



Addendum to Planning Proposal

171 – 189 Parramatta Road

Granville

Parramatta City Council
March 2016

5.2 Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Metropolitan Strategy - A Plan for Growing Sydney

The Metropolitan Strategy, A Plan for Growing Sydney released in December 2014, and the Draft West Central Subregional Strategy strengthens the NSW State Government policy position that Parramatta should continue to develop as Sydney's second CBD and the premier regional centre of Western Sydney.

Whilst the subject site is not located directly within the City Centre, its location within Granville Town Centre and within walking distance to Granville Station makes it the ideal location to concentrate high density residential development. The high level of connectivity from Granville to the City Centre makes it a sound location to concentrate density and is consistent with the State Government's policy position on transit orientated development.

The proposed development facilitated by this Planning Proposal will contribute to the Draft Metropolitan Strategy and Draft West Central Subregional Strategy dwelling targets and provide necessary housing in close proximity to the employment opportunities of the City Centre.

Draft Parramatta Road Urban Transformation Strategy

UrbanGrowth NSW released the Draft Parramatta Road Urban Transformation Strategy which identifies areas for urban revitalisation along the Parramatta Road Corridor. The Draft Strategy is a long term planning strategy which focuses an additional 40,000 homes and 50,000 jobs (by 2050) across the following eight precincts of Granville, Auburn, Homebush, Burwood, Kings Bay (part of Five Dock), Taverners Hill, Leichhardt and Camperdown.

The Draft Strategy estimates that by 2050 the Granville precinct will accommodate approximately 1,000 new jobs and 7,000 new dwellings, down from the 16,000-19,000 new dwellings originally forecasted in the high level draft strategy that was released by the NSW Government on 25 November 2014. This initial draft was titled Draft Parramatta Road Urban Renewal Strategy, and was considered when the Planning Proposal for the subject site was initially assessed in 2015.

The current Draft Strategy presents a Structure Plan, a Built Form Plan and an Access and Movement Plan for Granville. These plans outline the proposed land uses, built form controls including heights, new and existing open space, new and existing vehicular and active transport routes. As seen in Figure 1 and Figure 2, the Draft Strategy proposes to introduce a mixed use zone with a height of 82m (approximately 25 storeys) on the subject site. Whilst an FSR is not proposed within the Draft Strategy for any of the land within the Precinct, a series of Urban Design Guidelines have been drafted to guide built form and manage density.

The Draft Strategy does not contain draft LEP maps that propose final zoning, FSRs or heights, however the proposed land use to result from the Planning Proposal on the subject site is consistent with the intention of the Draft Strategy.

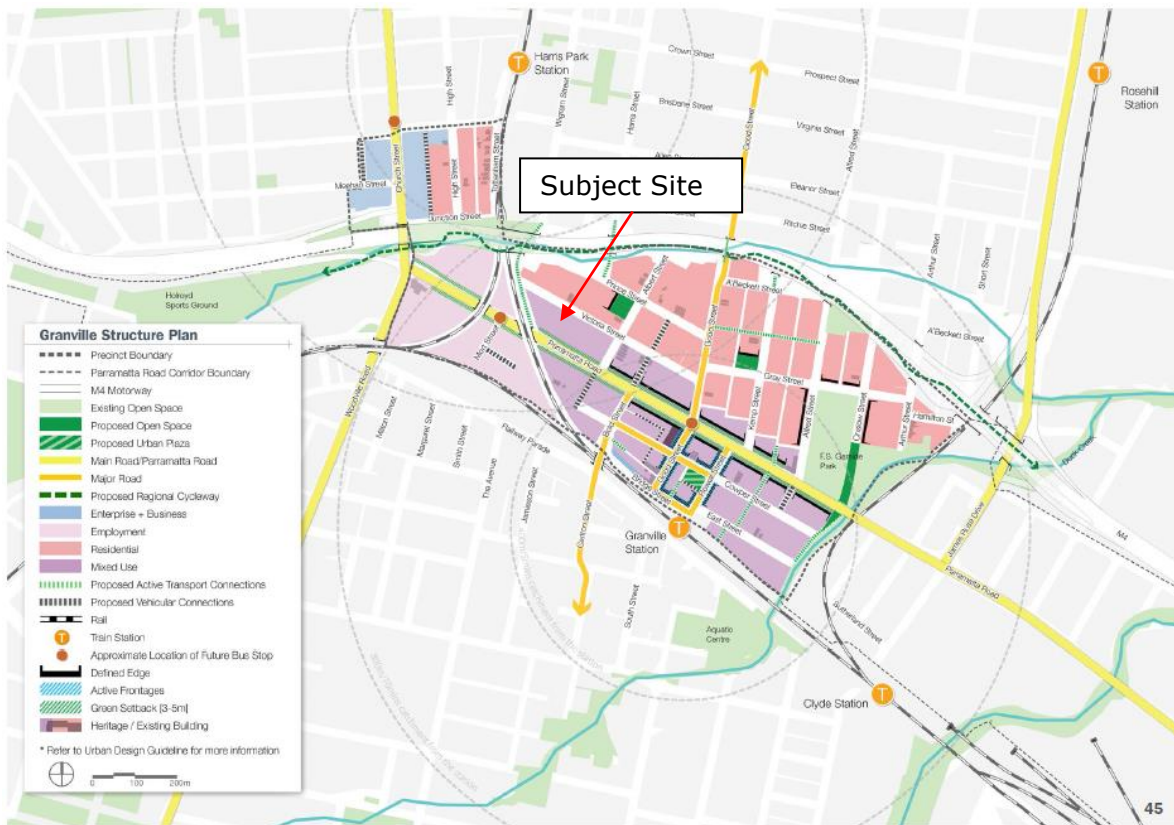


Figure 1 – Draft Granville Structure Plan

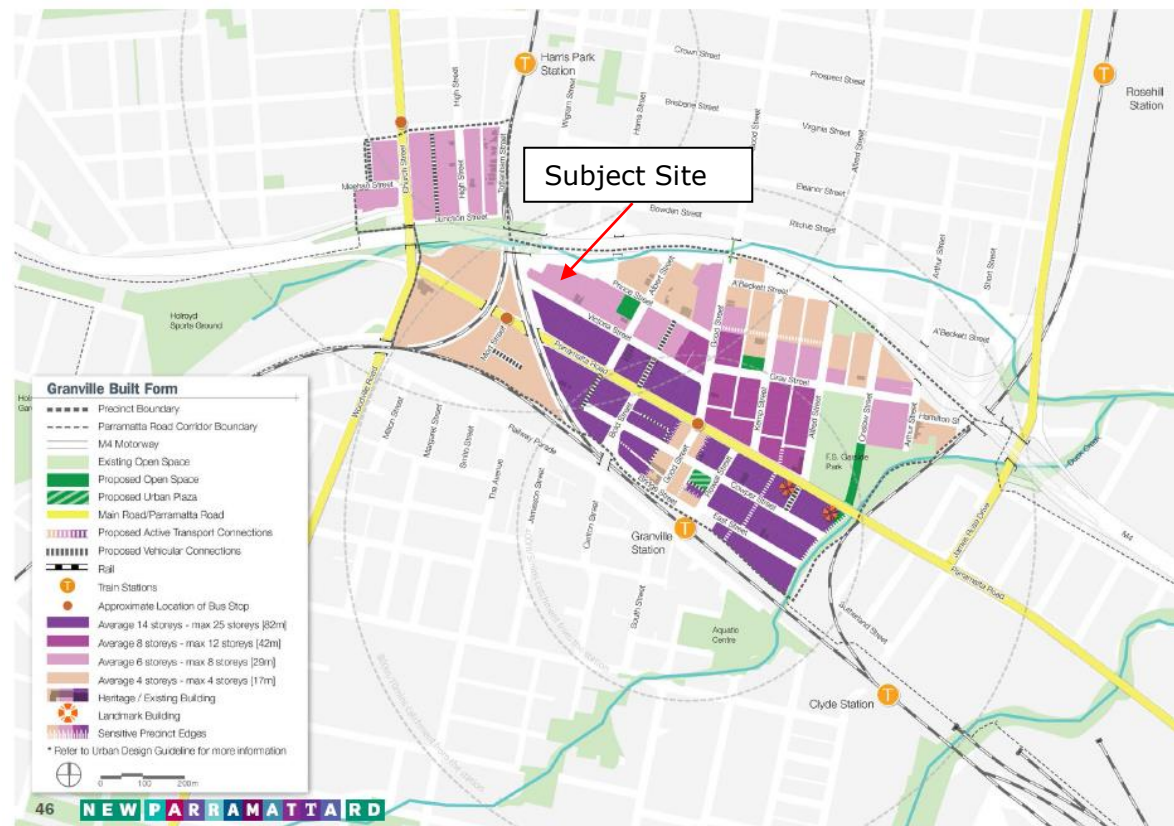


Figure 2 – Draft Granville Built Form

Is the planning proposal consistent with a council's local strategy or other local strategic plan?

The planning proposal is consistent with Council's community strategic plan, Parramatta 2038. The plan outlines a series of goals for Parramatta's economy, environment, connectivity, people, culture and leadership. The proposed development will help to achieve these goals by facilitating an integrated mixed-use development in close proximity to public transport and employment.

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

An assessment of the planning proposal against applicable State Environmental Planning Policies (SEPPs) is provided in Table 2 below.

State Environmental Planning Policies (SEPPs)	Consistent		N/A	Comment
	Yes	No		
SEPP No 1 Development Standards			X	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			X	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			X	Standard instrument definitions apply.
SEPP No 32 Urban Consolidation (Redevelopment of Urban Land)	X			The planning proposal is consistent with SEPP 32 in providing for the opportunity of additional housing in an area where there is existing public transport and is close to employment, leisure and other opportunities.
SEPP No 55 Remediation of Land	X			A Phase 1 preliminary contamination investigation report for the subject site has been prepared. Council is satisfied the site can be made suitable for residential purposes with a Phase 2 to be prepared at the DA stage.
SEPP 60 – Exempt and Complying Development			X	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 64 – Advertising and Signage			X	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	X			Detailed compliance with SEPP 65 will be demonstrated at the time of making a development application for the site facilitated by this planning

				proposal. Detailed testing of SEPP 65 and the Apartment Design Guidelines is currently being carried out by Council Officers to ensure the indicative scheme is capable of demonstrating compliance with the SEPP. If Council determines the scheme does not satisfactorily achieve compliance, the Department will be notified following the scheduled Council Meeting for 29 March 2016.
SEPP No.70 Affordable Housing (Revised Schemes)			X	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009			X	Not relevant to proposed amendment.
SEPP (BASIX) 2004	X			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	X			May apply to future development of the site.
SEPP (Infrastructure) 2007	X			May apply to future development of the site.
Sydney Regional Environmental Plan No 18–Public Transport Corridors			X	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			X	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	X			The Planning Proposal will stimulate renewal within the nominated precinct of Granville and will contribute to the employment and job targets for the area.

Table 1 – Assessment against State Environmental Planning Policies

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

Relevant Section 117 Ministerial Directions to this Planning Proposal are listed below. The proposal's consistency with each is subsequently discussed.

Section	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	This Planning Proposal seeks to rezone the subject site from B6 Enterprise Corridor to B4 Mixed Use. Whilst it proposes to remove a zone that permits strictly business related land uses, and introduce one that permits residential land uses, the development scheme proposes 1,875 m ² of non-residential Gross Floor Area on the ground and first floor of the future development to retain employment generating land uses.	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	The planning proposal will not provide a detrimental impact on the surrounding heritage items and will not impact on their future conservation.	Yes
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	The planning proposal is consistent with this direction, in that it: – facilitates additional housing in close proximity to Granville Town Centre and the Parramatta City Centre that is currently not provided on the site – provides residential development in an existing urban area that will be fully serviced by existing infrastructure – does not reduce the permissible residential density of land.	Yes
Direction 3.4 - Integrating Land Use and Transport	The planning proposal is consistent with this direction, in that it: – 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 if working in the Sydney City Centre – 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

4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	The site is identified as Class 4 and 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 above the 1:100 year flood level. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage. This will also include any design detail required to ensure compliance with Council's water management controls within the Parramatta DCP 2011.	Yes
6. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The planning proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 6.3 - Site Specific Provisions	The Planning Proposal seeks to introduce a site specific clause to require the site to undertake a Design Excellence Competition with the winning scheme being granted a 15% FSR bonus to the subject site. The bonus is to only be granted to the maximum permitted FSR control. The maximum height of building will not receive a bonus as a result of this competition.	Yes
7. Metropolitan Planning		
Direction 7.1 - Implementation of the Metropolitan Plan for Sydney 2036	The planning proposal is consistent with the <i>Metropolitan Plan for Sydney 2036</i> – this is discussed in this planning proposal.	Yes – (refer to section 5.2 above)

Table 2 – Assessment against S117 Directions