ltd, owner of 56 Station Street East, Harris Park which has a site area of approximately 2,200sqm. The subject site comprises an existing 10 storey office tower. The submitter notes the subject site has a 40 metre frontage width to Station Street East and a 45 metre frontage width to Parkes Street.
- The existing major controls (*PLEP 2011*) are: B4 Mixed Use zone; building height of 72 metres; and FSR of 8:1. As well, the active frontage clause applies to the Station Street East frontage.
- The submitter notes the exhibited CBD PP identifies an adjoining site (5-7 Hassall Street) as an opportunity site which enables an additional 3:1 FSR as well as its identification on the Additional Local Provisions Map which provides for additional FSR. It also enjoys an incentive building height control of 122 metres. The major premise of this submission is to test the same benefits on the submitter's site which would result in a mixed use tower which be 192 metres in height and have an FSR of 22.5:1.

To achieve this, the submitter seeks the following amendments to the exhibited CBD PP:

- Replacing the B3 Commercial Core zone with the B4 Mixed use zone;
- Maintaining the base height of 72 metres but creating an incentive height of 122 metres.
- Enabling greater FSR than the base 10:1 FSR by:
 - identifying the site as an Opportunity Site on the Opportunity Site Map which would enable an additional 3:1 FSR, and
 - identifying the site on the Additional Local Provisions Map which enables a further 1:1 and unlimited commercial floorspace.

However, to achieve the 192 metre height and FSR of 22.5:1, the subject site would also have to rely on the high performing building clause and the design excellence clause. The submitter says the rationale for seeking the additional height and density are because they apply to some degree to the site at 5-7 Hassall Street.

- The submitter's Economic Review report considers the impact of COVID-19 pandemic and references aspects of Council's *A-Grade Economic Study* which supports flexible approaches to facilitate opportunities for commercial floorspace in the CBD. The key concern raised by the submitter's Economic Review is that pursuing the B3 Commercial Core zone on the subject site could *ironically adversely impact the ability to supply additional A-grade office floorspace*.
- The submitter's Density and Overshadowing Report demonstrates the shadow impacts from the submitter's proposal on the Harris Park West HCA, the Experiment Farm HCA and the Experiment Farm State listed heritage item curtilage/protection area. In addition, the analysis

considered compliance with the solar access guidelines of the Apartment Design Guide. The findings concluded, generally, there was both no overshadowing (Experiment Farm Protected Area or Conservation Area) as well as minor overshadowing. This was undertaken by the submitter to determine compliance, with Gateway Conditions 1(k)(ii) and 1(j)(iii).

The Density and Overshadowing Report concludes that the submitter's proposal meets the requirements of the Gateway condition and that additional overshadowing is minimal, with the shadow cast by the additional height generally falling within the shadow of the incentivised development controls projected in Overshadowing in the Parramatta CBD – Technical Paper.

Council officer's response:

- The subject property is ideally located in close proximity to Parramatta Railway Station and is of an ideal size (approx. 2200sqm) to support ongoing commercial uses. It is noted that the site currently has a 10 storey office tower situated on it and is also located directly adjacent to the Eclipse Office tower.
- The submitter's Economic Review does not provide evidence of an economic imperative to amend the land uses on the site. No argument expresses that the current commercial uses on the site have become unviable. As well, no evidence has been provided that the landowner is experiencing prolonged vacancy rates. Therefore, the submitter's Economic Review does not support a view that the B3 zone is unviable. It simply articulates that it is less viable, given the softening commercial market. Given that CBD PP is a long term plan, future market cycles which favour office development would make this site ideal for future significant office development.
- Council has tested the height proposed in this submission in its own *Supplement to the Overshadowing Technical Paper* (April 2021), the results of which show minimal impacts in terms of overshadowing that still meet Council's benchmark thresholds for sunlight access to open spaces and the HCAs to the south. Therefore, there may be some merit therefore in supporting additional height for this site.
- Under the terms of the CBD PP, sites zoned B3 Commercial Core have access to unlimited office space FSR, within the height constraints. On this basis, the requests to increase FSR controls or access Opportunity Site FSR are not necessary in this case given its proposed zoning to B3. However, given the results of the overshadowing analysis, there may be merit in further investigating increased height to allow the site to achieve a higher office tower and therefore more jobs in an ideal location.
- Given that the proposed 192m height limit in the submission is greater than a 10% difference to what was exhibited, this is a significant policy change that would require re-exhibition. As a result, investigation of a potential height increase would occur at a later stage as part of a separate planning process (under Decision Pathway 3).
- In conclusion, the submitter's:
 - Zoning change and FSR increase requests are **not supported** - **Decision Pathway 2**.
 - building height request has merit for further investigation - **Decision Pathway 3**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation. Undertake further investigations at a later stage into a potential increase to the height control.

48. Land at 179 Church Street, Parramatta (No. 298A and 298B)

Council officer recommendation: **Decision Pathway 2 – Not support**

The CBD PP (as exhibited) proposes the following major controls:

- B4 Mixed Use zone.
- a base building height of 28 metres with no incentive height.
- a base FSR of 3:1 with no incentive FSR.

Submission Summary:

- These two submissions have been combined as a single submission. Both submissions were prepared by A Plus who represent the landowner of the site at 179 Church Street. The site is approximately 250 sqm in area.

Note: See also submission No. 267 affecting both sites at 179 & 181 Church Street.

- The submission constitutes a visual based 6 page design concept. There is no supporting text that explains the design or planning reasons for the changes.
- The submitter requests a 200 metre building height across the entire site consistent with the 4 Parramatta Square building. No information is provided in relation to any corresponding FSR.
- The future development scenarios for 181 Church St to be developed by itself would isolate the subject site (179 Church St) resulting in a poor urban outcome. Thus, recommends the inclusion of a minimum site area requirement clause to ensure a consolidated development outcome is achieved rather than isolating the subject site. The minimum site area would include the total area for 181 Church St and subject site (179 Church St), i.e. 2,173 m2.

Council officer's response:

- The proposed changes are not adequately justified. They are not substantiated by any technical traffic, access, economic, engineering, or detailed design analysis.
- The Urbis Study (2015) recommend that sites such as 179 and 181 Church Street which adjoin State heritage items and are located within a significant landscape setting should not be identified with a 10:1 FSR.
- The submission from the Heritage NSW Office received in response to Gateway condition 4 says:
 - *Height and FSR controls should remain consistent with the existing controls in Council's LEP for significant SHR items, such as St John's Anglican Cathedral, the Catholic Institutional Area in North Parramatta, sites adjoining Lancer Barracks and sites to the north and west of St John's Cemetery.*
 - *It is recommended that solar access be maintained to State and National Heritage items/place, including Prince Alfred Square, Centenary Square and St John's Church, Hambledon Cottage, Elizabeth Farm and Experiment Farm Cottage.*
- Council's City Design team note that Centenary Square is a significant place in Parramatta and a vibrant place for passive recreation. The Square is surrounded by important spatial relationships between St John's Cathedral and grounds, Parramatta Square, the Church Street alignment, and the Church Street view corridor. Past studies presented to Council, as well as protection of views to St John's Cathedral, have informed this position on the Church Street view corridor and organisation of height around civic space.

The purpose of the Church Street view corridor created by the controls in the CBD PP and the forthcoming DCP is to elevate the spatial significance of Church St as the north/south spine of the city as well as to preserve Church Street views to St John's Cathedral and beyond. It follows that a consistent maximum building height along the entire axis up to the Cathedral is necessary. Council officers consider that it is important the Cathedral spires are not seen with building directly behind them, but with views to the sky. Therefore, it is important to retain the FSR of 3:1 and HOB of 28 metres at 179 and 181 Church Street with all future development along Church Street and surrounding Centenary Square and the grounds of St John's present as a street wall with tower setback.

Furthermore, a tower located at 179 or 181 Church Street would fall wholly within the proposed Church Street View Corridor, and the tower's offset to this axis will be noticeable when viewed from Centenary Square. This would severely disrupt the spatial balance and scale relationships of Centenary Square. Also, it is important to create a consistent urban edge, at the scale of a street wall, to Centenary Square and the grounds St John's Cathedral. A tower to the ground would not be supported in this location as it would offer poor sensitivity to heritage and an inappropriate response to historically significant public space.

All future development along Church Street and surrounding Centenary Square and the grounds of St John's should present as a street wall with tower setback. It would therefore be unacceptable to consider a tower redevelopment of a narrow site at the Queensland Arcade.

- The submitter's proposed amendments into the CBD PP post exhibition are substantial and considered too significant as they would require re-exhibition of the CBD PP.
- Since Council's LSPS and Local Housing Strategy demonstrate the City is delivering dwelling numbers well above what is required for the year 2036, the additional dwelling yield that would be realised by the submitter's proposed changes are not needed. As well, since the LSPS demonstrates the City will exceed the higher target jobs for 2036 by some 3,000 jobs, the proposed additional commercial floorspace is not required to deliver additional jobs for the City.
- In conclusion, the submitter's requests are **not supported**.
- **Action:** No amendments are required to the CBD PP, draft LEP instrument and/or Draft LEP Maps to be forwarded to DPIE for finalisation.

APPENDIX E – PUBLIC AUTHORITY AND SERVICE PROVIDERS SUBMISSIONS

This document summarises the submissions received from **Public Authorities and Service Providers** during the exhibition of the CBD PP, in order to satisfy Condition 4 of the Gateway Determination and the list of agencies to be consulted was vetted by DPIE. A total of **12 submissions** were received in this category and they are summarised below with each having a corresponding Council Officer response. Table 1 summarises the submissions from Public Authorities and Service Providers (Submission No.s P-1 to P-10) and Table 2 summarises the submissions from Condition 4 Organisations (Submission No.s O-1 to O-2).

On 15 June 2021, Council endorsed the Planning Proposal with changes affecting the outcomes for the Roxy Theatre site and the Phillip Street Block including the site at 60 Phillip Street. An explanatory note is provided in the submission summaries below affected by Council's resolution. Submitters should rely on the endorsed position that retains the exhibited draft controls for both the Roxy Theatre and the Phillip Street Block. For a copy of the relevant parts of the Council Resolution, please refer to section 4.6 of the Community Engagement Report.

Table 1 – Condition 4 Public Authorities and Service Providers

Respondent & Submission no.	Summary of submission	Council Officers' response
Commonwealth Department of Agriculture, Water and the Environment (Submission No. P-1)	Considers that the proposed controls have taken into account the key areas of interest to the Department such that the Conservation Agreement will not be impacted. This includes the World Heritage listed Old Government House and Domain and the 'Conservation Agreement for the protection and conservation of the World and National Heritage values of the Australian Convict Sites, Old Government House and Domain, Parramatta'.	Noted.
Heritage NSW (Heritage Council) (Submission No. P-2) 30/10/2020 [original submission dated 15/06/2020]	Heritage NSW, as delegate of the Heritage Council of NSW, requests Council consider the issues raised in the submission dated 15 June 2020 from Heritage NSW on the amendments to the Planning Proposal.	<p>The submission from Heritage NSW dated 15 June 2020 was received in response to the pre-exhibition consultation with public authorities consistent with Condition 2 of the Gateway determination issued by DPIE in December 2018. Council Officers invited comments from public authorities including Heritage NSW between 19 December 2019 and 10 February 2020 on the version of the CBD PP endorsed by Council on 25 November 2019. Following this, Council notified DPIE of amendments to the CBD PP in response to issues raised by the public authorities that had responded during the Condition 2 pre-exhibition consultation phase.</p> <p>As the submission from Heritage NSW dated 15 June 2020 was received outside the required timeframe, Council was not able to consider the submission as part of its revision of the planning proposal at the time because the Planning Proposal was already with the Department for review. Heritage NSW were advised at this time that the matters raised in their submission would be addressed by Council as a part of the formal public exhibition period (Condition 4 of the Gateway determination).</p>

Respondent & Submission no.	Summary of submission	Council Officers' response
	<p>Recognises that one of the stated objectives of the CBD PP is to protect and manage the values of Parramatta's Local, State, National and World Significant European and Aboriginal heritage items, HCAs, places and views.</p> <p>Council should ensure the requirements of the Conservation Agreement are met and if necessary make changes to the Planning Proposal to address these.</p> <p>Recognises that the CBD PP does not propose changes to the planning controls for the World Heritage listed Parramatta Park, Old Government House and the Government Domain; however, raises concern that this area is within the boundary of the CBD PP and considers it misleading. Recommends the maps are amended to excise the stated area from the CBD PP.</p>	<p>Notification that the Planning Proposal could proceed to public exhibition was outlined in the Department's letter to Council dated 27 July 2020 and included a requirement that, "Council will consider this submission (from Heritage NSW) following public exhibition of the proposal."</p> <p>Therefore, as required by the Department and requested by Heritage NSW and consistent with Condition 4 of the Gateway determination, the issues raised in their submission dated 15 June 2020 are addressed in this table as follows.</p> <p>Objective 9 of the CBD PP is to protect and manage the values of Parramatta's Local, State, National and World Significant European and Aboriginal heritage items, HCAs, places and views. Council officers confirm that there are no proposed changes to the World Heritage listed items described in this submission and including land protected by the existing Conversation Agreement.</p> <p>The CBD Planning Proposal maintains consistency with the existing Conservation Agreement by explicitly identifying the Park Edge Highly Sensitive Area (designated as "Area A" on the Special Provisions Map) and ensuring the current controls under Parramatta LEP 2011 will continue to apply to the land.</p> <p>Council officers disagree with Heritage NSW's position that 'Parramatta Park and the Park Edge Highly Sensitive Area and certain land on the fringes of the Parramatta City Centre' shown as "Area A" on the Special Provisions Area Map should be removed from the CBD PP boundary. The inclusion of this land in the CBD PP is technically necessary to preserve the existing planning controls.</p> <p>The land within Parramatta Park and the Park Edge Highly Sensitive Area cannot be excised from the CBD Planning Proposal as Part 7 of Parramatta LEP 2011, some clauses of which will be amended by the CBD Planning Proposal, already applies to the land. In order to preserve – or "grandfather" – the existing controls, the land is identified as "Area A" on the Special Provisions Map and the new clause 7.6M replicates the existing clauses that would otherwise be amended. The clauses that are proposed to be amended by the CBD Planning Proposal also explicitly exclude their application from land designated "Area A" on the Special Provisions Map, thereby ensuring the terms of the Conservation Agreement are upheld.</p>

Respondent & Submission no.	Summary of submission	Council Officers' response
		<p>Based on the above, the recommendation of the Agency to remove Parramatta Park and the Park Edge Highly Sensitive Area and certain land on the fringes of the Parramatta City Centre is not supported and no changes to the Planning Proposal are required.</p> <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.</p>
	<p>Raises concern about the proposed incentive FSR and height controls and potential adverse impacts from the intensification of development in the vicinity of State and National Heritage items/places and Council's Local heritage items and HCAs.</p> <p>Recommends Council develop guidelines as to what constitutes an appropriate transition and require new development to demonstrate an appropriate transition to heritage items and HCAs. Heritage NSW provides examples of transition including setbacks at higher levels of buildings, modulation of form and heights to prevent the creation of a continuous wall of development, and buffer areas to National, State and Local heritage items and HCAs.</p> <p>No objection to the uplift of B4 Mixed Use sites; however, raises concern about the potential impacts of increased Heights and FSR on state and national heritage items/places, Local heritage items and HCAs, which could become overwhelmed or isolated by large scale development. As such, the use of incentive Height and FSR is not supported in these areas.</p>	<p>The CBD PP has been the subject of a series of Council commissioned heritage studies and subsequent draft LEP controls since 2015, including the Parramatta CBD Heritage Study (2015), Heritage study of interface areas (2017). In addition, separate heritage studies have been required by the Gateway Determination and Council resolution of 25 March 2019 including: Marion Street Precinct Urban Design and Heritage Study (2019); Church Street Precinct Urban Design, Heritage and Feasibility Analysis Study (2019); Review of Opportunity Sites Urban Design and Heritage Study (2019); and Overshadowing Technical Paper (2019, updated in 2020 and 2021).</p> <p>The findings of these studies have led to revised planning controls within the updated CBD PP, which have been required to demonstrate consistency with Division 9.1, Direction 2.3 (Heritage) of the Environmental Planning and Assessment Act 1979. This includes a new clause to require contextual analysis to inform transition. Clause 7.6k Managing Heritage Impacts requires development to demonstrate an appropriate relationship to heritage items and heritage conservation areas that responds positively to heritage fabric, the street and the wider area. This operates in addition to the standard heritage clause at Clause 5.10 and will be further supported through an additional level of detail in the forthcoming heritage section of the Draft CBD DCP.</p> <p>Based on the above, the recommendation of the Agency for land zoned B4 in areas where there are state and national heritage items/places, local heritage items and HCAs is not supported and no changes to the Planning Proposal are required.</p> <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.</p>
	Suggests height and FSR controls remain consistent with the existing controls in the Council's LEP for significant SHR items,	The exhibited maximum FSR and height of building controls have been informed by multiple heritage studies prepared to support the CBD

Respondent & Submission no.	Summary of submission	Council Officers' response
	<p>such as St John's Anglican Cathedral, the Catholic Institutional Area in North Parramatta, sites adjoining Lancer Barracks and sites to the north and west of St John's Cemetery.</p>	<p>Planning Proposal. In general terms, planning controls applying to land adjoining State Heritage Register-listed items has had regard to the significance of the heritage items – such as maintaining the existing Sun Access Protection surface and lower heights on sites to the north and east of Lancer Barracks.</p> <p>Council officers disagree however with Heritage NSW's position that proposed planning controls for the land to the north and west of St Johns Cemetery be consistent with the existing planning controls.</p> <p>It is Council Officer's position, supported by the Urbis Heritage Study (2015), that the proposed increase to the height of building control from 10m to 20m for this land while retaining the existing Floor Space Ratio of 1.5:1 is appropriate to facilitate narrower buildings and increase the separation and views to 'blue sky' space between buildings when viewed from within the cemetery.</p> <p>The Urbis Heritage Study (2015) recommended low building heights to reduce the impact on the cemetery and the CBD PP has consistently reflected these recommendations with the proposed 20m height control. Therefore, the request to maintain the existing height control for the land to the north and west of St Johns Cemetery is not supported.</p> <p>Based on the above, the recommendation that height controls remain consistent with the existing controls in the Council's LEP for sites to the north and west of St John's Cemetery is not supported and no changes to the Planning Proposal are required.</p> <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.</p>
	<p>Concern raised about potential increased overshadowing on Centenary Square and the State Heritage listed, St John's Anglican Cathedral. Heritage NSW recommend Council consider how to mitigate this to avoid any increase in overshadowing of this square.</p>	<p>Part of the land known as 'Centenary Square' contains two locally significant heritage items listed in Paramatta LEP 2011 (I651 and I654), and the whole of Centenary Square is located under the Sun Access Protection (SAP) surface for Parramatta Square. While the primary objective of the SAP is to ensure sunlight access to Parramatta Square is maintained, Centenary Square will also benefit from lower building heights because of the SAP's application. The application of the SAP surface, theoretically, would reduce the impact of overshadowing to the Square by limiting building heights to prevent additional overshadowing to the Parramatta Square Protected Area.</p>

Respondent & Submission no.	Summary of submission	Council Officers' response
		<p>St John's Anglican Cathedral (I01805) is located outside the Parramatta Square Sun Access Protection Surface (SAP). However, the application of height limitations under the SAP for buildings located directly to the north, northeast and northwest of the cathedral will mitigate the opportunities for significant overshadowing. In addition, Council's policy position to retain existing controls in the Parramatta Park Edge Highly Sensitive Area – designated 'Area A' on the Special Provisions Map – limits building heights to the west of Marsden Street. This Special Provisions Map consequentially, prevents tall buildings above 54m being constructed in the area, thereby mitigating the impact of overshadowing to the cathedral. Having noted that this is the impact from the Draft CBD PP it must be noted that a Site Specific PP for the St Johns Church Site endorsed by Council but yet to be publicly exhibited does have the potential to increase overshadowing of St Johns Square but that issue will be assessed and considered as part of the Site Specific Planning Proposal.</p> <p>Council officers consider that the SAP for Paramatta Square and height limitation for buildings under the SAP and within 'Area A' on the Special Provisions Map will avoid any increase in overshadowing of Centenary Square. Further, the location of the Square on the north-south spine of the Church Street corridor also aids in providing solar access to the Square.</p> <p>Based on the above, the recommendation that Council consider how to mitigate overshadowing of Centenary Square and St Johns Cathedral is not supported because it has been undertaken already and no changes to the Planning Proposal are required.</p> <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration.</p>
	<p>Supports the removal of incentives and retention of existing Height and FSR controls at the corner of Villiers Street and Church Street because it avoids overshadowing of Prince Alfred Square and St Patrick's Cathedral, and retains the prominence of the Church Street precinct.</p> <p>Supports the proposed controls for the Church Street Precinct to managing new development in the Church Street Precinct.</p>	<p>Supporting comments noted.</p>
	<p>Considers the amalgamation of sites may have positive impacts as a means of transferring unrealised heritage floor space. Where</p>	<p>Council officers support this position and consider that the new planning provision recommended in the HAA Heritage Study of</p>

Respondent & Submission no.	Summary of submission	Council Officers' response
	<p>Local heritage items are amalgamated, the item should be retained and conserved as an independent streetscape element. This includes the retention of historic curtilage, setting and subdivision patterns; while the amalgamation of lots should not result in the isolation of heritage items.</p>	<p>Interface Areas Study in 2017 (Cl. 7.6K Managing heritage impacts) that requires development in the Parramatta City Centre to demonstrate an appropriate relationship to heritage items and heritage conservation areas that responds positively to heritage fabric, the street and the wider area, addresses the issue of heritage items being retained and conserved as independent streetscape elements.</p>
	<p>Recommends solar access be maintained to State and National Heritage items/places, including Prince Alfred Square, Centenary Square and St John's Church, Hambledon Cottage, Elizabeth Farm and Experiment Farm Cottage.</p> <p>Part of the Harris Park HCA which is bounded by Station Street East and Wigram Street been identified as vulnerable to overshadowing. Recommends appropriate maximum building heights and setbacks to protect solar access to Harris Park HCA and the individual heritage items within it.</p> <p>Recommends further solar modelling for future development applications to minimise overshadowing as a result of tower development in the Parramatta CBD.</p>	<p>The CBD PP protects solar access to nominated protected areas and Sun Access Protection (SAP) surfaces and have been applied to key areas for nominated times as determined on 21 June (mid-winter) (cl. 7.4 Sun Access Protection) being:</p> <ul style="list-style-type: none"> - Part of Prince Alfred Square – between 12 noon and 2pm; - Parramatta River Foreshore (southern bank) – between 12 noon and 2pm; - Parramatta Square – between 12 noon and 2pm; - Lancer Barracks – between 12 noon and 2pm; - Jubilee Park – between 12 noon and 2pm; and - Experiment Farm – between 10am and 2pm. <p>Overshadowing testing revealed that overshadowing impacts to Hambledon Cottage and Elizabeth Farm would only occur in the late afternoon – from 3pm onwards on 21 June. The introduction of the SAP for Experiment Farm limits building heights on the eastern part of the CBD, thereby reducing the potential impact to Hambledon Cottage and Elizabeth Farm.</p> <p>Testing to the Harris Park West Heritage Conservation Area (HCA) was undertaken in response to the Gateway Determination condition 1. (k) ii – Heritage Conservation Areas. One of the measurement criteria was to ensure properties in the HCA were able to achieve at least 2 hours of sunlight access between 9am and 3pm (non-contiguous) on 21 June. The controls, as exhibited, resulted in about 75% of the parcels in the HCA achieving this benchmark. This was deemed to be an acceptable degree of overshadowing bearing in mind those properties that could not achieve the targets were located to the north of the HCA, often opposite mid-rise developments and closer to the existing high-rise developments located along Hassall Street.</p> <p>Council's current Development Application requirements include the need for solar modelling (overshadowing testing) where an increase in building height is proposed.</p>

Respondent & Submission no.	Summary of submission	Council Officers' response
		<p>Council officers consider that the proposed solar access provisions and surfaces as exhibited in the CBD PP (Cl. 7.4 and SAP Map) will reasonably protect solar access to the land and spaces identified by Heritage NSW.</p> <p>Based on the above, the recommendations of the Agency to retain undefined solar access to National and State items and place and also the Harris Park HCA are not supported and no changes to the Planning Proposal are required.</p> <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.</p>
	<p>Supports the amendments to the design excellence clause however, notes that a design excellence competition does not necessarily ensure there will be no heritage impacts. Heritage NSW recommend that Council ensure that design competitions respect, enhance and celebrate the heritage of Parramatta.</p>	<p>Council's design excellence competition process contains objectives and processes that address heritage matters.</p> <p>The objectives for Council's Architectural Design Competitions are sourced from PLEP 2011 and in relation to heritage require: that development in the Parramatta City Centre demonstrates an appropriate relationship to heritage items and heritage conservation areas that responds positively to heritage fabric, the street and the wider area.</p> <p>Specific heritage objectives as relevant to the proposal are also detailed in the Design Excellence Competition brief, while technical advisors (including heritage experts) are appointed to the provide technical assistance / advice to the Jury members.</p> <p>Council officers consider that these existing objectives and processes are reasonable to ensure Parramatta's heritage is respected, enhanced and celebrated when part of an Architectural Design Competition.</p>
	<p>Raises concern that the interface areas between the planning proposal and National, State and Local items/places and HCAs are vulnerable to new, large-scale development, which have the potential to adversely impact on heritage items, including overshadowing, deactivation of streets and smaller shopfronts and abrupt transitions in height and scale.</p> <p>Recommends Council introduce measures to reduce the listed impacts and ensure effective management through development application and detailed design processes. This includes the following mitigation measures: modulation of building envelope</p>	<p>Council officers consider that the interface areas have been appropriately considered in the HAA Heritage Interface Area Study (2017) and are supported by a new heritage clause (Clause 7.6K) to reduce heritage impacts. This includes requirements of any new development to provide a heritage impact statement or a conservation management plan, where applicable.</p> <p>The CBD PP will be supported by new DCP controls, including heritage controls and the mitigation measures identified by Heritage NSW will be considered in the drafting of the heritage section of the CBD DCP.</p>

Respondent & Submission no.	Summary of submission	Council Officers' response
	form to prevent a 'hard wall' effect, as well as human scale design, such as low-scale podiums and setbacks to upper tower levels of new development and expression of historic subdivision patterns in new development.	Heritage NSW will also be invited to provide feedback on the new DCP controls when they are on public exhibition.
	<p>Recommends identification and protection of significant view corridors within the Parramatta CBD through the planning proposal including significant views to and from individual heritage items, as well as HCAs.</p> <p>Recommends photomontages demonstrating the relationship between new development and nearby heritage items be provided during the DA process, and proponents identify mitigation strategies to reduce visual impact on heritage items.</p>	<p>The technical studies that informed the CBD PP reviewed identified view corridors and vistas across the CBD. These include Macquarie, Church, George and Hunter Streets, as well as views from within Parramatta Park and from Old Government House to significant elements, and views to significant buildings within the park edge.</p> <p>The Urbis Heritage Study (2015) provides recommendations to mitigate potential impacts to significant view corridors associated with the original town plan and road layout through DCP controls, and height limits in certain areas to preserve blue sky views.</p> <p>The HAA Heritage Interface Area Study (2017) also included a recommendation to compile a Parramatta CBD register of views that must be preserved and views to and from any adjacent heritage must be considered as part of any development.</p> <p>The Church Street Precinct Urban Design, Heritage and Feasibility Analysis Study (2019) and Review of Opportunity Sites Urban Design and Heritage Study (2019) also included recommendations to preserve blue sky views which are reflected in maximum height limits.</p> <p>Council officers support investigation of significant view corridors within the PDCP 2011, including consideration of DA requirements that include photomontages and mitigation strategies to reduce visual impacts on heritage items.</p>
Property and Development NSW and the Department of Education (prepared by Ethos Urban) (Submission No. P-3)	<p>The submission describes that the Minister of Education and Early Childhood Learning is the landowner of the site at 34 Hassall Street, Parramatta, being the former Rowland Hassall School site.</p> <p>Supportive of the proposed planning uplift for the site.</p> <p>Supports robust solar access protection controls to key locations such as parks and civic spaces.</p>	<p>Supporting comments noted.</p> <p>Land ownership noted.</p>
	Requests the CBD PP make clear that overshadowing is (to at least some extent) expected in a high density area such as the Parramatta CBD.	Draft Clause 7.4 Sun Access Protection makes clear the parameters and land to be protected from overshadowing and maps the protected spaces on the Sun Access Protection Map consistent with Condition

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	<p>Requests the CBD PP make clear that the maintenance of solar amenity to existing and future residential development in the CBD may be challenging to achieve in some circumstances.</p>	<p>1(j)(ii), (j)(iii), (j)(iv), 1(k)(ii) and Condition 1(o) of the Gateway determination for the CBD PP.</p> <p>Gateway condition 1(j)(ii) and 1(k)(ii) also required overshadowing impacts on heritage conservation areas and open spaces outside the CBD PP boundary to be tested and where required, maximum building heights (which includes the Incentive Height of Buildings control and any Design Excellence and/or High Performing Building) to be reduced.</p> <p>The Planning Proposal document describes the urban design research and technical studies undertaken to inform this CBD PP to address a range of issues including overshadowing and includes a comment about the need for urban intensification and integration of new development to be of an appropriate scale for the site, adjoining development and the wider city. Further, the PP describes that the need for compliance with SEPP 65 and the associated Apartment Design Guide, which includes specific solar access controls for apartments.</p> <p>To support the CBD PP, a DCP will be prepared for the Parramatta City Centre which will include controls for site width and built form to achieve standards of amenity in relation to solar access. The suggestions will be considered during the preparation of the DCP. Council officers will notify Property and Development NSW and the Department of Education when the draft DCP is on exhibition and invite their feedback at that time.</p> <p>The matters raised by the submitter are noted. One key outcome of the CBD PP is to facilitate the transformation of the Parramatta CBD into a CBD of metropolitan significance. Except for nominated areas that have been explicitly identified for solar access protection – such as Parramatta Square, Lancer Barracks, Parramatta River Foreshore, Jubilee Park, Prince Alfred Square, and Experiment Farm – the remainder of the CBD is not afforded specific protection from overshadowing. Consequently, the CBD PP implicitly accepts that overshadowing from existing and future development will likely have impacts on other development across the CBD and this is part-and-parcel of a growing and transforming CBD.</p> <p>The CBD PP recognises that future development must, as best as practicable, comply with SEPP 65 and the associated Apartment</p>

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		Design Guide; and adverse impacts on adjoining development are avoided or mitigated. This will be further supported by more detailed controls in a Development Control Plan to address impacts such as wind, solar access, building separation, amongst other matters.
NSW Environment Protection Authority (Submission No. P-4)	Generally supportive of the CBD PP.	Supporting comments noted.
	<p>The EPA acknowledge that the PP has positive features for promoting and delivering sustainable high performing buildings, however it appears design elements have not considered the effects of wind or issues associated with canyoning.</p> <p>The EPA states that the PP would benefit recognising the air quality protection principles for residential and other sensitive developments near busy roads that are outlined in <i>Development near rail corridors and busy roads – interim guideline</i>.</p>	<p>The effects of wind or issues associated with canyoning are matters considered appropriate for a DCP. These issues are often addressed via design excellence objectives for Architectural Design Competitions. Objectives in the competitions make reference to the existing DCP which require development to appropriately and positively respond to a range of environment impacts including wind. The suggestion to include controls to address the effects of wind or issues of canyoning will be considered during the preparation of the new CBD DCP. Council officers will notify the EPA when the draft DCP is on exhibition and invite their feedback at that time.</p> <p>Air and noise quality protection principles are beyond the scope of the CBD PP. It is noted that Parramatta DCP 2011 Section 3.3.4 Acoustic Amenity includes controls requiring the 'Development near Rail Corridors and Busy Roads Interim Guideline' to be taken into consideration, to minimise impacts of busy roads and railway corridors on residential and other sensitive development and this will be retained in the future version of the Draft DCP.</p>
	<p>The EPA describe that the management of noise is a key consideration in the planning of key sites across the CBD to deliver amenity outcomes sought in the Planning Proposal. The submission highlights the importance of adequate planning controls to identify and manage noise-based land use conflict issues.</p> <p>The EPA identify that noise control can be managed by applying a hierarchical approach to noise control. Further, careful planning for noise is also needed where night-time economies are being established or activated and mixed-use is being proposed.</p>	<p>Acknowledge the need for appropriate noise mitigation controls across the CBD that balance desired nightlife and activity with the needs and amenity expectations of co-located sensitive development and the community. These controls however are best placed in a DCP.</p> <p>The planning team is providing input into a project being undertaken by Council's City Strategy team to prepare a Night-Time Framework DCP. This team is currently working on controls relating to noise levels across the City of Parramatta LGA, including the Parramatta CBD. Council officers will notify the EPA when the draft DCP is on exhibition and invite their feedback at that time.</p>
	The EPA highlight the importance of the Parramatta CBD to support sustainability outcomes in the Central City District Plan and the "Our Living River" initiative for the Parramatta River.	Protection of waterways is a matter appropriate for the DCP. Parramatta DCP 2011 Section 3.3.6.1 Stormwater Drainage contains controls to require developments to address Water Sensitive Urban Design; while Section 4.3.3.7 City Centre Special Areas, part (m) Civic

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	<p>The EPA indicate that the Planning Proposal does not include information on how the design of key sites in the CBD will support actions to protect and improve the health and enjoyment of the District's waterways.</p> <p>The EPA encourage integrated water cycle management as this can provide a least cost approach. In this regard, the EPA support the provision of dual water pipes.</p> <p>Recommends consultation with NSW Health about dual water pipes and consultation with Sydney Water to better understand how the Planning Proposal fits with Sydney Water's Master Plans for wastewater servicing across Greater Sydney.</p> <p>It is the EPA's understanding that measures to support ongoing maintenance and monitoring of effective water management have not been considered in the supporting Infrastructure Funding Model Study.</p> <p>Proposed incentive schemes to encourage higher sustainability performance of buildings and places are supported.</p>	<p>Link Precinct includes a specific control for this key area in the CBD to ensure development has positive and innovative impacts on environmental outcomes including water quality of the Parramatta River.</p> <p>The recommendation to consult with NSW Health and Sydney Water in relation to dual water pipes is noted. Sydney Water provided a submission to the PP which supports the inclusion of the dual piping requirements.</p> <p>NSW Health were invited to provide comment on the CBD PP however, no formal submission was received during the exhibition period.</p> <p>Supporting comments in relation to higher sustainability performance of buildings and places are noted.</p> <p>The EPA's comments regarding water management measures as part of the Infrastructure Funding Model Study will be considered as part of Council's review work currently underway for the CBD Infrastructure Funding Framework. This work is expected to be reported to Council and then publicly exhibited in the next few months. Council officers will notify the EPA when the draft Infrastructure Funding Framework is on exhibition and invite their feedback at that time.</p>
	<p>The Planning Proposal would benefit recognising the <i>NSW Government's 20 Year Waste Strategy</i>, which is currently being developed. The <i>Strategy</i> will be a roadmap for NSW to transition to a circular economy.</p> <p>To support the <i>Strategy</i>, the PP would also benefit introducing the concept of a circular economy into the LEP and supporting controls to strengthen sustainability directions and includes a suggested definition:</p> <p><i>Circular Economy Infrastructure</i> focuses on facilities that collect used resources, reuse, repurpose or remanufacture materials and goods, to retain their productive value and prevent their disposal to landfill. Examples of circular economy infrastructure includes; reuse and repair facilities, sharing and leasing facilities, reverse vending machines, community recycling centres, collection points for producer responsibility schemes, material reprocessing and</p>	<p>Support the request to recognise the <i>NSW Government's 20 Year Waste Strategy</i> in the CBD PP by updating 3.4 Section D – State and Commonwealth Interest – waste management.</p> <p>Council officers will investigate the inclusion of the circular economy concept in the DCP together with the principles relating to waste management. Council officers will notify the EPA when the draft DCP is on exhibition and invite their feedback at that time.</p> <p>The additional definitions proposed by the EPA are not included within the <i>Standard Instrument (Local Environmental Plans) Order 2006</i>. Council cannot include additional definitions within the Dictionary to the LEP, in accordance with the requirements of Practice Note 11-003; but recommends the EPA consult with the Department to request inclusion of these definitions within the Standard Instrument, thereby making them applicable to all local planning instruments across the State.</p>

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	<p><i>remanufacturing, anaerobic digestion, washing or pelletising facilities, reverse logistics facilities.</i></p> <p>To help guide the design of building and urban typologies in relation to delivering a circular economy, the EPA propose the following definition:</p> <p><i>Circular Economy Design</i> <i>is a set of design principles applied to buildings, infrastructure and public domain precincts that maximise the circularity of the materials used in construction. This includes designing in a way where the materials can be easily identified for future recovery; designing buildings and infrastructure, so they can be disassembled or demolished in a way that will maximise the value of the recovered materials; designing public spaces and precincts to allow for the separation of waste materials in a way that will maximise their value; designing to maximise the inclusion of recovered materials.</i></p> <p>The EPA also proposed the inclusion of the following key principles:</p> <ul style="list-style-type: none"> - <i>Development is designed for effective waste and resource recovery by allowing for waste services to occur in a safe, seamless and timely manner: and</i> - <i>Systems are designed to maximise waste separation and resource recovery and innovative and best practice waste management collection systems and technologies are supported where appropriate.</i> 	<p>Contamination assessment by Council for the entire CBD included a review of zoning changes and identification of certain development types that could potentially have contamination issues. Based on this analysis, Auto Alley was identified as a potential issue and consequentially Council commissioned the 2016 Preliminary Site Investigation Study. This Study demonstrated it was appropriate to rezone these properties given the change in zoning to permit residential and more intensive employment uses. SEPP 55 Contaminated Land will still require the contamination issue to be considered before any development consent is granted.</p> <p>The recommendations of this study have been incorporated into the CBD PP framework and in essence it requires consideration of this</p>

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		<p>issue as part of the development application process for a site in Auto Alley. Further, Section 10.7(5) certificates issued by Council now contain a notation that describes both JBS&Gs' reports (dated February 2016 and May 2019) as a relevant matter for relevant properties.</p> <p>Council's Development Control Plan and Contaminated Land Policy / Procedure establish the process for managing land contamination within the development assessment framework and it will apply to the entire area covered by the CBD PP not just Auto Alley. Strict adherence to the contaminated land policy and procedure is crucial during the assessment and approval of any development application within the study area to ensure land is suitable for the proposed use.</p> <p>The inclusion of DCP controls regarding a Site Audit for the Auto Alley Precinct will be investigated, and Council officers will notify the EPA when the draft DCP is on exhibition and invite their feedback at that time.</p>
Endeavour Energy (Submission No. P-5)	<p>States that Endeavour Energy urges applicants/customers to contact an electrical consultant prior to submitting DAs.</p> <p>Identifies sites owned by Endeavour Energy (7 Substations) and states that Endeavour Energy intends to ensure its network meets future challenges through integrating traditional network supply arrangements with distributed renewable generation and enabling the provision of energy storage capability to assure supply security.</p> <p>Recognises that Council's planning controls achieve a reduction in CBD peak electricity demand consistent with the strategy described in the point above.</p>	<p>All comments noted, no action required.</p>
Sydney Water (Submission No. P-6)	<p>Generally, supports Council's proposed measures for high performing buildings and dual piping for alternative water sources.</p> <p>Requests early and ongoing engagement with Council on precincts and sub-precincts for intensification of dwellings and jobs.</p>	<p>Noted.</p> <p>Supportive of ongoing engagement with Sydney Water to address appropriate mechanisms to support the increased population.</p>
School Infrastructure NSW as part of the	<p>Generally supportive of the overall direction and draft controls, including Clause 7.6G Arrangements for contributions to designated State public infrastructure.</p>	<p>Supporting comments are noted.</p> <p>Noted.</p>

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Department of Education (Submission No. P-7)	Requests SINSW be consulted on future development to which Clause 7.6G of the draft CBD PP will apply.	
	Identifies that a combination of asset and non-assets improvements across multiple schools may be required to accommodate projected enrolment demand.	Improvements to schools to meet increased enrolment demand are noted, however, are outside of Council's authority or responsibility and certainly beyond the scope of the CBD PP.
	<p>Requests DAs not be approved if they adversely overshadow government schools.</p> <p>Recommends compliance with sun access and overshadowing controls contained in the DoE School Site Selection and Development Guide and Educational Facilities Standards and Guidelines. This includes compliance with sun access and overshadowing controls contained to the School Guide and EFSG, which aim to ensure that:</p> <p>At least 70% of school spaces, including outdoor school play spaces, receive direct sunlight between 9am and 3pm in mid-winter; and</p> <p>Existing PV cells are protected; and</p> <p>Rooftop solar panels should not be overshadowed by surrounding development so they can successfully capture sufficient light to feasibly power the school.</p>	<p>Council officers sought clarification from SI regarding the solar access requirements, with a response provided on 9 December 2020 advising of the 2-hour metric to at least 70% of the school space for 2 hours or more between 9am and 3pm on 21 June.</p> <p>Overshadowing testing by Council officers indicates that:</p> <p>Parramatta High School and Bayanami Public School can achieve the Department's target of 70% sunlight access for at least 2 hours between 9am and 3pm on 21 June based on the controls proposed within the Parramatta CBD Planning Proposal.</p> <p>Arthur Phillip High School and Parramatta Public School cannot achieve this 2-hour target under existing controls in the current LEP (120m) or the new proposed controls up to 211m(RL) (or 243m(RL) including design excellence) located to the north, northeast and northwest of these schools. The increase in height and density proposed in the Draft CBD PP will not change the solar access outcomes for these schools given they would be overshadowed by buildings constructed under existing controls.</p> <p>To reduce the impact to the Arthur Philip and Parramatta Public schools, reductions in height controls of up to 60% of the exhibited heights will be necessary, which will result in a sizeable loss of employment-generating yield in the core of the Parramatta CBD. This, consequently, is inconsistent with the long-standing policy position of the Parramatta CBD Planning Proposal to facilitate employment-generating development and is not supported.</p> <p>Council officers will investigate this issue and notify the School Infrastructure NSW as part of the Department of Education when the draft DCP is on exhibition and invite their feedback at that time. Council officers believe this is an acceptable outcome given the dense urban environment and Central River City status of the Parramatta CBD.</p>

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		<p>Based on the above, the recommendations of the Agency as described below are not supported, and no changes to the Planning Proposal are required:</p> <ul style="list-style-type: none"> - DAs not be approved if they adversely overshadow government schools - Compliance with sun access and overshadowing controls contained in the DoE School Site Selection and Development Guide and Educational Facilities Standards and Guidelines. - Rooftop solar panels not be overshadowed by surrounding development so they can successfully capture sufficient light to feasibly power the school. <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.</p>
	<p>Generally supportive of Clause 7.6H on the basis that future developments that utilise incentivised controls, will not adversely overshadow government schools.</p> <p>To maximise the benefits of the Clause 7.6H, SINSW seeks to work with Council to utilise government schools for future community uses outside of school hours, subject to a Memorandum of Understanding between the parties.</p>	<p>As discussed above in the section relating to overshadowing, the proposed incentive controls cannot avoid overshadowing to Arthur Phillip and Parramatta Public schools without a significant loss to employment-generating capacity within the core of the Parramatta CBD arising from reductions of up to 60% from the Incentive HOB controls.</p> <p>The proposal to facilitate community use of government schools outside school hours is supported in principle as it provides an efficient use of existing resources to the community. This, in turn, will assist in provision of community infrastructure where the capability, design and capacity of the school facilities are compatible with the demands for providing local infrastructure.</p> <p>Based on the above and also the comments in the immediate row above, the recommendation of the Agency for developments to not adversely overshadow government schools is not supported and no changes to the Planning Proposal are required.</p> <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.</p>

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	Requests Council consider updating heritage listings and mapping to only reflect the elements of heritage significance, rather than the entire site.	<p>A consistent policy position of the CBD PP has been to not make changes to the heritage listing of items.</p> <p>Based on the above, the recommendation of the Agency for heritage listings be updated and mapping to only reflect the elements of heritage significance, rather than the entire site are not supported and no changes to the Planning Proposal are required.</p> <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.</p>
	<p>Infrastructure and initiatives within Parramatta CBD, to support the proposed growth that should be provided by Council includes the following:</p> <ul style="list-style-type: none"> • Provide a permeable, walkable network with safe crossing points, sufficient footpath width and pedestrian signal phasing to meet travel demand. Pedestrian signal phasing should: be automatic for pedestrian signals surrounding schools in the 1 hour before AM and 1 hour after PM bell times; and not have double phasing for pedestrian signals during an operational day. • Provide an updated bus servicing strategy to service projected growth (particularly in relation to large high school catchments). • Provide new and upgraded widened footpaths and through-paths supported with lighting, way-finding and mature trees, particularly around schools. • Provide additional pram ramps, bus shelters, kerb outstands and refuges crossings, particularly around schools. • Provide new and upgraded Shared User Paths and scooter/bicycle parking, particularly around schools. • Provide separated cycleways for George Street and Macquarie Street. • Implement lower vehicle speeds around sensitive land-uses, including schools. • Implement local area traffic calming, particularly around schools. 	<p>Public spaces are the enduring structuring spaces of a city and Objective 3 of the proposed amendments to PLEP 2011 set out in the PP document (Part 1 – Objectives or Intended Outcomes) is: <i>To encourage a high quality and activated public domain with good solar access.</i></p> <p>To achieve this objective, the CBD PP proposes built form controls (height and FSR) to control the building envelope and also requires active street frontage and solar access provisions to be met in specific locations. The DCP amendments being prepared to support the CBD PP will include additional detail to support the LEP controls and will address the interaction of buildings and public spaces.</p> <p>Some of these initiatives identified by School Infrastructure NSW will be addressed in the proposed DCP amendments, with the others addressed in separate policies such as the Integrated Transport plan (ITP), Council's Public Domain Guidelines and Cycling Strategy; or will be implemented via separate processes such as a DA, VPA or local infrastructure projects. There are also many matters that are outside Council's capability to directly provide – e.g. bus servicing strategies – other than as an advocacy role to relevant State Government agencies.</p> <p>Notwithstanding this, the list of infrastructure and initiatives in the submission are beyond the scope of the CBD PP but can be dealt with by other design and public domain management processes. Council officers will provide SINSW's submission to other relevant sections of Council for their consideration and consultation directly with SINSW. A number of these matters will also be addressed in a new Development</p>

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	<ul style="list-style-type: none"> • Improve pedestrian access to bus stops and provide higher bus priority on roads to decrease bus journey times. This includes for school buses. • Provide bus shelters for bus stops, including those adjacent to schools • To assist Council, SINSW can provide Council with depersonalised residential and enrolment boundary data. • SINSW can collaborate with Council to resolve travel demand through the pilot Parramatta Transport Walking Group. 	Contributions Plan for the CBD, which will be subject to a separate exhibition process.
	<p>Recommends that any future development contribution plan (under Section 7.11 or Section 7.12) considers the following:</p> <ul style="list-style-type: none"> • An exemption for government schools. This request is sought on the basis DoE, in conjunction with SINSW, provides essential social infrastructure for the direct benefit of the local Parramatta CBD community. • Requirements for public domain, transport and other infrastructure works required to support government schools in Parramatta CBD. • The collection of specific contributions from new residential developments surrounding government schools and key residential sites in the Parramatta CBD. This could be used to support, amongst other things, the provision of new public services including social education programs around active transport within the Parramatta CBD. 	Noted. These matters will be considered in the forthcoming review of the Infrastructure Funding Framework for the Parramatta CBD, which includes a new development contributions plan to facilitate delivery of transformative infrastructure to support the growth within the Parramatta CBD.
The Hills Shire Council (Submission No. P-8)	Supports the objectives of the CBD PP and role of Parramatta as the focal points for jobs in the Central River City.	Supporting comments noted.
	<p>Concern raised about the reduced car parking rates and public transport options between the Hills and Parramatta.</p> <p>Invites Council to discuss the potential for corridor and station options for mass transit from Parramatta to Norwest.</p>	<p>This planning proposal replaces the majority of the existing car parking provision in clause 7.3 in the Parramatta LEP 2011 with a new car parking provision based on similar provisions in Sydney LEP 2012. This was based on sustainable transport policies to minimise car parking in the Parramatta CBD due to adverse transport impacts associated with increased development.</p> <p>Council officers believe the reduced car parking rates are an acceptable outcome given the urban environment and Central River City status of the Parramatta CBD, and agree that opportunities to</p>

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		<p>improve public transport capability and connect residents within 30 minutes to jobs, education etc is critical.</p> <p>Council officers worked with TfNSW and the RMS to deliver the Strategic Transport Study and this partnership continues through the delivery of the mesoscopic model and ITP, and is expected to be placed on public exhibition soon following endorsement by Council on 26 April 2021 for public exhibition.</p> <p>The Parramatta CBD Integrated Transport Plan is a strategic plan to address the transport challenges through the development of a clear framework for the future planning and development of the transport system to better connect Parramatta CBD as the metropolitan centre of the Central River City to all parts of Sydney including The Hills Shire.</p> <p>Council officers welcome the opportunity to discuss corridor and station options for mass transit from Parramatta to Norwest with The Hills Council and will invite The Hills Council to make comments on the ITP when it goes on public exhibition.</p>
<p>Environment, Energy and Science Group (State Government Agency) (Submission No. P-9)</p>	<p>The inclusion of the proposed Floodplain Risk Management Map for the CBD area is noted. This includes the new clause 7.6L – Floodplain risk management.</p> <p>EES considers the amendments and analyses in these reports are reasonable. However, EES highlights that all matters regarding flood evacuation, community education and awareness and sheltering in place are the primary responsibility of the NSW SES and its endorsement is considered essential.</p> <p>EES would welcome an invitation to any meeting between Council and SES.</p> <p>The Flood Planning Clause 6.3 in the PLEP is reasonable and consistent with the typical clause currently used by councils in NSW when no flood maps are included in the LEP. However, this clause may need revision following finalisation of the draft Flood Prone Land Package.</p> <p>EES recommends Council ensures its relevant Flood Studies and Floodplain Risk Management Studies and Plans incorporate the likely impact of climate change due to sea level rise and rainfall intensity.</p>	<p>The State Emergency Services (SES) have not made any formal submissions to date despite contact being made via the statutory requirements of the Gateway determination Conditions 2 and 4 to invite a submission.</p> <p>Should the SES provide a submission after the CBD PP is endorsed by Council, Council will rely on the DPIE to address any matters arising from a late submission.</p> <p>Council has provided to DPIE a copy of all submissions received from Public Authorities to the exhibition of the CBD PP and has specifically mentioned to DPIE the willingness of the EES to be part of any meeting between DPIE, SES and Council.</p> <p>Council officers note the comment in relation to the draft Flood Prone Land Package, and also the comments with regard to Council's Flood Studies and Floodplain Risk Management Studies and Plans. Council is currently undertaking additional flood modelling of Parramatta LGA including the Parramatta CBD that considers the likely impact of climate change due to sea level rises. The outcomes of this modelling will further refine development guidelines and Flood Planning.</p>

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	<p>EES recommends using the 0.5% and 0.2% AEP events as a proxy to the impacts due to increase in rainfall intensities. Future development should be designed to include any climate change increase. The 0.5m freeboard should not be eroded to account for climate change impacts.</p> <p>EES highlights that, if a change in roughness due to re-vegetation occurs the impacts on the flood behaviour should be considered.</p>	<p>In relation to the draft Flood Prone Land Package, this is an initiative of the State Government that was exhibited in June 2020. This policy is currently under consideration by DPIE. Council awaits any advice from the Department about this issue in relation to the CBD PP. The CBD PP does not amend Clause 6.3 but includes the additional Clause 7.6L to address the intrinsic characteristics of flash flooding in the Parramatta CBD.</p> <p>The recommendation of the Agency that the SES endorse the proposed flood provisions in the CBD has not happened because a submission to Council from the SES has not been received and therefore Council will rely on the DPIE to address any matters arising from a late submission.</p> <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.</p>
	<p>EES notes that a nationally important Grey-headed Flying-fox camp occurs along the Parramatta River over several tenures, part of which occurs in the area affected by the proposed amendments. Any proposed amendments should not allow an intensification of use in the vicinity of the flying-fox camp or lead to either direct or indirect impacts on flying-fox habitat.</p>	<p>The Grey Headed Fox camp identified by EES is concentrated in 'Area A' on the Special Provisions Map.</p> <p>As the CBD PP notes, consistent with the Implementation Plan in the Parramatta CBD Planning Strategy 2015, the CBD PP does not propose changes to the planning controls applying to the area known as the 'Park Edge (Highly Sensitive)' area, identified as Area A on the Special Provisions Area Map - and supported by Clause 7.6M 'Parramatta Park and Park Edge Highly Sensitive Area and other fringe areas' because of an existing Conservation Agreement with the Commonwealth and State Governments regarding development in this area.</p> <p>As no intensification of the planning controls above that already permitted in PLEP 2011 is permitted via the CBD PP, further review of the controls is not warranted in relation to direct or indirect impacts on the flying-fox habitat.</p>
	<p>Any revitalisation of the Parramatta River foreshore should ensure the river and its riparian corridor are protected and enhanced for its biodiversity value.</p> <p>While the Parramatta River foreshore is currently largely devoid of vegetation, the foreshore area should be protected from</p>	<p>The entire southern bank of the Parramatta River extending from Marsden Street to the west and Harris Street (Gasworks Bridge) to the east is identified as a Protected Area with respect to solar access. This will limit building heights from development north of the river to prevent overshadowing of the southern bank.</p>

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	<p>additional overshadowing to mitigate impacts on the riparian corridor and future revegetation of it.</p>	<p>The recommendation of the Agency that the entire foreshore area should be protected from additional overshadowing to mitigate impacts on the riparian corridor and future revegetation of it beyond that already protected in the CBD PP is not supported and no changes to the Planning Proposal are required.</p> <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.</p>
	<p>EES does not consider hard pavement surfaces in the future to be an appropriate treatment of the riparian corridor as it does not provide for a cool green area to mitigate the urban heat island effect. Such an approach would be inconsistent with the Actions of the District Plan and the Environmental Sustainability Strategy 2017.</p> <p>The Planning Proposal should be amended to also provide opportunities described in the Central City District Plan including; opportunities to improve the necessary health and quality of the District's waterways; conserving cultural heritage; protecting and enhancing flora, fauna and urban bushland; promoting pervious surfaces and recovering and reinstating more natural conditions in highly modified waterways.</p>	<p>This is outside the scope of the CBD PP as foreshore upgrade works are guided by the River City Strategy and are permitted without consent under the Infrastructure SEPP.</p> <p>With regard to opportunities to improve the necessary health and quality of the District's waterways etc, these can be considered as part of the environmental and sustainability controls in the DCP e.g. Protection of Waterways.</p>
	<p>EES in its recent submission of 20 October 2020 on the new Local Environmental Plan for the City of Parramatta Local Government Area (ie the Harmonisation Planning Proposal) advised its preference is for riparian land in the Parramatta LGA to be zoned E2. The E2 zoning should also apply to the section of riparian corridor along the river within the CBD area.</p>	<p>See comment below.</p>
	<p>EES highlight that the Planning Proposal provides a great opportunity to include environmental protection measures for the Parramatta River and riparian corridor, including:</p> <ul style="list-style-type: none"> • rezone the riparian corridor along the Parramatta River from RE1 (Public Recreation) zone to E2 (Environmental Conservation) zone • increase the width of the riparian corridor along the river as the proposed higher density development along the river will significantly increase the usage of the corridor and place additional pressure on it in the CBD area 	<p>Council acknowledges the environmental intentions of the EES for the Parramatta River. That said, the current CBD riparian corridor is devoid of native vegetation or other significant habitat and the predominant function is for recreation and events consistent with the current RE1 zoning. The concrete channel currently has minimal ecological value and its predominant function is for recreation and events consistent with the current W2 (Recreational Waterways) zoning.</p>

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	<ul style="list-style-type: none"> amend the Natural Resources Biodiversity map in Parramatta LEP 2011 to map riparian land as 'Biodiversity' and/or amend the Natural Resources Riparian Land and Waterways map to include riparian land in the CBD area. <p>EES recommends the planning proposal includes environmental protection measures to protect and enhance the river and riparian corridor as:</p> <ul style="list-style-type: none"> the Parramatta River is identified as having biodiversity values and this includes within the CBD area the upper Parramatta River including within the CBD area is assigned the ranking of 'High' fauna value in the study Rapid Fauna Habitat Assessment of the Sydney Metropolitan Catchment Management Authority Area (DECC 2008) and there is significant scope to improve the habitat state and connectivity of this area. a nationally important Grey-headed Flying-fox camp occurs along the Parramatta River at Parramatta. 	<p>Council considers that the E2 (Environmental Conservation) zone is inappropriate for a high use public open space devoid of native vegetation as it is highly restrictive and prohibits development other than for environmental or flood mitigation purposes. Therefore, the request to rezone the riparian corridor along Parramatta River to E2 is not supported.</p> <p>Natural Resources Biodiversity &/or Riparian Land and Waterways Mapping only applies to privately owned land as higher protection already provided under RE1 / W2 zoning applied to CBD river foreshore corridor.</p> <p>Infrastructure SEPP overrides the LEP and permits Council as a public authority to undertake development for various recreational purposes, e.g. playgrounds and amenities, without consent regardless of the zoning or Natural Resources mapping.</p> <p>To address the issue raised by the EEC with respect to objectives, Council officers suggest that additional RE1 zone objectives related to protection and enhancement of ecological values e.g. To preserve and enhance tree canopy, wildlife corridors and natural habitat, including waterways and riparian vegetation, and facilitate public enjoyment of these areas be investigated as part of a future further planning Proposal.</p> <p>The recommendations of the Agency as described below are not supported and no changes to the Planning Proposal are required:</p> <ul style="list-style-type: none"> rezone the riparian corridor along the Parramatta River from RE1 (Public Recreation) zone to E2 (Environmental Conservation) zone increase the width of the riparian corridor along the river amend the Natural Resources Biodiversity map in Parramatta LEP 2011 to map riparian land as 'Biodiversity' and/or amend the Natural Resources Riparian Land and Waterways map to include riparian land in the CBD area. <p>Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.</p>

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	EES supports the proposed increase in greenery in the CBD to improve local biodiversity and mitigate the urban heat island effect but recommends the plant species used consist of a mix of local native provenance trees, shrubs and groundcover species from the relevant native vegetation community or communities that occurred in this area.	This issue is beyond the scope of the CBD PP. Council officers will forward the EES's comment to the relevant areas of Council that deal with plant selection.
	EES recommends specific amendments shown in italics to clause 7.6J Opportunity Sites part (8)(c)(xv) as follows, “(xv) the excellence and integration of landscape design. <i>All landscaping shall use a diversity of local native provenance species from the vegetation community that once occurred in the locality of the site</i> ”.	This detail in relation to landscaping requirements would be best dealt with as part of the preparation of a Draft CBD DCP.
Transport for NSW (Submission No. P-10)	Acknowledges the importance of the CBD PP including the Integrated Transport Plan (ITP); and supports the amendments to the planning controls including incentivised commercial FSR, and the transport related objectives and intended outcomes.	Noted.
	Identifies that there are number of critical items to resolve prior to finalisation of the Planning Proposal, specifically the ITP and the Special Infrastructure Contribution (SIC).	Noted. See comments below.
	Acknowledges the ITP is an integral component of the CBD PP and requires that it is completed to the satisfaction of TfNSW prior to the finalisation of the CBD PP. Modifications to the transport system necessary to deliver the vision outlined in the Planning Proposal area must be agreed with TfNSW.	Council will continue to work with TfNSW to ensure the post-exhibition version of the ITP is signed-off by TfNSW to progress the finalisation of the CBD PP. This is consistent with the Gateway Determination.
	In relation to the SIC, states the Greater Sydney Region Plan (GSRP, 2018) identifies that a SIC is required to deliver supporting regional transport infrastructure; and Council should not finalise the CBD PP until such time that a SIC applies to the rezoning area. In the absence of a SIC, TfNSW is concerned that satisfactory arrangements would require contributions be made on a case-by-case basis as subsequent Development Applications are assessed. In practice, this results in transport impacts of development being considered in isolation without consideration	The SIC is a State Government matter. As required by the Gateway Determination this planning proposal includes a new clause which requires satisfactory arrangements to be made for the provision of 'designated State public infrastructure' before the development of land for residential or commercial purposes. Council awaits further advice from the State Government about the SIC. Note: DPIE may consider this issue to be an unresolved Public Authority objection requiring closer consideration once Council has forwarded the Plan to DPIE for finalisation.

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	<p>of the cumulative impacts of all growth potential across the Parramatta CBD.</p> <p>Prefers consideration of a holistic contributions framework across the Parramatta CBD, to equitably distribute development contributions.</p>	
	<p>States that TfNSW is not in a position to comment on the proposed road widenings identified on the Land Reservation Acquisition Map and encourages Council to work with them on future amendments to the Parramatta DCP 2011.</p>	<p>Council notes that any additional analysis that may be required by TfNSW will not be completed prior to finalisation of the Planning Proposal. In the absence of the additional studies being finalised, Council will continue to liaise with TfNSW to ensure there are no delays with the finalisation of the PP.</p> <p>It is considered that the DCP may not be an appropriate control to incorporate LRAs within the CBD for any modes outside of pedestrians (that often only require a ground floor setback).</p> <p>Any Reservations required to support future transport aspirations that have not already been identified should follow a separate planning process.</p> <p>Council will continue to liaise with TfNSW to ensure the planning controls reflect the outcomes of the ITP and mesoscopic modelling and supports input from TfNSW on the future amendments of the CBD DCP.</p> <p>Note: In response to a submission from Mirvac, owners of 75 George Street and on account of further negotiations with the owner and TfNSW since the lodgement of their submission, the LRA Map has been amended to reflect an agreed footpath width on the eastern side of this property. This is detailed in Appendix D to the Community Engagement Report as well as in Table 3a in Appendix 4 to the CBD PP.</p>
	<p>Notes support for the proposed new maximum parking rates within Clause 7.3 (5) of the CBD PP and recognises that the ITP will help to refine these parking rates in the post exhibition phase.</p>	<p>Noted. Aside from the investigation of potential 'Category B' car parking rates to allow more on-site car parking at the northern and southern edges of the CBD, no further investigations are planned. Potential Category B car parking rates will be further evaluated as part of a secondary alternative planning proposal process. Consequently, there are no changes to the Planning Proposal at this time in relation to this recommendation.</p>
	<p>Requests the following amendments to the CBD PP car parking rates which they consider will have environmental and place making benefits:</p>	<p>The CBD PP will be supported by new DCP controls and new parking rates for coach, freight and servicing will be considered in the drafting</p>

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	<ul style="list-style-type: none"> ○ a requirement for the inclusion of passenger pick up and set down areas onsite, including "minimum" parking rates for coaches and point to point transport vehicles for hotels, serviced apartment and community facilities and similar types of development; and ○ inclusion of "minimum" parking rates for off street loading and servicing. 	<p>of the CBD DCP. TfNSW will also be invited to provide feedback on the new DCP controls when they are on public exhibition.</p>
	<p>Recommends proposed vehicle access points be located away the Parramatta Light Rail track, such as on a side street, rear street/lane or shared basement arrangement. Where there is no alternative recommends Council adopt minimal car parking rates (lower than the proposed "maximum" parking rates) and further incentives to ensure the safety and reliability of the Parramatta Light Rail operations is not compromised through vehicles crossing the tracks.</p>	<p>The location of vehicle access points for developments adjacent to the light rail route is a matter for consideration at the DA stage.</p>
	<p>Raises no objections to the proposed height and floor space ratios outlined in the CBD PP and identifies TfNSW owned assets in and around the Parramatta Railway Station.</p> <p>Supports the controls proposed for the Parramatta Station Precinct within the CBD PP, including the rezoning of Site A (located on vacant land between Argyle and Fitzwilliam Streets) to B3 Commercial Core, as it will allow for the economic and orderly development of an underutilised site in a highly accessible location within the Parramatta commercial core.</p> <p>In relation to Sites B and C being land between the Parramatta Railway Station and Station Street and the rail corridor (including Parramatta Station Precinct more broadly), TfNSW will be seeking to engage with Council about the future of these sites to explore how they can better contribute to Council's vision for the CBD whilst continuing to provide important transport services functions.</p>	<p>Noted. Council awaits further advice from TfNSW about Sites B and C and notes that any amendments will not be part of the CBD PP, rather a separate process.</p>
	<p>Supports the objective of the Active Street Frontages clause to attract pedestrian traffic; however, notes that consideration of the Australian Standards for bus interchange areas is required. This includes the bus bay requirements for Smith Street between George Street and Macquarie Street (on both the western and eastern sides), and requests that CBD PP incorporate a 3.5 metre bus bay and minimum 6-metre wide footpath to achieve the</p>	<p>The objective of Clause 7.6F Active Frontages is to promote 'uses' within buildings that attract pedestrian traffic along certain frontages in B3 and B4 zones such as retail and business premises. The clause does not relate to the footpath width, including near bus interchanges and bus stop.</p>

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	<p>relevant bus stop standards for both customers and buses as well as allow sufficient footpath width for pedestrians to pass the bus stop.</p>	<p>The request for bus bay and specific footpath widths in the CBD for Smith Street between George Street and Macquarie Street is unrelated to the Active Frontages Clause and a separate matter. Amendments to the footpath widths are considered at the DA stage when a site redevelops and considers any road reservations identified on the Land Reservation Acquisitions map or are negotiated with the applicant.</p> <p>The TfNSW requested reservation on the eastern side of Smith Street between Marsden Street and George Street is greater than what was exhibited with the Planning Proposal. Therefore, it is recommended that TfNSW conduct a separate process to identify an LRA in this location.</p> <p>Council is part of the discussions between TfNSW and the landowners of the sites on Smith Street between George Street and Macquarie Street in relation to TfNSW preference for space a bus bay.</p> <p>As noted above, Note: In response to a submission from the owners of 75 George Street and on account of further negotiations with the owner and TfNSW, the LRA Map will be amended to reflect an agreed footpath width on the eastern side of this property. This is detailed in Appendix D to the Community Engagement Report as well as in Table 3a in Appendix 4 to the CBD PP.</p>
	<p>Identifies future bus infrastructure is required along key strategic bus routes, including indented bus bays, when adjacent to bus lanes; and advises TfNSW will work with Council to identify bus bay infrastructure needs on a case-by-case basis; however, the CBD PP should also include provisions that would enable a vision for the Smith Street bus interchange as a place of high quality passenger facilities.</p>	<p>The identified bus infrastructure requirements are noted, and Council welcomes the opportunity to collaborate with TfNSW in relation this issue.</p> <p>Council understand TfNSW are currently preparing a study into bus infrastructure requirements for Smith Street and that any amendments to the planning controls as a result this work will be the subject of a separate planning process, and not part of the CBD PP.</p>
	<p>Suggests that the relevant LEP or DCP include design provisions for Macquarie Lane to enable a footpath width of at least four metres to accommodate the expected large volumes of pedestrians entering and exiting the Sydney Metro Precinct using this connection.</p>	<p>Council notes that the footpath requirements for Macquarie Lane are being considered in the Civic Link Block 2 study currently underway and is a matter considered appropriate for a DCP. Council officers will notify TfNSW when the draft DCP is on exhibition and invite their feedback at that time.</p>
	<p>Supports in principle the proposed allowable FSR and Building Height on sites located in close proximity to the Sydney Trains rail corridor, Parramatta Railway Station, and Harris Park Railway Station. TFNSW recommends that future potential applicants and</p>	<p>Noted. Matters raised are relevant at the DA stage and no changes are required to the Planning Proposal.</p>

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	<p>developers approach Sydney Trains early in the design process (as part of pre-DA discussion) to ensure that all relevant Sydney Trains matters of consideration are taken into account and are incorporated in the future design of the development.</p> <p>Notes that TAHE (Transport Asset Holding Entity) of NSW is a State owned Corporation and major landowner within Parramatta CBD, and requests where relevant, Council and developers liaise early with Sydney Trains, and throughout each stage of any development proposal adjacent to the rail corridor.</p>	
	<p>Identifies that O'Connell Street is mapped and zoned as SP2 – 'Classified Road' on the 'Proposed Land Zone Map and requests this is amended to reflect that O'Connell Street is a 'Classified Regional Road'. Similarly, identifies Parkes Street as a Classified Regional Road, however, notes this is not zoned or mapped SP2 – Classified Road.</p> <p>Advises Council that in accordance with Clause 10 of the Environmental Planning and Assessment Regulation 2000, the indicated SP2 – Classified Road zone along O'Connell Street requires TfNSW concurrence for the reservation of the land within an LEP. Further, advises that TfNSW has no records of providing concurrence to the indicated SP2 – Classified Road reservation along O'Connell Street and believe that the Land Zoning Map image is in error and needs to be corrected.</p> <p>Requests that the Authority of the State needs to be changed from "Roads and Maritime Services" to "Transport for NSW", and amendments will be required to Section 5.1 – Relevant Acquisition Authority within Parramatta LEP 2011.</p>	<p>Respectfully, Council officers believe that TfNSW is confusing the 'legal classification' and 'administrative classification' of roads. A 'Regional Road' is a type of 'Administrative Class'.</p> <p>Further information on this can be found by following the link below. https://www.rms.nsw.gov.au/business-industry/partners-suppliers/lgr/arrangements-councils/road-classification.html</p> <p>O'Connell Street is currently zoned 'SP2 Classified Road' and there is no proposal to change that zoning in the CBD PP and therefore a review of the zoning is not warranted.</p> <p>In relation to the requested amendments to Section 5.1 Relevant Acquisition Authority within Parramatta LEP 2011, Council officers note that these changes have already been made to Clause 5.1 of PLEP 2011. Therefore, no further changes are required to the PP documentation to address the request by TfNSW.</p>
	<p>Recommends an additional provision be included in the CBD PP instrument to require provision of a Travel Plan to further encourage mode shift away from private car usage and facilitate sustainable travel to commercial premises. Suggests that the new clause apply to:</p> <ul style="list-style-type: none"> - the Parramatta City Centre area, but not including "Area A" on the Special Provisions Area Map, 	<p>It is recommended the requirement for a travel plan be further evaluated as part of a DCP control.</p>

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	commercial premises, and mixed-use development but only where more than 600sqm of commercial premises is provided.	
	Considers that the land identified as Area A within Clause 7.6M that is not "parkland", is synonymous with the characteristics of the Parramatta CBD, and therefore requests that any new development on this land should have the same "maximum" parking rates as those identified in Clause 7.3 (5) and not those identified in Clause 7.6M (7).	Consistent with the Implementation Plan in the Parramatta CBD Planning Strategy 2015, this Planning Proposal does not make any changes to the planning controls that apply to the 'Park Edge (Highly Sensitive)' area on the western edge of the CBD adjacent to the World Heritage listed Old Government House and Domain. Council has an existing Conservation Agreement with the Commonwealth and State Governments regarding development in this area which includes both the 'parkland' and 'built' areas and for this reason, further review of the planning controls for this precinct is not warranted.

Table 2 – Condition 4 Organisations

Respondent & Submission No.	Summary of submission	Council Officers' response
National Trust of Australia (Parramatta Branch) (Submission No. O-1)	<p>Supportive of the approach to the Roxy Theatre that requires a maximum height of 18m.</p> <p>It is the understanding of the Parramatta Branch that the site has limited development potential due to heritage listings, recent decision of the Land and Environment Court and the theatre occupying the whole site. Based on this, the Parramatta Branch are seeking support from Council to rezone the site to SP1 Community Facility.</p> <p>The Parramatta Branch understand that rezoning the site to SP1 will place an obligation on the Council or State to 'ultimately purchase' the site. This will also place an obligation on the owner to negotiate within the framework of the Land Acquisition (Just Terms Compensation) Act 1991 rather than negotiate in a way that does not reflect the proper value.</p>	<p>The exhibited planning controls for the Roxy Theatre (69 George Street) were B3 Commercial Core zone, Base building height of 18 metres with no incentive building height (because of B3 zone), Base FSR of 10:1 with no Incentive FSR, Heritage notation reflecting the Roxy Theatre State Heritage Item No.I00711.</p> <p>The proposed base building height control of 18 metres with no incentive height was developed on the premise of ensuring the retention of the building's form and fabric and that any redevelopment would not compromise the heritage setting of the item. It was determined by relying on the site line in the OEH's Officer's report from the Land Environment Court (LEC) judgement (NSWLEC 1292). In particular, where the site line intersects with the bottom of the tower parapet on the front façade which equates to the pitch of the roof over the main building/auditorium.</p> <p>Notwithstanding this, Council Officers are of the view that the proposed changes (as exhibited) will not be progressed for the purposes of finalising the CBD PP. Instead, the existing PLEP 2011 height control will be applied in the planning proposal to be recommended for finalisation. Council Officers reiterate that this is not to be interpreted as a signal that a proposal with a tower form which would require part demotion of the theatre building is an acceptable proposal. Rather, this</p>

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		<p>is a temporary arrangement because of the review being undertaken by way of the Civic Link DCP work and also master planning for the block being undertaken by Sydney Metro for the new metro station in this block.</p> <p>Stage 2 of Council's Civic Link Precinct controls are progressing. Block 2 City Stage Smart Hub which is bounded by Smith, Church, Macquarie and George Streets comprises the Roxy Theatre site and is inclusive of the adjoining sites to the east at 71, 73 and 75 George Street. This block includes areas for social and creative gathering places to support cultural events and attractors in adjacent buildings. A future amendment to these controls is anticipated in late 2021 will provide detailed controls for this block and will address the public domain immediately adjoining the west and south of the site.</p> <p>The matter of the LEP building height control being deferred, will be applied to the site until the Civic Link DCP work and Sydney Metro master planning process has been resolved. To that end, the existing PLEP 2011 building height control, which relies on the SAP, will apply. It is the intention of Council Officers to return a building height consistent with the LEC judgment and therefore, Council Officers recommend amending the CBD PP documentation as follows:</p> <ul style="list-style-type: none"> - Draft planning proposal - Amend the PP explaining the reasons for the deferral but noting that this does not mean that Council supports a tower element over the site which is contrary to the LEC ruling. - Draft LEP Maps - Replace the 18-metre height notation with the existing PLEP 2011 SAP notation on the HOB Map. <p>In relation to the rezoning of the site to SP1, acquisition of the site by Council has not been considered previously. The rezoning requested by the submitter would place a significant financial impost on Council and the community to acquire the site arising from the application of the SP1 zone and consequential reservation of the land on the Land Reservation Acquisition Map pursuant to Sections 3.14(1)(c) and 3.15 of the Act.</p> <p>Any proposal to acquire the site would require separate Resolution of the Council and comprehensive due diligence consideration (including financial analysis) before progressing. Such a change is considered</p>

Respondent & Submission No.	Summary of submission	Council Officers' response
		<p>substantial and this type of request is beyond the scope of the CBD Planning Proposal.</p> <p>Based on the above, the recommendations of the Agency to retain an 18m maximum height limit and rezone the site to SP1 are not supported at this time and no changes to the Planning Proposal are required.</p> <p>Explanatory Note As a result of the Council Resolution on 15 June 2021, the Council response to the feedback on the Roxy Theatre pertaining to the building height has been amended to reflect the Council Resolution. In doing so, Council officers have reinstated the exhibited 18 metre building height control for the Roxy Theatre site (69 George Street) for the purposes of the PP being sent to DPIE for finalisation. The consequential amendments affect the Height of Buildings Map as well as the Planning Proposal including Appendices 2B (Revised Mapping) and 4 (which describes the changes to the planning proposal documentation); specifically, the Roxy Theatre site line item has been removed from Table 3a. Council Officers will undertake further investigations at a later stage that will confirm an appropriate building height for the site. Further investigations include <i>heritage investigations, to determine if this height could potentially be increased to respond to strategic planning work for Civic Link and Sydney Metro, and also to allow possible transition of the building to a larger, modern theatre venue.</i></p>
	<p>Concerned about the proposed planning controls and extension of the CBD along Church Street, North Parramatta from Parramatta River to Pennant Hills Road, particularly the impact on existing heritage items and HCAs.</p> <p>Oppose the extension of the CBD and “incentive maximum building heights” along Church Street, North Parramatta from the Parramatta River to Pennant Hills Road.</p>	<p>While it is acknowledged that the planning controls have changed to allow greater density under the CBD PP, the land north of Parramatta River either side of Church Street up to Pennant Hills Road has been part of the ‘Parramatta City Centre’ at least since Parramatta LEP 2007 came into force.</p> <p>The exhibited planning controls generally reflect the recommendations from the HAA Heritage Study of Interface Areas study commissioned in 2017. The proposed density in this area will also support the Government’s investment in light rail, which is currently under construction.</p>

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		Based on the above, the recommendation of the National Trust to exclude incentive height and FSR controls for along Church Street north of the River is not supported and no changes to the Planning Proposal are required.
	Concerns raised about the absence of a detailed DCP that corresponds with CBD PP and includes controls to protect the visual presence, curtilage and setting of heritage items and HCAs.	Noted. The significance of a corresponding DCP with the proposed LEP is not being understated by the CBD PP process. Council is currently working on the draft CBD DCP to ensure that the DCP is exhibited prior to the finalisation of the CBD PP. This will include detailed heritage considerations to guide future development.
	<p>Concerned about mapping heritage items on a separate map, and that height and FSR maps do not distinguish between heritage items and other properties. The Parramatta Branch are of the view that this suggests sites containing heritage items may achieve the height and FSR set out in these maps.</p> <p>Based on the above concern, the Parramatta Branch recommends clear development requirements be prepared for heritage items and nearby properties that adjoin heritage items or conservation areas.</p>	<p>All LEP maps are prepared in accordance with the Standard Technical Requirement for Spatial Datasets and Maps published by the Department of Planning, Industry and Environment. Inclusion of Heritage Items on the Height of Buildings or Floor Space Ratio Maps is inconsistent with these requirements. The only method available to distinguish sites of heritage significance is to deliberately reduce the height and floor space ratio controls, thereby constraining such sites and reducing the capability of those sites to realise future development potential by, for example, amalgamation with adjoining sites and transfer of yield while conserving or preserving the heritage item in situ. The contextual appreciation of heritage within the CBD is already addressed through the proposed Clause 7.6K.</p> <p>Council is currently preparing supporting DCP amendments that will include heritage controls and outline development requirements for heritage items and nearby properties that adjoin heritage items or conservation areas.</p>
	The Parramatta Branch question the expected urban form, given the 'conflicting' height and FSR that result from base to incentive controls and are unclear about the application of the height standards and the difference between the base and incentive controls.	<p>Council acknowledges that base and incentive height and FSR planning controls are a relatively new concept; however, are being applied to the Parramatta CBD via the CBD PP to support delivery of community infrastructure.</p> <p>Land zoned B4 Mixed Use and identified on the 'Incentive FSR Map' have a second FSR (known as the 'Incentive FSR'). Land zoned B3 Commercial Core and sites that have been the subject of a gazetted site-specific planning proposal and made a VPA contribution (in the case of residential development) will have one FSR as identified on the 'Floor Space Ratio Map'. The base and incentive height is applied in the same way.</p>

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		<p>The changing demographic profile and significant anticipated growth in jobs and dwellings will place further demands on Council to provide new or augmented existing infrastructure. To encourage the provision of community infrastructure, this planning proposal allows for increased heights and FSRs for certain sites where development addresses key community infrastructure principles in accordance with the updated clause 7.6H. Sites that do not want to take-up the mapped increase in height or FSR on the incentive maps, and rather develop in accordance with the mapped base FSR or height do not have to address these key community infrastructure principles.</p>
	<p>The Parramatta Branch do not accept the ad-hoc approach to approvals across the CBD and argue that applications should be rejected until the endorsement of the Planning Proposal.</p> <p>Despite maximum building heights, Heritage areas have been comprised, overshadowed and heritage listed buildings have been targeted for demolition.</p> <p>Resolutions that enable demolition of heritage items to "delist" an item is short-sighted and demeans the process that led to the listing.</p> <p>The Parramatta Branch identify that 6 SSPP ("spot rezoning" DAs) endorsed by Council in the past 12 months are inconsistent with the CBD PP. The SSPP include 470 Church Street, St Johns Cathedral, 8-14 Great Western Highway, 2 O'Connell Street, 33-43 Marion Street and 189 Macquarie Street.</p>	<p>Division 3.4 of the Environmental Planning and Assessment Act 1979 facilitates a process for planning controls to be amended through a site-specific planning proposal process, including by landowners or a third party on behalf of a landowner. Council officers acknowledge the concerns raised by the Branch; however, it is important to highlight that site-specific planning proposals, while assessed against the broader strategic framework for an area, are subject to a separate process outside of the CBD Planning Proposal process.</p> <p>The CBD PP does not propose any changes to the listing of heritage items, and DA processes that allow approval to be sought to demolish a heritage item are imbedded in the planning system, and are beyond the scope of the CBD PP.</p> <p>The status of the planning proposal's in question are described below and their consistency with the FSR and Height of Building (HOB) controls in CBD PP also noted:</p> <ul style="list-style-type: none"> - 470 Church Street – Mapped FSR and HOB controls notified on 19 Feb 2021 (PLEP Amendment 47) are consistent with the exhibited CBD PP. - 189 Macquarie Street - Mapped FSR and HOB notified on 4 Sept 2020 (PLEP 2011 Amendment 51) are consistent with the exhibited CBD PP. - 33-43 Marion Street – Mapped FSR and HOB notified on 26 Feb 2021 (PLEP 2011 Amendment 57) are consistent with the CBD PP. Note: Delisting of 37 Marion Street from Heritage schedule as part of the SSPP was not consistent with the exhibited CBD PP.

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		<ul style="list-style-type: none"> - 2 O'Connell Street (aka 5 Aird Street) – Mapped FSR and HOB controls notified on 1 April 2021 (PLEP Amendment 54) are consistent with the exhibited CBD PP. - 8-14 Great Western Highway – Draft FSR and HOB controls endorsed for public exhibition on 7 December 2020 are consistent with the exhibited CBD PP. - St Johns Cathedral site – Draft FSR and HOB controls endorsed in the DPIE's Gateway Determination issued on 8 September 2020 are generally not consistent with the exhibited CBD PP. The SSPP seeks to change the underlying zoning of this site which will reduce the amount of SP1 Special Activities zoned land and replace with a B3 Commercial Core zoning for the part of the site that doesn't contain the cathedral building. <p>With the exception of the SSPP for the St Johns Cathedral site, the other SSPPs identified by the Trust in their submission are consistent with the exhibited FSR and HOB controls in the CBD PP.</p>
National Trust of Australia (NSW Branch) (Submission No. O-2)	<p>The NSW Branch of the National Trust recognise that the CBD PP will deliver more jobs and dwellings than required by the LSPS. The Branch notes that this is accounted for as the LSPS targets are a 20-year vision of the Greater Sydney Commission, and the PP is Council's own 40-year vision.</p>	<p>The estimated jobs and dwellings anticipated to be delivered by the CBD Planning Proposal are derived from estimated floor space yields based on the planning controls within the planning proposal boundary after taking into account constraints and recent development.</p> <p>When assuming take-up rates of approximately 25,000sqm of commercial floor space (equating to the commercial building at 60 Station St) and 30,000sqm (or approximately 300 dwellings) per year, the additional capacity from the controls in the CBD Planning Proposal yields approximately 40 years of theoretical supply.</p> <p>Importantly, the CBD Planning Proposal predates the requirement to prepare the LSPS, therefore the estimated yields for a 20-year period from the CBD Planning Proposal informed the numbers in the LSPS for Parramatta CBD.</p>
	<p>Raises concern about the conservation of places across the CBD and recommends amendments to the Planning Proposal to better protect heritage items/areas. These areas are: Parramatta River, Church Street, Prince Alfred Square, Roxy Theatre, Centenary Square and Experiment Farm.</p>	<p>The intent of the new heritage clause (Clause 7.6K) is to manage heritage impacts and positively address heritage matters. The CBD PP will be supported by new DCP controls and Council officers will notify the National Trust when the draft DCP is on exhibition and invite their feedback at that time.</p>

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	<p>In relation to Parramatta River, it is considered that the heights of buildings and their setbacks adjacent the river need to acknowledge the cultural significance of this landscape and respect the historic landscape. The NSW Branch also recommends the removal of 68-96 Phillip Street as an Opportunity Site be reinstated.</p>	<p>The need for further urban design analysis for the land parcels on the northern side of Phillip Street fronting the River between Smith Street and the Charles Street Ferry is supported and recommended to be considered as part of the 'Phillip Street Block Study'. This will include the site at 68-96 Phillip Street. Any recommended amendments to the planning controls as a result of further analysis would be part of an alternative planning proposal pathway to the CBD PP in 2021/2022.</p> <p>This further analysis will also consider the appropriateness of identifying sites within the area as Opportunity Sites as well as whether a Minimal Commercial Provision notation so these notations will be removed in the meantime. Until the further analysis is completed the existing planning controls under PLEP 2011 would continue to apply to the land within the Phillip Street Block.</p> <p>Explanatory Note</p> <p>As a result of the Council Resolution on 15 June 2021, the Council response to feedback on the Phillip Street Block (including 60 Phillip Street) has been amended to reflect the Council Resolution. The consequential amendments affect the Incentive HOB Map, the Incentive FSR Map, the Additional Local Provisions Map and the Opportunity Sites Map for the Phillip Street block, inclusive of the site at 60 Phillip Street returning the controls as exhibited. The consequential amendments also affect the Planning Proposal including Appendices 2B (Revised Mapping) and 4 (which describes the changes to the planning proposal documentation); specifically, the 60 Phillip Street and Phillip Street block line items have been removed from Table 3a.</p> <p>Consistent with the Resolution, Council Officers will <i>Not progress with the proposed "Phillip Street Block Street Study" and instead reinstate the draft controls for this block as per the exhibition version of the CBD PP</i>. Council officers will undertake further investigations at a later stage for 60 Phillip Street. The urban design investigations will <i>determine if additional bonus FSR (under the high performing buildings, unlimited commercial floor space and Opportunity Sites clauses) can potentially be achieved within the height established under the exhibition version of the CBD PP, despite its size of approximately 1,580sqm (i.e. less than the 1,800sqm normally required to meet these FSR bonuses), given this site's unique circumstances as an isolated site bound by three public roads and the river foreshore.</i></p>

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	<p>The height and FSR of buildings on Church Street north of the river should be limited to 24m.</p> <p>FSRs and Height of Buildings adjacent to heritage conservation areas should reflect heights and densities that conserve the heritage values and settings of the conservation areas.</p>	<p>The interface areas have been appropriately considered in the HAA Heritage Interface Area Study (2017). Appropriate management of heritage values and conservation areas will be managed through the LEP Clause 7.6K and further supported by detailed DCP controls. A solar access plane applies to land north of the river to provide solar access to the south bank of the river.</p> <p>Based on the above, the recommendation of the NSW Branch that building heights on Church Street north of the River be 24 metres are not supported and no changes to the Planning Proposal are required.</p>
	<p>The NSW Branch raises concern with the redevelopment of the McDonalds site (255-375 Church Street, Parramatta) and overshadowing of Prince Alfred Square.</p> <p>The NSW Branch describe that whilst the planning standards require 'no overshadowing of the southern half of the Park between 12pm and 2pm', the towers cast shadows across the northern portion and into the southern portion of the Park.</p> <p>Applying a protected period fails to respect and acknowledge the cultural significance of Prince Alfred Square. The protected period should not be limited to between 12pm and 2pm.</p> <p>All of Prince Alfred Square, as a place on the State Heritage Register and important public open space, should not be overshadowed.</p> <p>Allowing sunlight is critical to health and through the COVID-19 pandemic we have found that sometimes we need more space than expected.</p>	<p>Council officers consider that the significance of Prince Alfred Square has not been understated, the area is identified on the Sun Access Protection Map and is not to be overshadowed between 12:00pm and 2:00pm on 21 June. This is consistent with the Gateway Condition issued by the Department of Planning, Industry and Environment.</p> <p>Prince Alfred Square presently is not afforded any protection from overshadowing under Parramatta LEP 2011. The introduction of a Protected Area and associated Sun Access Protection (SAP) surface recognises the significance of the Square. Application of the Protected Area to include the northern portion of the Square would require building heights to be limited to lower than existing controls under PLEP 2011 – a retrograde step is not supported by Council officers. In addition, existing development to the north and northeast of the Square will already overshadow the northern part of the Square during the day – particularly the mid-morning and late afternoon. The Protected Area on the southern half recognises this and intends to provide protection to the remainder of the Square.</p> <p>Identifying the key period of 12 noon to 2pm recognises the role of Prince Alfred Square as a place for residents and workers in the area to enjoy, particularly during the middle of the day. This is consistent with other parks and civic areas throughout the CBD (i.e. Parramatta River Foreshore, Parramatta Square, Jubilee Park) and heritage items (i.e. Lancer Barracks and Experiment Farm). It is also noted that building heights north of Victoria Road are generally lower than other parts of the CBD and, therefore, also mitigate the impact of overshadowing to the Square.</p>

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		Based on the above, the recommendations of the NSW Branch that solar access to the whole of Prince Alfred Square be maintained are not supported and no changes to the Planning Proposal are required.
	<p>The NSW Branch support the retention of the Roxy Theatre as a heritage item and the 18m height limit. The decision recognises that the Roxy is a valued place on the State Heritage Register. It should be conserved in its entirety and presents an opportunity for a valuable cultural community asset in the future.</p>	<p>Supporting comments are noted and the Council officer response in relation to the existing height control under PLEP 2011 being maintained at this time for the Roxy site until the Civic Link DCP work and master planning for the new Sydney Metro Stop is completed, is the same as that outlined in the submission from the National Trust Parramatta Branch above.</p> <p>As such, the recommendations of the NSW Branch to retain an 18m maximum height limit is not supported at this time and no changes to the Planning Proposal are required.</p> <p>Explanatory Note As a result of the Council Resolution on 15 June 2021, the Council response to the feedback on the Roxy Theatre pertaining to the building height has been amended to reflect the Council Resolution. In doing so, Council officers have reinstated the exhibited 18 metre building height control for the Roxy Theatre site (69 George Street) for the purposes of the PP being sent to DPIE for finalisation. The consequential amendments affect the Height of Buildings Map as well as the Planning Proposal including Appendices 2B (Revised Mapping) and 4 (which describes the changes to the planning proposal documentation); specifically, the Roxy Theatre site line item has been removed from Table 3a. Council Officers will undertake further investigations at a later stage that will confirm an appropriate building height for the site. Further investigations include <i>heritage investigations, to determine if this height could potentially be increased to respond to strategic planning work for Civic Link and Sydney Metro, and also to allow possible transition of the building to a larger, modern theatre venue.</i></p>
	<p>Centenary Square is a significant place in Parramatta and is a vibrant place for passive recreation.</p> <p>The loss of heritage setting by allowing high towers so close to St John's Cathedral is concerning and will be further exacerbated if the</p>	<p>Council acknowledges that Centenary Square is a significant place in Parramatta and a vibrant place for passive recreation. The Square is surrounded by important spatial relationships between St John's Cathedral and grounds, Parramatta Square, the Church Street alignment, and Church Street view corridor. Past studies presented to</p>

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	<p>planning proposal for 195 Church Street, 65-79 Macquarie Street and 38 & 41-45 Hunter Street Parramatta is approved.</p> <p>FSRs and height of building limits around Centenary Square and its associated heritage items should reflect and protect the cultural value and sense of place that the square currently possesses and minimise and ameliorate any impacts on amenity such as loss of solar access and the creation of downdrafts.</p>	<p>Council, as well as protection orders on views to St John's Cathedral, have informed this position on the Church Street view corridor and organisation of height around civic space.</p> <p>The purpose of the Church Street view corridor created by the controls in the CBD PP and DCP is to elevate the spatial significance of Church St as the north/south spine of the city as well as to preserve Church Street views to St John's Cathedral and beyond. It follows that a consistent maximum building height along the entire axis up to the Cathedral is necessary. Council officers consider that it is important the Cathedral spires are not seen with building directly behind them, but with views to the sky. Therefore, it is important to retain the FSR of 3:1 and HOB of 28 metres at 179 and 181 Church Street with all future development along Church Street and surrounding Centenary Square and the grounds of St John's present as a street wall with tower setback. Council officers also recommend the Branch review officer comments in relation to Submission Nos. 73, 243 and 267 at Appendix D.</p> <p>Centenary Square is afforded sunlight access by being located under the Sun Access Protection (SAP) surface for Parramatta Square. Centenary Square, however, has never been identified as a Protected Area for sun access protection – compared to, for example, Parramatta Square or Lancer Barracks. Consequently, the controls for the CBD Planning Proposal cannot prevent additional overshadowing to Centenary Square. However the SAP surface for Parramatta Square will limit building heights to the north, northeast and northwest of Centenary Square, thereby reducing the potential imposing impact of very tall buildings immediately surrounding and near the Square.</p> <p>The heritage setting of St John's Cathedral is noted, and it is also noted that the Diocese itself is the proponent of an active site-specific planning proposal applying to 65-79 Macquarie Street, 38 and 45 Hunter Street, seeking the increases in height and density surrounding the cathedral. The CBD Planning Proposal will not modify the height or floor space ratio controls beyond those exhibited while the site-specific planning proposal is being separately considered. In the event that the site-specific planning proposal proceeds to finalisation and separately amends Parramatta LEP 2011, the CBD Planning Proposal, if not</p>

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		<p>finalised itself, will have to ensure its controls are updated to ensure consistency with any completed site-specific planning proposals.</p> <p>Wind impacts from tall buildings are an important issue and are being considered as part of the DCP amendments to support the CBD PP.</p>
	<p>HAA recommended extending the solar access protections to all day, not just 10am-2pm on 21 June.</p> <p>The Technical Paper found that extending the protected period to 'all day' would impact 205 parcels and require reduced heights.</p> <p>The NSW Branch have considered the Sun Access Protection Surface for Experiment Farm and have identified that there is an opportunity to expand the period of solar access between 2pm and 4pm. Therefore, the NSW Branch recommends further building shadow analysis be undertaken for Experiment Farm.</p>	<p>The overshadowing analysis undertaken by Council extensively tested solar access to Experiment Farm as required by the Gateway Condition 1. (j) iii.</p> <p>Section 4.3 of the Overshadowing Technical Paper considers extensions of the protection to Experiment Farm beyond 2pm. It noted that a 4pm envelope would extend approximately 1.5km across the entire CBD, finishing in Parramatta Park. It also notes that existing completed development penetrates the 4pm surface – including Sydney Water Headquarters in Smith Street, NSW Police Headquarters in Charles Street, 11 Hassall Street, 14 Hassall Street, 13-15 Hassall Street, 24 Parkes Street, 113-117A Wigram Street, 4 Parramatta Square. In addition, 6-8 Parramatta Square, currently under construction, would penetrate the 4pm surface. Any benefits of extending protection to 4pm are, consequently, already compromised by existing development and development under construction.</p> <p>Based on the above, the recommendation of the NSW Branch to protect solar access to Experiment Farm from 2pm to 4pm is not supported and no changes to the Planning Proposal are required.</p>
	<p>Supports the following:</p> <ul style="list-style-type: none"> Recommendation by HAA that heritage controls must be <i>included as part of any Design Excellence assessment involving or directly adjoin a heritage item....</i> Provisions to provide for the protection of historic streetscapes on Church and George Street. The removal of 182 George Street (State Heritage listed Harrisford) as an Opportunity Site. LEP amendments to Clause 7.6J Opportunity Sites to include additional heritage considerations. 	Supporting comments noted.
	<p>Recommends Council adopt Lucas Stapleton Johnson recommendations to amend the Design Excellence clause to include heritage considerations.</p>	<p>The recommendations are better placed in the DCP and therefore, no changes required to the Planning Proposal.</p>