



PLANNING PROPOSAL

55 Aird Street, Parramatta

Planning proposal drafts

Proponent versions:

No.	Author	Version
1.	Statewide Planning	July 2015
2.	Statewide Planning	March 2016

Council versions:

No.	Author	Version
1.	Parramatta City Council	May 2016 – report to Council
2.	City of Parramatta Council	August 2017 - Section 56(1) submission to the DP&E
3.	City of Parramatta Council	November 2019 – For re-submission to DPIE, noting new applicant is pursuing the development of a hotel development
4.	City of Parramatta Council	July 2020 – Incorporation of post-exhibition amendments relating to the minimum commercial floor space provision and design excellence bonus.

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INTRODUCTION

This planning proposal seeks to amend the *Parramatta Local Environmental Plan (PLEP) 2011* to modify the maximum building height and floor space ratio (FSR) controls that apply to land at 55 Aird Street, Parramatta. These amendments are sought with the intent to erect a mixed residential and commercial use tower.

This planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's, 'A Guide to Preparing Local Environment Plans' (April 2013) and 'A Guide to Preparing Planning Proposals' (October 2012).

Background and context

On 24 August 2015, Council received a planning proposal and supporting documents from Statewide Planning Pty Ltd for land at 55 Aird Street, Parramatta, see Figure 1. The legal description of the site is Lot 4 DP 310151. The site area is 658m² and currently contains a 2 storey commercial building with a vehicular right of way along the eastern boundary, providing access to the rear of the retail tenancies fronting Church Street. The site adjoins a Westfield loading dock and retail tenancies back onto the site, see Figure 2.



Figure 1 Location map



Figure 2 Street view of the site viewed from north east

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to enable the redevelopment of land at 55 Aird Street, Parramatta in accordance with the site's B4 Mixed Use zone for a hotel. The increased FSR and height controls proposed in this planning proposal will facilitate the growth of Parramatta's CBD.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta Local Environmental Plan 2011 (PLEP 2011)* in relation to height and FSR controls. In order to achieve the desired objective, the following amendments to *PLEP 2011* would need to be made:

1. Amend the **Height of Buildings Map** (Sheet HOB_010) from 36 metres to 80 metres. Refer to Figure 10 in Part 4 of this planning proposal.
2. Amend the **Floor Space Ratio Map** (Sheet FSR_010) from 4.2:1 to 10:1¹. Refer to Figure 11 in Part 4 of this planning proposal.
3. Apply a site specific provision so that a minimum ~~commercial~~ **non-residential**² floor space provision of 1:1 applies to the site (to be included as part of the 10:1 FSR).
4. Amend clause 7.14 to apply maximum car parking rates to the subject site.
5. **Apply a site-specific provision which limits the design excellence bonus achievable under CI 7.10 of PLEP 2011 to a maximum of 15%³.**

Notes

¹ Clause 7.2 of Parramatta LEP 2011 will continue to apply to the site. As such, the floor-space ratio sliding scale will reduce the effective floor-space ratio to 6:1 on the site. It is also noted that Design Excellence provisions under Clause 7.10 of the Parramatta LEP 2011 may allow for a 15% floor-space ratio bonus. Thus, the maximum floor-space ratio achievable on the site is 6.9:1.

² The Planning Proposal has been amended to clarify that the purpose of the minimum commercial floor-space provision is to encourage employment-generating uses in the case of a mixed-use development. This amendment has resulted in the minimum 1:1 commercial GFA requirement being amended to a minimum 1:1 non-residential requirement.

A key action of the Parramatta CBD Planning Strategy 2015 was the application of a minimum non-residential FSR on B4 Mixed Use site surrounding the B3 Commercial Core zone. The objecting of this action was to encourage additional employment-generating uses in the B4 Mixed Use and to provide vibrant economic activity and amenity amongst residential dwellings. Following advice from the Department, the Parramatta CBD Planning Proposal incorporated a 1:1 minimum commercial provision, as non-residential is not a defined term in the Standard Instrument LEP. Notwithstanding this, the intent of this control has not changed – Council is still seeking the provision of employment-generating uses surrounding the B3 Commercial Core zone.

The new landowner of the site is seeking to develop the site as a hotel which is an employment-generating use. However, a strict definition of 'hotel' under the Standard Instrument LEP would classify this land use as Tourist and Visitor Accommodation, not Commercial Premises. Council Officers do not believe that the intent of the minimum commercial provision is to

discourage other employment-generating uses which do not align with the strict definition of commercial premises and which are permissible in the B4 Mixed Use zone.

This amendment aligns with the objectives of the Parramatta CBD Planning Proposal and has been reflected in several recently-notified LEP amendments in the CBD. Further, as the amendment is of minor significance, a re-exhibition of the Planning Proposal is not warranted.

³ Subclause (8)(b) of Clause 7.10 of PLEP 2011 allows for a floor space ratio and height of buildings bonus of 25% for wholly non-residential buildings in the B4 Mixed Use zone. The Planning Proposal was exhibited specifying that only a 15% Design Excellence bonus would apply the site. Further the Parramatta CBD Planning Proposal does not proposed to retain the 25% design excellence bonus for non-residential development in B4 Mixed Use zone as alternative floor space ratio bonuses will be available for non-residential development in B4 Zones. Given this, it is not appropriate for the site to receive a 25% design excellence bonus.

Allowing the Planning Proposal to proceed without removing provisions which allow for a 25% floor space ratio and height bonus would be inconsistent with the controls proposed in the Parramatta CBD Planning Proposal and would not align with the material that was placed on public exhibition and subsequently reported to Council. As a result, re-exhibition would be warranted if the Planning Proposal is to proceed without a clause which caps design excellence bonuses at 15%.

2.1 Other relevant matters

2.1.2 Voluntary Planning Agreement

A VPA is being prepared which will provide a monetary contribution to go to public domain improvements in the CBD. The monetary contribution will be delivered only in the case that the site is developed for the purpose of residential development.

2.1.2 Draft DCP

A draft DCP will be required to deliver the finer details of the proposed building form. This will be assessed separately to the Planning Proposal

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

3.1 Section A - Need for the planning proposal

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

This Planning Proposal is not the result of any site specific study or report and is in response to an owner-initiated Planning Proposal. However, the Planning Proposal is consistent with the proposed floor space ratio adopted by Council for the site as part of the CBD Planning Proposal.

The CBD Planning Proposal stems from local and State government strategic plans including the NSW Government's *A Plan for Growing Sydney*, Parramatta City Centre Vision 2007 and Parramatta CBD Planning Strategy. Notably, *A Plan for Growing Sydney* states the Government will work with Parramatta Council to review expansion opportunities in the Parramatta CBD including updated building height controls and removal of barriers to growth to promote more efficient land use outcomes.

Consistently, these plans highlight Parramatta's role as Sydney's second CBD and as a key area for future development to cater for projected increases in the residential and working population of the region.

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

A planning proposal seeking to amend the *Parramatta LEP 2011* is the most effective way of providing certainty for Council, the local community and the landowner and allows for orderly and economic development of the land. The existing height and FSR standards would not permit part of the form of development envisaged in the planning proposal and would not allow the site to capitalise on its location within the Parramatta CBD.

3.2 Section B – Relationship to strategic planning framework

3.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Greater Sydney Region Plan - A Metropolis of Three Cities and the Central City District Plan, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.2 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

Greater Sydney Region Plan

On March 2018, the Greater Sydney Region Plan (the 'Plan') was finalised by the Greater Sydney Commission. The adoption of the Greater Sydney Region Plan will supersede A Plan for Growing Sydney as Sydney's overarching metropolitan strategy.

The vision of this Plan is built on the three cities concept where residents live within 30 minute access to jobs, education and health facilities, services and places. This is consistent with the 10 Directions as set in Directions for a Greater Sydney, which is the core component of the vision and measure of the Plan's performance.

The Plan identifies that a target of an additional 725,000 dwellings would be needed within the Greater Sydney Region by 2036 to meet housing demands based on current population growth.

The Greater Sydney Region Plan is structured around four key themes—infrastructure and collaboration, liveability, productivity and sustainability—and sets out a number of directions, objectives and actions to guide delivery of these themes.

The tables below provides a summary of the consistency of the proposal with the relevant directions and objectives.

Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in Table 3a, below.

Table 3a – Consistency of planning proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	The Planning Proposal will facilitate the development of affordable short-stay visitor accommodation in the CBD and diversity the hotel offering in Parramatta.
	O2: Infrastructure aligns with forecast growth – growth infrastructure compact	The Planning Proposal will facilitate growth in commercial floor space and hence growth in jobs within the GPOP area which is being trialed as the pilot growth infrastructure compact.
	O4: Infrastructure use is optimised	In accordance with the Objective 4, the planning proposal will allow for efficient land use by locating new commercial spaces in the vicinity of Parramatta railway station and future Parramatta Light Rail network. Future occupants and users of the site will have access to the existing and proposed transport infrastructure and will benefit from the commuting advantages.

Liveability

An assessment of the planning proposal's consistency with the GSRP's relevant Liveability objectives is provided in Table 3b, below.

Table 3b – Consistency of planning proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
A city of great places	O12: Great places that bring people together	The development concept includes a ground floor lobby incorporating public art and a café addressing Aird Street which will support further activation of Aird Street.

Productivity

An assessment of the planning proposal's consistency with the GSRP's relevant Productivity objectives is provided in Table 3c, below.

Table 3c – Consistency of planning proposal with relevant GSRP Actions – Productivity

Productivity Direction	Relevant Objective	Comment
A well connected city	O14: The plan integrates land use and transport creates walkable and 30 minute cities	The planning proposal seeks to provide short-stay accommodation in the city centre of Parramatta and in close proximity to the Parramatta transport interchange.
	O15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	The Planning Proposal increases the permissible density on the site which will allow for an increase in mixed use space, further strengthening the core of Parramatta and reinforcing its role in the GOP area.
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	The outcome of the planning proposal will contribute to the economic growth of Parramatta CBD and enables a hotel development directly next to a key public transport infrastructure. This proposal will provide improvements to the site that will enhance the vibrancy, competitiveness and walkability within Parramatta CBD.
	O22: Investment and business activity in centres	The Planning Proposal will facilitate the development of short-stay accommodation on the site which is adjacent the Parramatta Transport Interchange, integrating land use and transport . consistent with this direction and objective. For the Central River City, the plan projects that 65% of residents would access the city within 30 minutes. Increasing jobs and visitors in the Parramatta CBD, as facilitated by this Planning Proposal, will contribute to achieving this 30 minute city goal.

Sustainability

An assessment of the planning proposal's consistency with the GSRP's relevant Sustainability objectives is provided in Table 3d, below.

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Sustainability

Productivity Direction	Relevant Objective	Comment
	O30: Urban tree canopy cover is increased	The entire site is currently built-up with an existing concrete pad. The development concept will result in a new hotel structure occupying the entire concrete pad. As such, there is no opportunity for tree planting onsite.

An efficient city	O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Matters related to sustainability will be further assessed during the Design Competition and Development Application stage.
	O34: Energy and water flows are captured, used and re-used	
	O35: More waste is re-used and recycled to support the development of a circular economy	
A resilient city	O36: People and places adapt to climate change and future shocks and stresses	The subject site is not identified as being flood prone.
	O37: Exposure to natural and urban hazards is reduced	
	O38: Heatwaves and extreme heat are managed	

Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* (“CCDP”) is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities which are each supported Action. Those Planning Priorities and Actions relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal’s consistency with the CCDP’s relevant Infrastructure and Collaboration Priorities and Actions is provided in Table 4a, below.

Table 4a – Consistency of planning proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure Collaboration Direction	and Planning Priority/Action	Comment
<p>A city supported by infrastructure</p> <p>O1: Infrastructure supports the three cities</p> <p>O2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>O3: Infrastructure adapts to meet future need</p> <p>O4: Infrastructure use is optimised</p>	<p>PP C1: Planning for a city supported by infrastructure</p> <ul style="list-style-type: none"> • A1: Prioritise infrastructure investments to support the vision of <i>A metropolis</i> • A2: Sequence growth across the three cities to promote north-south and east-west connections • A3: Align forecast growth with infrastructure • A4: Sequence infrastructure provision using a place based approach • A5: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans • A6: Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities 	<p>The planning proposal will allow for efficient land use by locating new short-stay visitor accommodation in the vicinity of Parramatta railway station and future Parramatta Light Rail network. Future visitors to the Parramatta CBD will benefit from increased accommodation variety close to important transport nodes.</p>

Liveability

An assessment of the planning proposal's consistency with the CCDP's relevant Liveability Priorities and Actions is provided in Table 4b, below.

Table 4b – Consistency of planning proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
<p>O7: Communities are healthy, resilient and socially connected</p> <p>O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p>O9: Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>PP C4: Working through collaboration</p> <ul style="list-style-type: none"> • A10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d). • A14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum 	<p>The development concept includes a ground floor lobby incorporating public art and a café addressing Aird Street which will support further activation of Aird Street.</p>

regulatory burden including (a-c).

- **A15:** Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places

Productivity

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4c, below.

Table 4c – Consistency of planning proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
A well-connected city O19: Greater Parramatta is stronger and better connected	PP C7: Growing a stronger and more competitive Greater Parramatta <ul style="list-style-type: none"> • A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] • A26: Prioritise infrastructure investment [abridged] • A27: Manage car parking and identify smart traffic management strategies 	<p>The outcome of the planning proposal will contribute to the economic growth of Parramatta CBD and enables a mixture of commercial uses directly next to a key public transport infrastructure.</p> <p>This proposal will provide improvements to the site that will enhance the vibrancy, competitiveness within Parramatta CBD.</p> <p>The Planning Proposal includes a site-specific clause that prescribes a maximum car parking rate as identified by the Parramatta CBD Strategic Transport Study.</p>
Jobs and skills for the city O15: The Eastern, GOPP and Western Economic Corridors are better connected and more competitive	PP C8: Delivering a more connected and competitive GOPP Economic Corridor <ul style="list-style-type: none"> • A29: Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GOPP Economic Corridor • A30: Prioritise transport investments that enhance access to the GOPP between centres within GOPP 	<p>See above</p> <p>Further, the Planning Proposal will facilitate the redevelopment of the site for a hotel, providing complementary commercial services to the CBD commercial office core.</p>
O14: The plan integrates land use and transport creates walkable and 30 minute cities O16: [relevant?]	PP C9: Delivering integrated land use and transport planning and a 30-minute city <ul style="list-style-type: none"> • A32: Integrate land use and transport plans to deliver a 30-minute city • A33: Investigate, plan and protect future transport and infrastructure corridors • A34: Support innovative approaches to the operation of business, educational and institutional establishments to 	<p>The planning proposal satisfies this direction by co-locating commercial spaces on a site that is within walking distance to Parramatta Railway Station and the proposed Parramatta Light Rail Station; and will uphold the concept of a 30-minute city.</p>

	<p>improve the performance of the transport network</p> <ul style="list-style-type: none"> • A36: Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train link from Schofields to WS Airport as well as Outer Sydney Orbital and Bells Line of Road-Castlereagh connections 	
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Sustainability

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4d, below.

Table 4d – Consistency of planning proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
<p>O30: Urban tree canopy cover is increased</p> <p>O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths</p>	<p>PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections</p> <ul style="list-style-type: none"> • A68: Expand urban tree canopy in the public realm 	<p>The entire site is currently built-up with an existing concrete pad. The development concept will result in a new hotel structure occupying the entire concrete pad. As such, there is no opportunity for tree planting onsite.</p>
<p>O31: Public open space is accessible, protected and enhanced</p>	<p>PP C17: Delivering high quality open space</p> <ul style="list-style-type: none"> • A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged] 	<p>The proposal does not adversely affect open space in the Parramatta CBD and provisions within the associated VPA ensure that contributions are made towards public domain improvements if a residential scheme is developed.</p>
<p>O36: People and places adapt to climate change and future shocks and stresses</p> <p>O37: Exposure to natural and urban hazards is reduced</p> <p>O38: Heatwaves and extreme heat are managed</p>	<p>PP C20: Adapting to the impacts of urban and natural hazards and climate change</p> <ul style="list-style-type: none"> • A81: Support initiatives that respond to the impacts of climate change • A82: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards 	<p>The subject site is not identified as being flood affected.</p>

	<ul style="list-style-type: none"> • A85: Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD 	
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3.2.3 Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

The following strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.

The Planning Proposal is considered to meet the strategies and key objectives identified in the plan by allowing for the concentration of housing around transport nodes and contribute towards dwelling targets for NSW.

Parramatta CBD Planning Proposal

The Parramatta CBD Planning Proposal (CBD PP) was adopted by Council on 11 April 2016. The CBD PP is the outcome of detailed technical studies which reviewed the current planning framework and also a significant program of consultation with stakeholders and the community. The CBD PP sets controls responding to the vision for the growth of the Parramatta CBD as Australia's next great city. The CBD PP identifies a need for significant growth in the Parramatta City Centre to which this planning proposal responds.

The CBD PP proposes that a potential increase in height and FSR can be sought for sites within the Parramatta CBD subject to the provision of community infrastructure. The CBD PP allows no height limit, a maximum 10:1 FSR and of that FSR 1:1 is to be commercial floor space to apply to the majority of sites within the area to which the plan applies.

3.2.4 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies are of relevance to the site.

State Environmental Planning Policies (SEPPs)	Consistent: Yes - ✓ No - ✗ or N/A	Comment
SEPP No 1 Development Standards	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.

SEPP 6 – Number of Storeys in a Building	N/A	Standard instrument definitions apply.
SEPP No 55 Remediation of Land	✓	The subject site has existing Class 5 Acid Sulfate Soils constraints. Council is satisfied the site is suitable for mixed use purposes. The matter can be further resolved through the development application which considers finer details such as building materials and construction methods. No further contamination issues have been identified.
SEPP 60 – Exempt and Complying Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	✓	Detailed compliance with SEPP 65 will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal. During the design development phase, detailed testing of SEPP 65 and the Apartment Design Guidelines was carried out and the indicative scheme is capable of demonstrating compliance with the SEPP.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to proposed amendment.
SEPP (BASIX) 2004	N/A	Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the site.
SEPP (Infrastructure) 2007	✓	May apply to future development of the site.
Sydney Regional Environmental Plan No 18–Public Transport Corridors	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	The proposed development is not located directly on the Sydney Harbour Catchment foreshore. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage.
SEPP (Urban Renewal) 2010	✓	The Parramatta CBD is not identified as an Urban Renewal Precinct under the SEPP.

3.2.5 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)

In accordance with Clause 117(2) of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Regional planning
- Local plan making
- Metropolitan planning

The following directions are considered relevant to the subject planning proposal.

Section	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	This Planning Proposal seeks to retain the B4 Mixed Use zoning, and will contribute approximately 182 hotel rooms.	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	The subject site does not contain a heritage item listed under Schedule 5 of PLEP2011. The density proposed is consistent with the CBD PP, and is therefore consistent with the desired future context of the site.	Yes
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	The Planning Proposal is consistent with this direction, in that it: <ul style="list-style-type: none"> • facilitates additional housing in the Parramatta City Centre that is currently not provided on the site • provides residential development in an existing urban area that is well serviced by existing infrastructure 	Yes
Direction 3.4 - Integrating Land Use and Transport	The Planning Proposal is consistent with this direction, in that it: <ul style="list-style-type: none"> • will provide new dwellings in close proximity to existing public transport links • will enable residents to walk or cycle to work if employed in the Parramatta City Centre or utilise the heavy rail service. • will maintain and provide additional commercial premises in proximity to existing transport links • makes more efficient use of space and infrastructure by increasing densities on an underutilised site. 	Yes
Direction 3.5 – Development near Licensed Aerodromes	The site is located within prescribed airspace surfaces. A proposed height of 72m is less than the Bankstown Airport Obstacle Limitation Surface (156AHD). Therefore, referral to the Commonwealth Department of Infrastructure and Regional Development will not be required.	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	The site is identified as Class 5 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2011. Acid sulfate soils are generally not found in Class 5 areas however this will be addressed further at the development application stage.	Yes
Direction 4.3 - Flood Prone Land	The site is not identified as flood prone.	Yes

6. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	It is anticipated that relevant referral requirements will be specified as part of any Gateway approval issued for the Planning Proposal.	Capable of complying
Direction 6.3 - Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. No site specific provisions are proposed as part of the Planning Proposal.	Yes

3.3 Section C – Environmental, social and economic impact

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

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

The site is located within a highly modified urban environment and it is very unlikely to contain critical habitat or threatened species, populations or ecological communities, or their habitats.

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

The main potential environmental impacts to be examined in detail with any future development proposal for the site are:

- Urban Design and Built Form

Urban Design

The Parramatta Development Control Plan (DCP) 2011 identifies front, side and rear building setbacks. Buildings above 54m, such as that proposed on the subject site are required to provide a 6m front setback, 6m side setback and 12m rear setback. Due to the site's size a tower form that complies with the setback controls cannot be developed. The objectives of the DCP setback controls are to provide privacy, ventilation and solar access for residents and help establish high quality streetscapes. A tower form that is fully compliant with Council's DCP cannot be practically accommodated on this site. The best outcome is for the site to be amalgamated.

However, Council has resolved to adopt a site-specific DCP should the site be developed individually and in keeping with Council's adopted CBD. The site-specific DCP accounts for the zoning for the site where a wholly commercial or mixed-use scheme are both permissible in the zone. The site-specific DCP ensures that the optimum urban design outcome can be achieved given the constraints of the site and the associated reference designs have been included in this Planning Proposal.

3.3.3 How has the planning proposal adequately addressed any social and economic effects?

There is adequate justification for this planning proposal, which will facilitate an increase in density of housing and employment.

The commercial components of the development will contribute to the creation of employment in Parramatta CBD. The dominant residential use will deliver a range of housing options located in close proximity to public transport, employment and community facilities.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

The site is located in a transport corridor with Parramatta Railway Station/Bus Interchange located within 200m. Additionally Jubilee Park is located approximately 300m south east. Although the details of the proposed Light Rail service are not fixed, the stations are likely to be located within close proximity to the site, along Macquarie Street or in Parramatta Square.

3.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Due to the close proximity of the site to items listed on the State Heritage Register the planning proposal should be referred to the NSW Heritage Office for comment as part of the public exhibition process.

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and planning proposals.

4.1 Existing controls

This section contains map extracts from *PLEP 2011* which illustrate the current controls applying to the site.

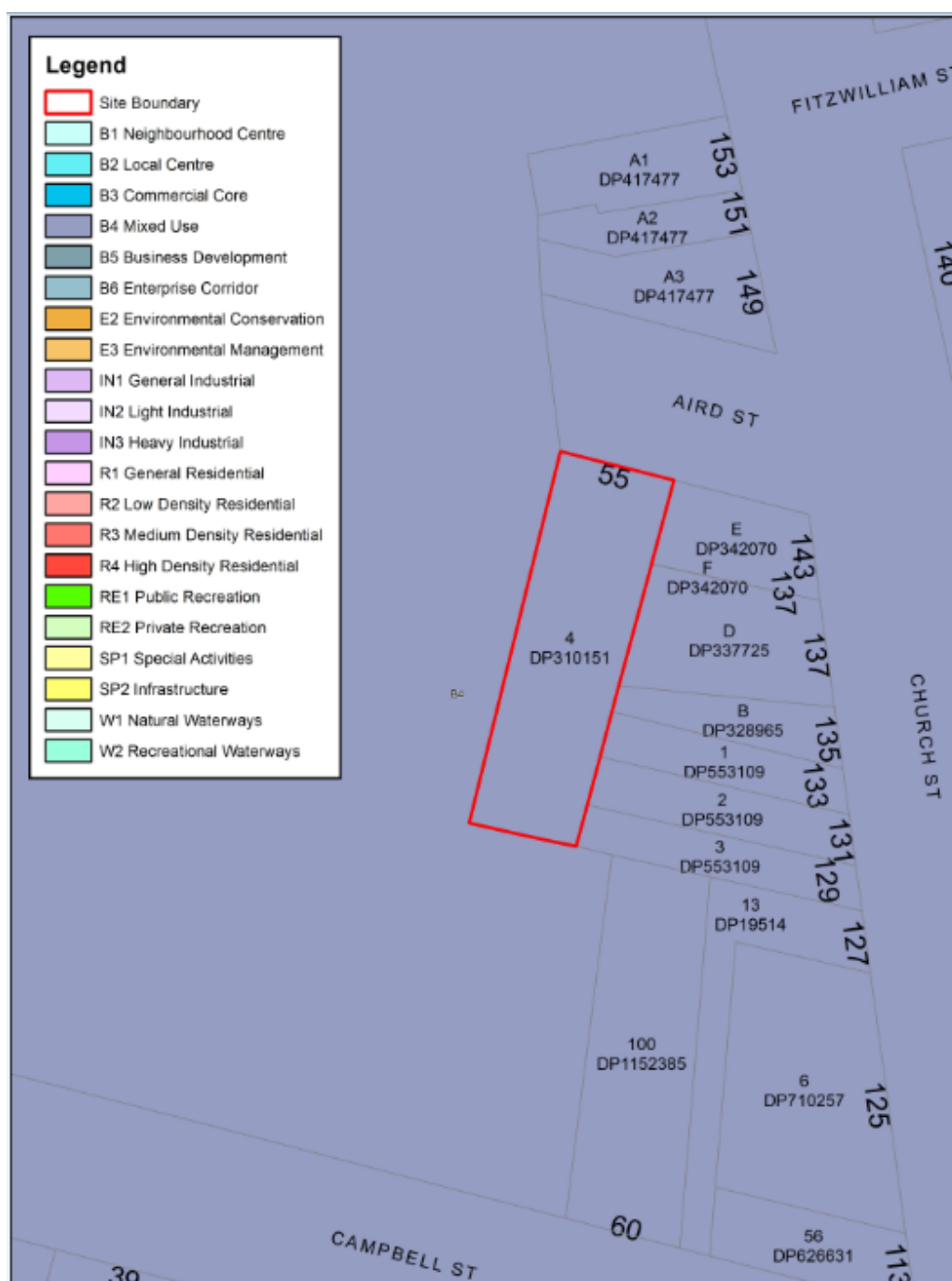


Figure 3 Existing zoning extracted from the *PLEP 2011* Land Zoning Maps

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

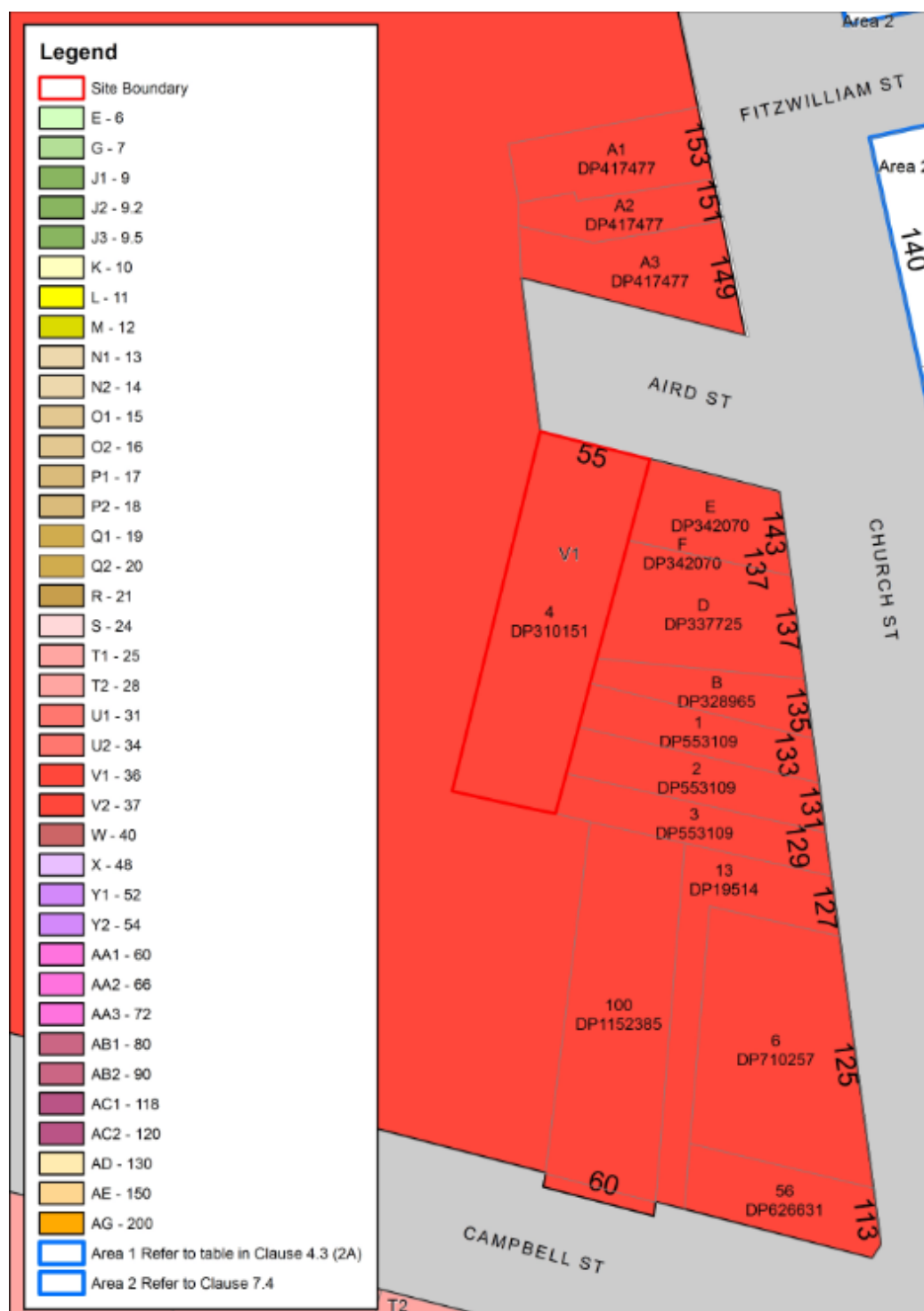


Figure 4 Existing building heights extracted from the *PLEP 2011* Height of Buildings Maps

Figure 4 above illustrates the existing 36 metre height restriction which applies to the site.

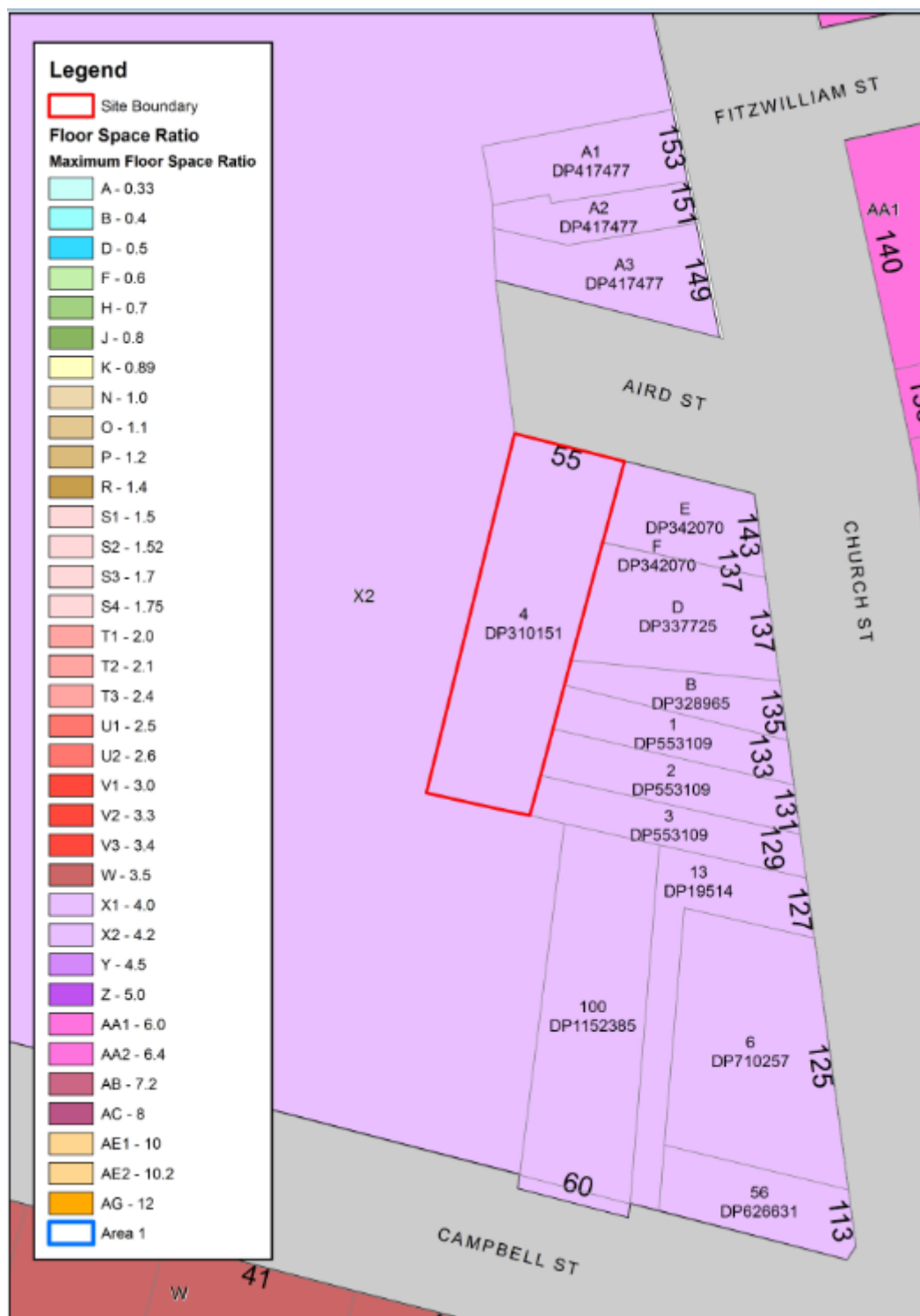


Figure 5 Existing floor space ratio extracted from the *PLEP 2011* Floor Space Ratio Map

Figure 5 above illustrates the existing FSR of 4.2:1 which applies to the site.

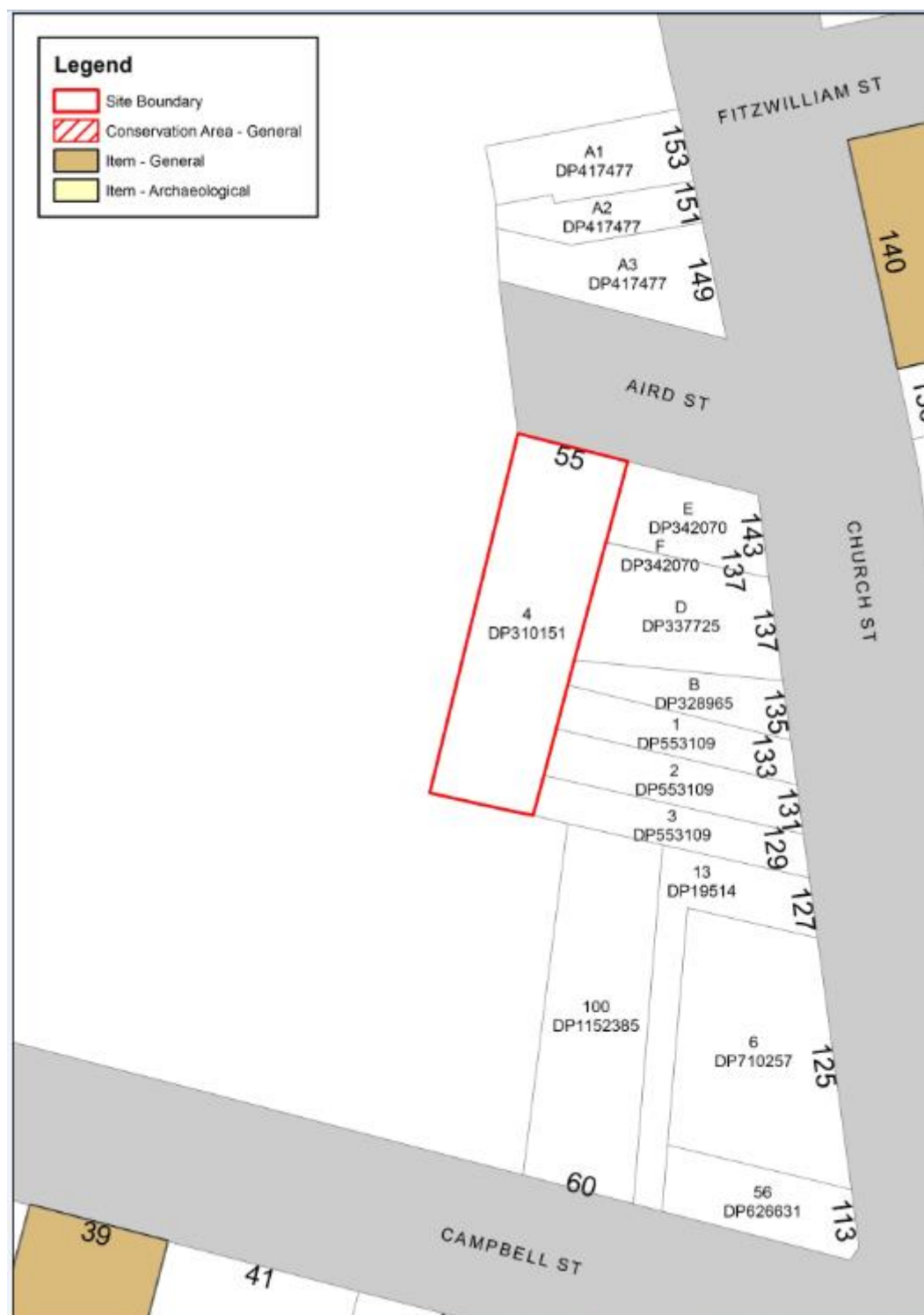


Figure 6– Existing heritage items extracted from the *PLEP 2011* Heritage Maps

Figure 6 above illustrates the heritage sites in close proximity to the site.

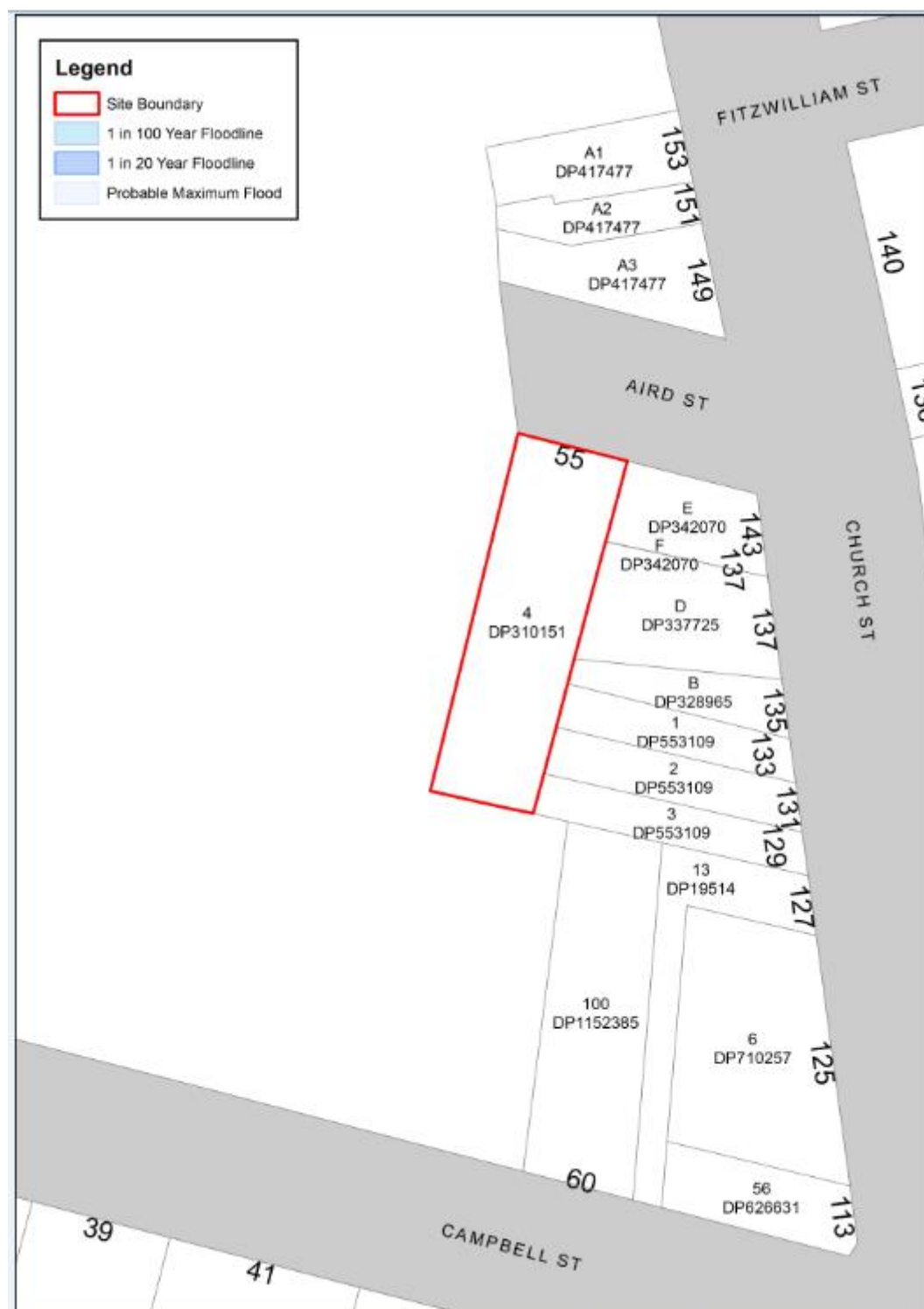


Figure 7 Existing flooding extent extracted from the *PLEP 2011* Flooding Maps

Figure 7 above illustrates that the site is not affected by flooding constraints.

4.2 Proposed controls

The figures in this section (Figures 10 and 11) illustrate the proposed building height and floor space ratio controls sought by this planning proposal.

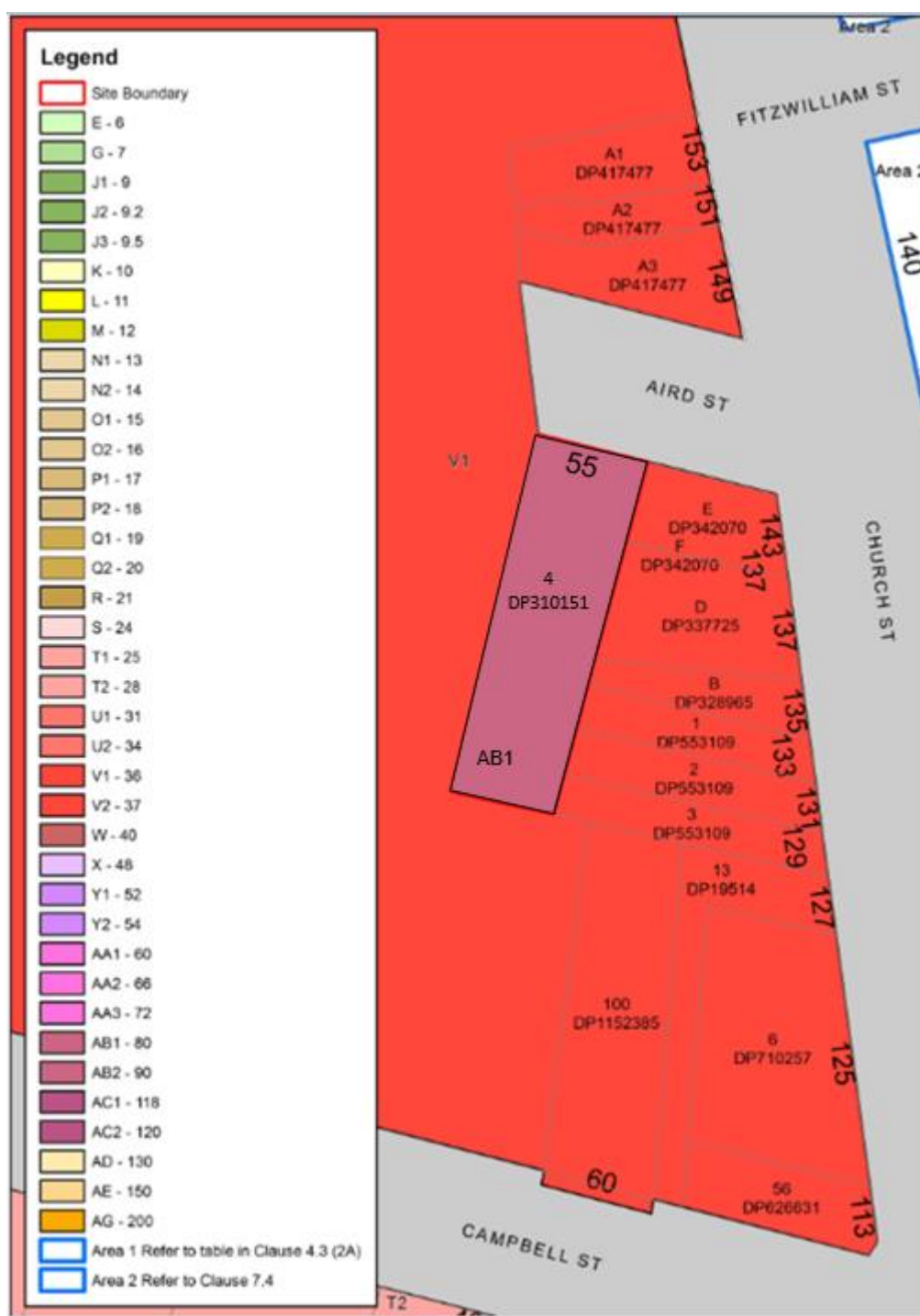


Figure 8 Proposed amendment to the *PLEP 2011* Height of Building Map

Figure 8 above illustrates the proposed 80 metre maximum building height.

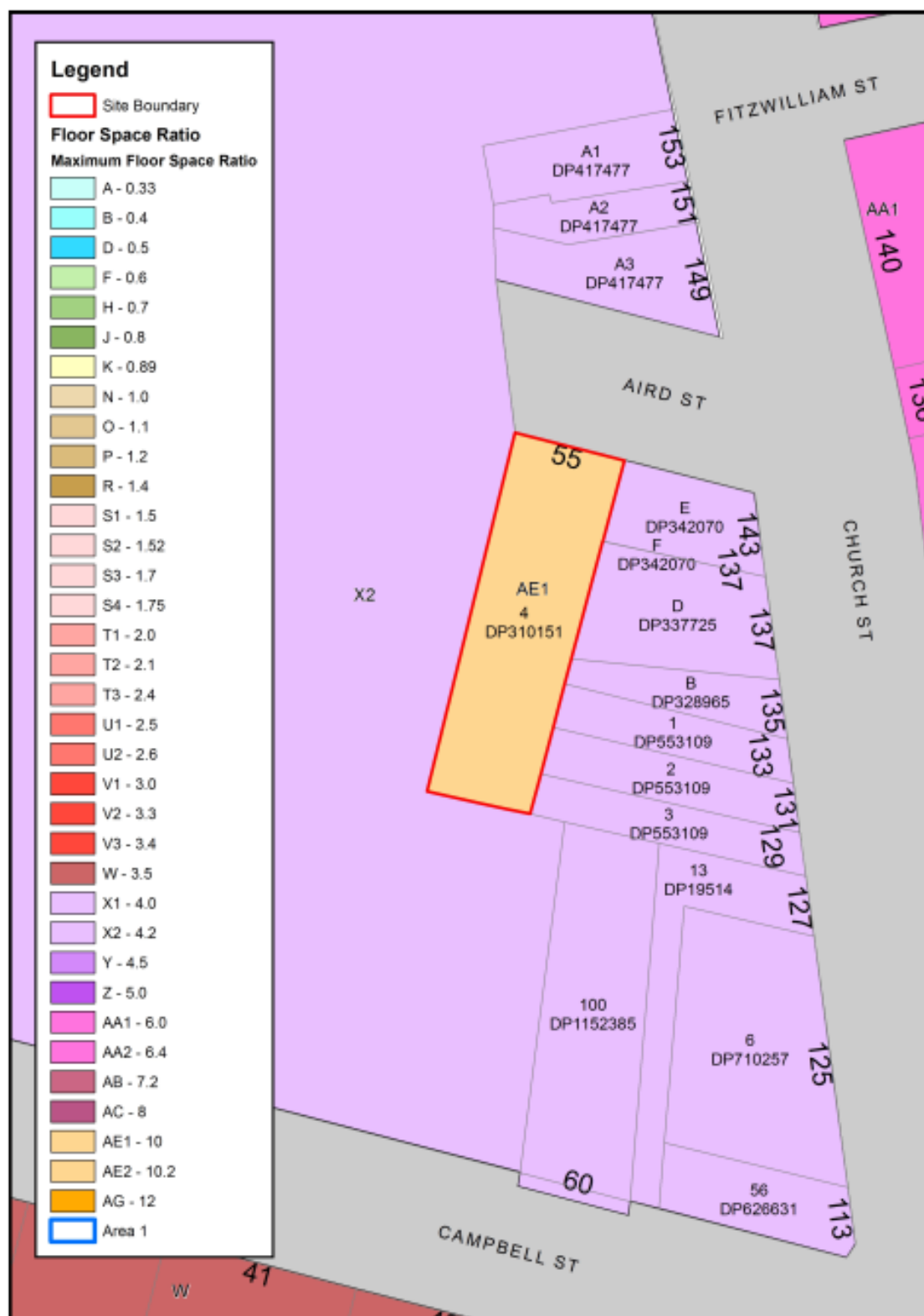


Figure 9 Proposed amendment to the *PLEP 2011* Floor Space Ratio Map

Figure 9 above illustrates the proposed 10:1 FSR over the site. The application of the FSR sliding-scale under Clause 7.2 of PLEP 2011 would reduce the effective FSR to 6:1. Further to this, the 15% design excellence bonus would then allow for an effective FSR of 6.9:1 on the site.

PART 5 – COMMUNITY CONSULTATION

In accordance with Section 57(2) of the *EP&A Act 1979*, the Director-General of Planning must approve the form of the planning proposal, as revised to comply with the gateway determination, before community consultation is undertaken.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's website; and
- written notification to adjoining landowners.

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

Pursuant to Section 57(8) of the *EP&A Act 1979* the Responsible Planning Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing.

PART 6 – PROJECT TIMELINE

Once the planning proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the planning proposal's process.

Table 7 below outlines the anticipated timeframe for the completion of the planning proposal.

Table 7 – Anticipated timeframe to planning proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to Council on the assessment of the PP	May 2016
Referral to Minister for review of Gateway determination	June 2016
Date of issue of the Gateway determination	November 2017
Date of issue of post-Gateway review	October 2018
Commencement and completion dates for public exhibition period	February 2020
Commencement and completion dates for government agency notification	March 2020
Consideration of submissions	March – April 2020

Consideration of planning proposal post exhibition and associated report to Council	may 2020
Submission to the Department to finalise the LEP	June 2020
Notification of instrument	July 2020

Appendix 1 Revised urban design report



Prepared by City of Parramatta Council

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