



PLANNING PROPOSAL

2 SORRELL ST PARRAMATTA

Planning Proposal drafts

Proponent versions:

No.	Author	Version
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INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011* for the property known as 2 Sorrell Street, North Parramatta. It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the most recent Department of Planning and Environment (DP&E) 'A Guide to Preparing Local Environment Plans' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

A planning proposal for land at 2 Sorrell Street, North Parramatta was lodged with Council by GM Architecture on 5 September 2016 (Ref No RZ/17/2016), seeking an increase in the height and FSR in line with the broader Parramatta CBD Planning Proposal process. The property was identified as 2 – 4 Lamont Street, this Planning Proposal and architectural reference scheme identify the property as 2 Sorrell Street, which is consistent with the street numbering. The legal description of the site is Lot 10 DP 625830 and the site area is 1,902 square metres. The site is shown in Figure 1, below.



Figure 1 – Site at 2 Sorrell St Parramatta subject to the planning proposal

Under *Parramatta Local Environmental Plan 2011* the site:

- is zoned B4 Mixed Use (refer to Figure 3 in Part 4 – Mapping);
- has a maximum building height of 24 metres (refer to Figure 4 in Part 4 – Mapping); and
- has a maximum floor space ratio (FSR) of 4:1 (refer to Figure 5 in Part 4 – Mapping).
- does not contain any heritage listed items (refer to Figure 6 in Part 4 – Mapping); and
- is identified as flood prone land (refer to Figure 8 in Part 4 – Mapping).

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to enable the redevelopment of the land at 2 Sorrell Street, Parramatta in accordance with the site's B4 Mixed Use Zone to facilitate a high density mixed use development, encourage the incorporation of commercial floor space, and provide for the orderly and economic development of land.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta LEP 2011 (PLEP 2011)* in relation to the height and floor space ratio controls.

In order to achieve the desired objectives the following amendments to the *PLEP 2011* would need to be made:

1. Amend the Special Area Provision Map to identify the site.
2. Add a site -specific clause under Part 7 (Additional Local Provisions- Parramatta City Centre which addresses the following:
 - a) Provision outlining that 5.2:1 FSR is exclusive of Design Excellence bonus.
 - b) Provision outlining a maximum 6:1 FSR achievable including bonus for Design Excellence.
 - c) Requirement to demonstrate the southern bank of the Parramatta River is not overshadowed in mid winter by development of the site.
 - d) Maximum parking rates, in line with the resolution of City of Parramatta Council on 10 April 2017 with regards to parking rates in the CBD Planning Proposal.
3. Amend the maximum building height in the Height of Buildings Map from 24 metres to 60 metres which equates to 17 storeys. Refer Figure 9 in Part 4 of this planning proposal.
4. Amend the maximum FSR in the **Floor Space Ratio Map** from 4:1 to 5.2:1. Refer Figure 10 in Part 4 of this planning proposal.

A draft site specific clause is provided at Attachment 2 of this planning proposal. This draft is intended as a guide only and will be subject to further legal drafting and ratification.

2.1 Other relevant matters

2.1.1 Voluntary Planning Agreement

The applicant has indicated their willingness to enter into a Voluntary Planning Agreement with Council. On 10 April 2017, Council endorsed rates of \$150/sqm for Phase 1 value sharing for the difference between the current (or 'base') and 'Incentive' FSR controls. In the case of the site- specific Planning Proposal for this site, the difference between the current FSR and incentive FSR is 1.2:1 (being the difference between 4:1 and 5.2:1). Applying the above rates to this site yields a contribution of \$342,360.

2.1.2 Draft DCP

A site-specific Development Control Plan (DCP) will be prepared addressing design elements such as relationship to the river, overshadowing and building separation. The draft DCP (following endorsement from Council) will be exhibited alongside 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

This section establishes the need for a planning proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the 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 however it was prepared in response to the Council adopted Parramatta CBD Planning Strategy and Parramatta CBD Planning Proposal.

- Council adopted the Parramatta CBD Planning Strategy at its meeting of 27 April 2015. The Strategy is the outcome of a study which reviewed the current planning framework and also a significant program of consultation with stakeholders and the community. The strategy sets the vision for the growth of the Parramatta CBD. Council as subsequently prepared a planning proposal which has been informed by Councillor workshops held throughout 2015 and various Council resolutions.
- The Parramatta CBD Planning Proposal (**CBD PP**) was adopted by Council on 11 April 2016. The CBD PP seeks a potential increase in height and FSR for sites within the Parramatta CBD subject to the provision of community infrastructure. Whilst work has progressed in order for the Department of Planning and Environment to issue a Gateway determination, the CBD PP is Council's most recently adopted position on density increases in the Parramatta CBD.

The planning proposal also responds to a detailed Urban Design Analysis prepared by Plus Architecture for the site (**Appendix 1**). This study provides the analysis and justification for the proposed amendments, and should be read in conjunction with the planning proposal. This report demonstrates that increased height and floor space can be satisfactorily achieved on the site, consistent with the strategic vision for the Parramatta CBD, but ensuring the development will achieve an appropriate scale with acceptable impacts to adjacent sites.

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

This planning proposal is the only way to achieve the key outcome, to enable a higher intensity of development and mix of residential and commercial uses. Re-development of the subject land presents opportunities on the northern bank of the Parramatta River to enhance and re-vitalise the River foreshore. This Planning Proposal will provide a mix of uses and an appropriate contribution to state government dwelling and employment targets in a location well serviced by public transport. The existing height and FSR in the existing planning controls do not respond to the emerging CBD character of Parramatta as adopted in Council's CBD PP. This planning proposal, involving a statutory amendment to the Parramatta LEP 2011, is considered the only means of achieving the objective and intended outcome.

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

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

A Plan for Growing Sydney

On 14 December 2014, the NSW Government released 'A Plan for Growing Sydney' which outlines actions to achieve the Government's vision for Sydney which is a 'strong global city and a great place to live'.

Parramatta local government area is part of the West Central Subregion. A *Plan for Growing Sydney* identifies the following directions, actions and priorities for Parramatta and the West Central Subregion that are relevant to the site and planning proposal:

The actions within the plan that specifically relate to Parramatta are:

- 2.2 Grow greater Parramatta as Sydney's second CBD by connecting and integrating Parramatta CBD, Westmead, Parramatta North, Rydalmere and Camellia;
- 2.3 Establish a New Priority Growth Area – Greater Parramatta to the Olympic Peninsula
 - Deliver priority revitalisation precincts
- 1.7 Grow Strategic Centres – providing more jobs closer to home
 - Invest in strategic centres across Sydney to grow jobs and housing and create vibrant hubs of activity
- 2.1 Accelerate housing supply across Sydney
 - Accelerate housing supply and local housing choices
 - Accelerate new housing in designated infill areas (established urban areas) through the planned precincts and Urban Growth NSW programs
- 2.2 Accelerate urban renewal across Sydney providing homes closer to jobs
 - Use the Greater Sydney Commission to support Council-led urban infill projects
 - Undertake urban renewal in transport corridors which are being transformed by investment and around strategic centres
- 2.3 Improve housing choice to suit difference needs and lifestyles
 - Require local housing strategies to plan for a range of housing types

West Central Subregion

- Accelerate housing supply, choice and affordability and build great places to live
- Provide capacity for additional mixed use development in Parramatta CBD and surrounding precincts including offices and retail in Parramatta CBD, arts and culture in Parramatta and housing in all precincts.
-

The planning proposal will enable the development of residential dwellings and non-residential uses, including ground floor and podium-level commercial that will contribute towards dwelling and employment targets on a site located within the Parramatta CBD.

A total of 102 apartments incorporating studios, 1 bed, 2 bed, 3 bed and 4 bed product are proposed to increase housing supply and choice. The reference design shown in **Appendix 1** demonstrate an indicative design option that includes 1:1 commercial floor space and supports Council's vision of the growing Parramatta CBD with a commercial core nurtured by mixed development on the periphery. This site will contribute to the character of the area by activating the ground floor and enhancing the foreshore with retail and café uses.

Draft West Central District Plan

The Draft West Central District Plan (DWCDP) released in November 2016 outlines the Greater Sydney Commission's 20-year vision for the West Central District which comprises Blacktown, Cumberland, The Hills and City of Parramatta local government areas (LGAs). The planning proposal has been prepared to respond to the relevant overarching priorities outlined in the District Plan.

- **A Productive City**

Productivity priorities	Productivity actions
Integrate transport and land use planning	No relevant productivity actions
Support the growth of tourism infrastructure	
Plan for a growing and vibrant Parramatta City	
Prioritise the provision of retail floor space in centres	

The planning proposal will support the continuing development of the Parramatta CBD by providing a minimum of 2,520sqm of employment generating floor space in close proximity to Parramatta Railway/Bus interchange and the proposed Parramatta Light Rail. The planning proposal is consistent with the productivity priorities and actions.

- **A Liveable City**

Liveability priorities	Liveability actions
Deliver West Central's five-year housing targets	L2 - Identify the opportunities to create the capacity to deliver 20 year strategic housing supply targets L3 – Councils to increase housing capacity across the District
Deliver housing diversity	L4 – Encourage housing diversity
Facilitate the development of safe and healthy places	
Facilitate enhanced walking and cycling connections	
Conserve heritage and unique local characteristics	L14 -Conserve and enhance environmental heritage including Aboriginal, European and natural

The residential component of the site will contribute 102 units to meet the West Central's 5 and 20 year housing targets. The units range from 1 to 4 bedrooms providing diversity

and affordable options. The site is located in a liveable area with public transport, shops, open space, schools and related infrastructure within walking distance.

The planning proposal will be supported by a site specific development control plan that ensure an appropriate relationship with adjacent existing and planned development.

The planning proposal is considered consistent with the liveability priorities and actions.

Draft Regional Plans

On 22 October 2017, the Greater Sydney Commission released the Draft Greater Sydney Region Plan and draft Central City District Plan. The plans were released for public exhibition between 22 October and 15 December 2017. At the time of preparing this planning proposal these strategic plans have not been released. An assessment of the planning proposal against these draft plans has been provided for completeness.

Draft Greater Sydney Region Plan

The Draft Greater Sydney Region Plan is built on a vision where the people of Greater Sydney live within 30 minutes of their work, education and health facilities, services and great places.

The vision seeks to meet the needs of a growing and changing population by transforming greater Sydney into a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City.

The purpose of the draft plan is to:

- Set a 40 year vision (up to 2056) and establish a 20 year plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters.
- Inform district and local plans and the assessment of planning proposals
- Assist infrastructure agencies to plan and deliver for growth and change, and to align their infrastructure plans to place-based outcomes.
- Inform the private sector of the decisions for Greater Sydney and infrastructure investments required to manage growth.

The plans is guided by 10 overarching directions relating to infrastructure and collaboration, productivity, liveability and sustainability with metrics and objectives associated with each.

The City of Parramatta is located within the Central River City District.

Revised Draft Central River City District Plan

The draft Central River City District Plan is a 20 year plan to manage growth in the context of economic, social and environmental matters to achieve the 40 year vision of Greater Sydney. It is a guide for implementing the Draft Greater Sydney Region Plan at a district level and is a bridge between regional and local planning.

An assessment of the planning proposal against the relevant directions, objectives, priorities and actions of the Draft Greater Sydney Region Plan and draft Central City District Plan is set out below.

Draft Greater Sydney Region Plan		Revised draft Central City District Plan	
Directions	Objectives	Priorities	Actions
<p>1. A city for people Celebrating diversity and putting people at the heart of planning</p>	<p>1. Services and infrastructure meet communities' changing needs</p> <p>2. Communities are healthy, resilient and socially connected</p> <p>3. Greater Sydney's communities are culturally rich with diverse neighbourhoods</p>	<p>C3 - Providing services and social infrastructure to meet people's changing needs</p>	<p>8. Deliver social infrastructure to reflect the needs of the community now and in the future.</p>
<p>2. Housing the city Giving people housing choices</p>	<p>10. Greater housing supply</p> <p>11. Housing is more diverse and affordable</p>	<p>C5 - Providing housing supply, choice and affordability, with access to jobs and services</p>	<p>No specific actions.</p>
<p>3. A city of great places Designing places for people</p>	<p>12. Great places that bring people together</p> <p>13. Environmental heritage is conserved and enhanced</p>	<p>C6 - Creating and renewing great places and local centres, and respecting the District's heritage</p>	<p>17. Deliver great places by:</p> <ul style="list-style-type: none"> a. prioritising a people-friendly public realm and open spaces as a central organising design principle b. recognising and balancing the dual function of streets as places for people and movement c. providing fine grain urban form, high amenity and walkability d. integrating social infrastructure to support social connections and provide a community hub e. encouraging contemporary interpretation of heritage where possible f. using a place-based and collaborative approach throughout planning, design, development and management. <p>18. Conserve and enhance environmental heritage by:</p> <ul style="list-style-type: none"> a. engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values b. conserving and interpreting Aboriginal, European and natural heritage to foster distinctive local

Draft Greater Sydney Region Plan		Revised draft Central City District Plan	
Directions	Objectives	Priorities	Actions
			<p>places.</p> <p>19. Use place-based planning to support the role of centres as a focus for connected neighbourhoods.</p> <p>20. In Collaboration Areas, Priority Precincts and planning for centres:</p> <p>a. investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provision of car parking</p> <p>b. ensure parking availability takes into account the level of access by public transport consider the capacity for places to change and evolve, and accommodate diverse activities over time.</p>

This planning proposal is consistent with the objectives of the Draft Greater Sydney Region Plan and the priorities and actions of the draft Central River City District Plan.

The proposal will provide:

- An estimated 102 units contributing to housing targets and diversity for the district.
- Contributions towards community infrastructure such as community facilities, cycleways and environmental and recreational facilities; and
- Maximum carparking rates that aim to reduce car usage, encourage public transport patronage, walking and cycling.

The proposal will facilitate the development of a well-designed building that will contribute to renewal of the Parramatta CBD through:

- The preparation of a site specific development controls to support this Planning Proposal and design competition process, and
- Contributions to local infrastructure upgrades.

3.2.2 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 including:

- allowing for an appropriate mix of residential and commercial/retail uses which will support the city centre and revitalisation of the River.

- allow for the concentration of housing around transport nodes and contributes towards dwelling targets for the Parramatta local government area.

Parramatta CBD Planning Strategy

Council adopted the "Parramatta CBD Planning Strategy" at its meeting of 27 April 2015. The Strategy 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 objectives of the Strategy are as follows:

1. To set the vision for the growth of the Parramatta CBD as Australia's next great city.
2. To establish principles and actions to guide a new planning framework for the Parramatta CBD.
3. To provide a clear implementation plan for delivery of the new planning framework for the Parramatta CBD.

The following extract from the Strategy directly relates to this planning proposal and the site specific clauses proposed:

A3.4 Subject to urban design testing, a minimum non-residential FSR of 1:1 must be achieved for all sites in the mixed use zone of the Parramatta CBD. Non-residential FSR exceeding this minimum requirement should be exempt from the overall maximum FSR for mixed use zones.

The planning proposal is consistent with the above Strategy in that it will allow for redevelopment of the site for mixed residential and commercial development. Activation of the streetscape and riverfront will create a vibrant development to live, work and play. The proposal supports the actions outlined in the Strategy with a tower form and site specific clauses that ensure non-residential uses support the mixed use zoning of the site, and that the proposal would not overshadow the southern bank of the Parramatta River.

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

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 1 below). [

Table 1 – Comparison of planning proposals with relevant SEPPs

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 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. No 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 Guide 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	✓	May apply to future development of the site.
SEPP (BASIX) 2004	✓	Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the site.
SEPP (Infrastructure) 2007	✓	May apply to future development of the site.
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.

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1(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

The following directions are considered relevant to the subject Planning Proposal.

Table 2 – Comparison of planning proposals with relevant Section 9.1 Directions

Section	Comment	Compliance
1. Employment and Resources		

Direction 1.1 – Business and Industrial Zones	The planning proposal will maintain the existing zone which allows for a mix of residential and non-residential uses. A mix of residential and commercial uses will support the core commercial precinct.	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	The subject site does not contain a heritage item listed under Schedule 5 of the PLEP 2011. The site is not located in proximity of any listed items.	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 will be fully serviced by existing infrastructure. • will enable the development of an appropriate mix of high density dwellings which respond to current and predicted housing demands. 	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 under-utilised site. 	Yes
Direction 3.5 – Development near Licensed Aerodromes	The site is located within prescribed airspace surfaces. The proposed height of 60m 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	This direction applies where a planning proposal creates, removes or alters a zone or a provision that affects flood prone land. The planning proposal seeks to introduce residential development in an area identified as being flood prone. The objectives of this direction are: <p>(a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p> <p>The planning proposal has been assessed in accordance with the NSW Flood Prone Land Policy, the Floodplain Development Manual 2005 and Lower Parramatta River</p>	Yes

	Floodplain Risk Management Study and Plan 2005. Specific provisions and design parameters to accommodate stormwater and flooding will be investigated with any future development application.	
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	<p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p> <p>It is proposed that site specific provisions be applied, a draft of which is contained at Attachment 2. This will:</p> <ul style="list-style-type: none"> ○ Ensure 5.2:1 FSR and 6:1 Maximum FSR inclusive of Design Excellence bonus ○ Allow an additional FSR provided that high performing building standards are met ○ Ensure parking is provided in accordance with Council parking rates consistent with the CBD PP. 	Yes
7. Metropolitan Planning		
7.1 Implementation of a Plan for Growing Sydney	As detailed in Section 3.2.1 of this report, the planning proposal is consistent with the directions, action and priorities of a Plan for Growing Sydney	Yes
7.5 Implementation of Greater Parramatta Priority Growth Area and Interim Land Use and Infrastructure Implementation Plan	<p>The proposal is consistent with the actions in the interim Land use and infrastructure Plan in that the proposal:</p> <ul style="list-style-type: none"> ○ Is in keeping with the Parramatta CBD PP ○ Will contribute towards dwelling and employment targets within the Parramatta CBD ○ Assist in the funding of infrastructure. 	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 subject site is located within a high urbanised environment of the CBD in an established area within the Parramatta city centre. No critical habitat or threatened species, populations or ecological communities, or their habitats are located on the land.

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 with any future development proposal for the site are:

- Acid Sulfate Soils addressed in Hazard and Risk – 4.1
- Urban Design and Built Form
- Overshadowing
- Flooding
- Transport and Accessibility

Urban Design and Built Form

The reference design as outlined in the Urban Design Report at Appendix 1 has been informed by the GM Architects earlier scheme, and further developed by Plus Architecture to respond to the site and adjoining developments.

The proposed built form has been considered in the context of the rapidly evolving nature of the Parramatta CBD. The concept is in keeping with the Parramatta CBD Planning Strategy in that the indicative design demonstrates a tower with a base FSR of 5.2:1. The proposed land use is in keeping with the objectives of the B4 Mixed Use zone promoting, residential, commercial and retail land uses, and complies with the following concept outlined in the Strategy:

A3.4 Subject to urban design testing, a minimum non-residential FSR of 1:1 must be achieved for all sites in the mixed use zone of the Parramatta CBD. Non-residential FSR exceeding this minimum requirement should be exempt from the overall maximum FSR for mixed use zones.

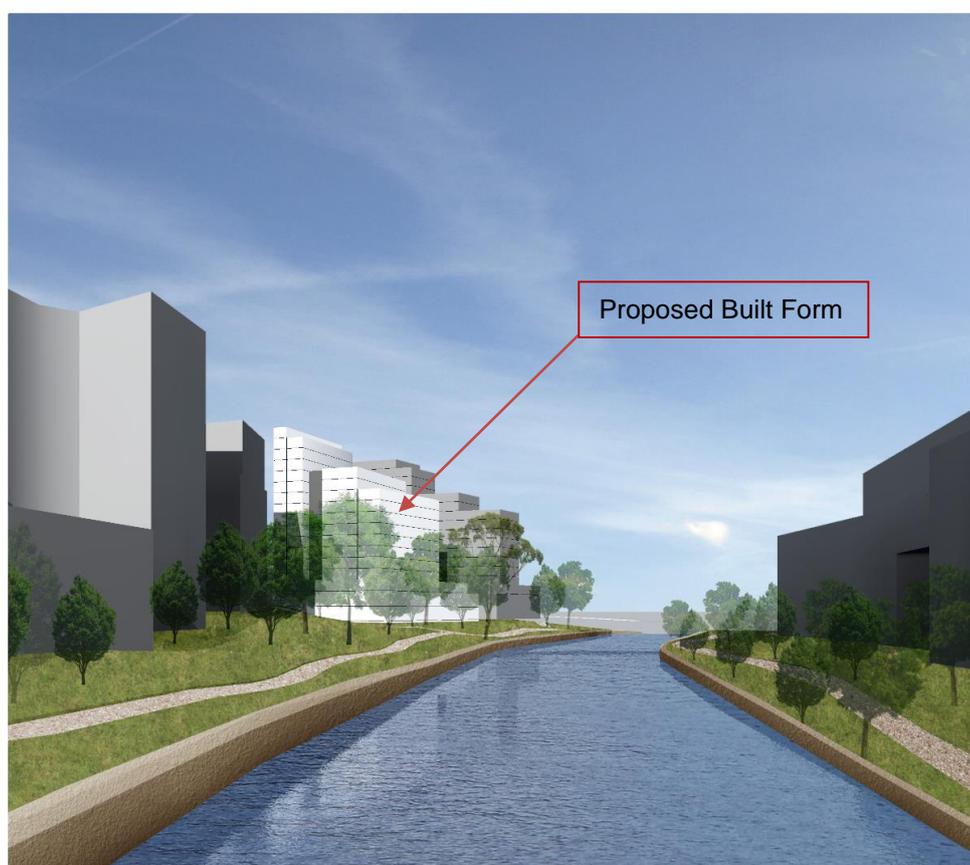


Figure 2 – The proposed design concept illustrating the building form in relation to the Parramatta River and adjoining development.

The location and details of the tower form outlined in the Urban Design Report ensure the southern bank of the river will not be overshadowed, and the intent of the Apartment Design Guide and SEPP 65 is achieved.

Site specific DCP controls to be developed will ensure compliance with the provisions of the ADG and meet the objectives of revitalisation of the foreshore, activation of street frontages and enabling pedestrian links to be enhanced and developed within the Parramatta CBD.

Overshadowing

A key requirement to establish the built form on this site has been to confirm that shadow cast by the building will not extend past the southern bank of the Parramatta River. The following shows the shadow analysis from the proposed built form and confirms no shadows extend past the southern bank.

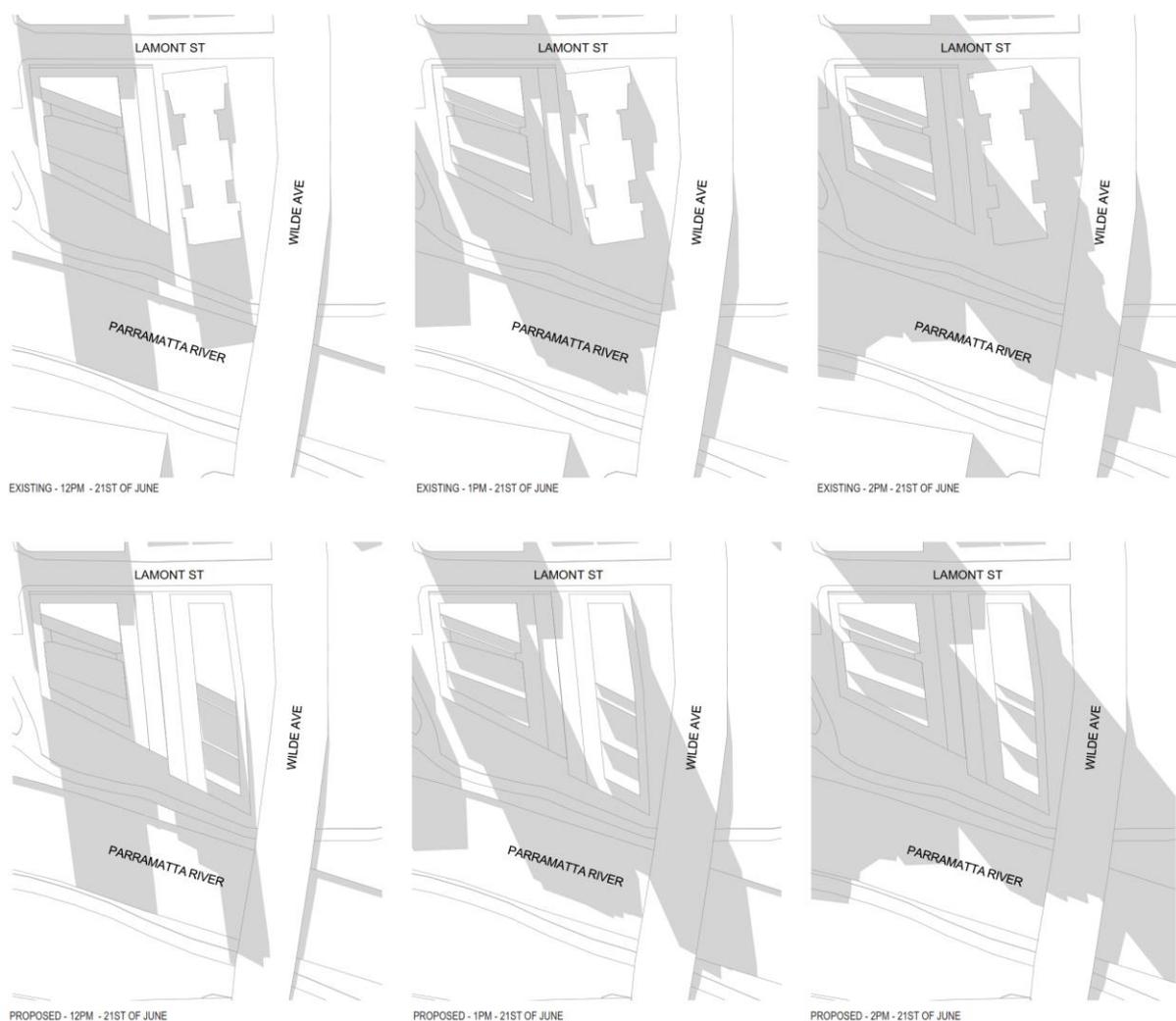


Figure 3 – Mid winter Shadow diagrams between 12 and 2pm

Flooding

The site is identified as being flood prone with the maximum 1:100 year flood level set at 5.95m and the Probable Maximum Flood (PMF) at 10.39m. The design of the reference scheme confirms that the development is set above the 1:100 year flood plus a 500mm freeboard and that no residential dwellings is located within the PMF.

Transport and Accessibility

Council resolved on 10 April 2017 to endorse the Strategic Transport Study for the Parramatta CBD and include reduced parking rates in the CBD Planning Proposal, pending result of the forthcoming mesoscopic modelling. Council's traffic and transport team has advised that it agrees with the approach of applying the recently resolved rates to this planning proposal.

A site specific clause is to be included within PLEP 2011 (refer Attachment 2). The following rates will apply to the site:

Residential Component

Type of Apartment	Spaces/Unit
3 Bedroom	1 Space/Unit
2 Bedroom	0.7 Spaces/Unit
1 Bedroom	0.3 Spaces/Unit
Studio	0.1 Space/Unit

Commercial development

$$M = (G * A) / (50 * T)$$

Where:

M – maximum number of parking spaces;

G = GFA of all office/business premises in the building (sqm)

A = Site Area (sqm)

T = Total GFA of all buildings on the site (sqm)

Type of Apartment	Space/unit	Units indicated in reference design	TOTAL
3 + bedroom	1 space/unit	26	26
2 bedroom	0.7 space/unit	39	27
1 bedroom/studio	0.3 space/ unit	20	6
Studio	0.1 Space/Unit	17	2
	TOTAL	102	61

Retail/Commercial Component (FSR >3.5:1)

The current reference design indicates 2,520sqm, comprising 1,452sqm of retail and 1,068sqm of commercial. Applying the above formula to the current reference design yields a maximum of 8 car parking spaces for the commercial use as follows

$$M = (G * A)/(50 * T)$$

$$M = (2520 * 1902) / (50 * 11414.2)$$

$$M = 8.4$$

$$M = (\text{round to } 8)$$

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, and help activate the Parramatta River foreshore.

A Voluntary Planning Agreement/contributions framework addressing contributions towards community, recreation and physical services will be entered into by the proponent and Council. A formal letter of offer will be provided and assessed. It is intended that any VPA be exhibited concurrently with the planning proposal in accordance with Council's VPA policy.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

The area is well serviced with public infrastructure that can facilitate the density increase proposed as part of this planning proposal. The subject land is approximately 900m walking distance from Parramatta Railway Station/Bus terminal, and 200m from the Parramatta Light Rail stop in Church Street. The development anticipated by this Planning Proposal is consistent with that anticipated under the Parramatta CBD Planning Proposal.

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

To be advised following the issuing of the gateway determination by the Department of Planning and Environment.

It is expected that consultation will be required with the following State and Commonwealth agencies:

- Department of Infrastructure and Regional Development
- Transport for NSW
- Roads and Maritime Services
- NSW Office of Environment and Heritage
- Endeavour Energy
- Sydney Water

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.

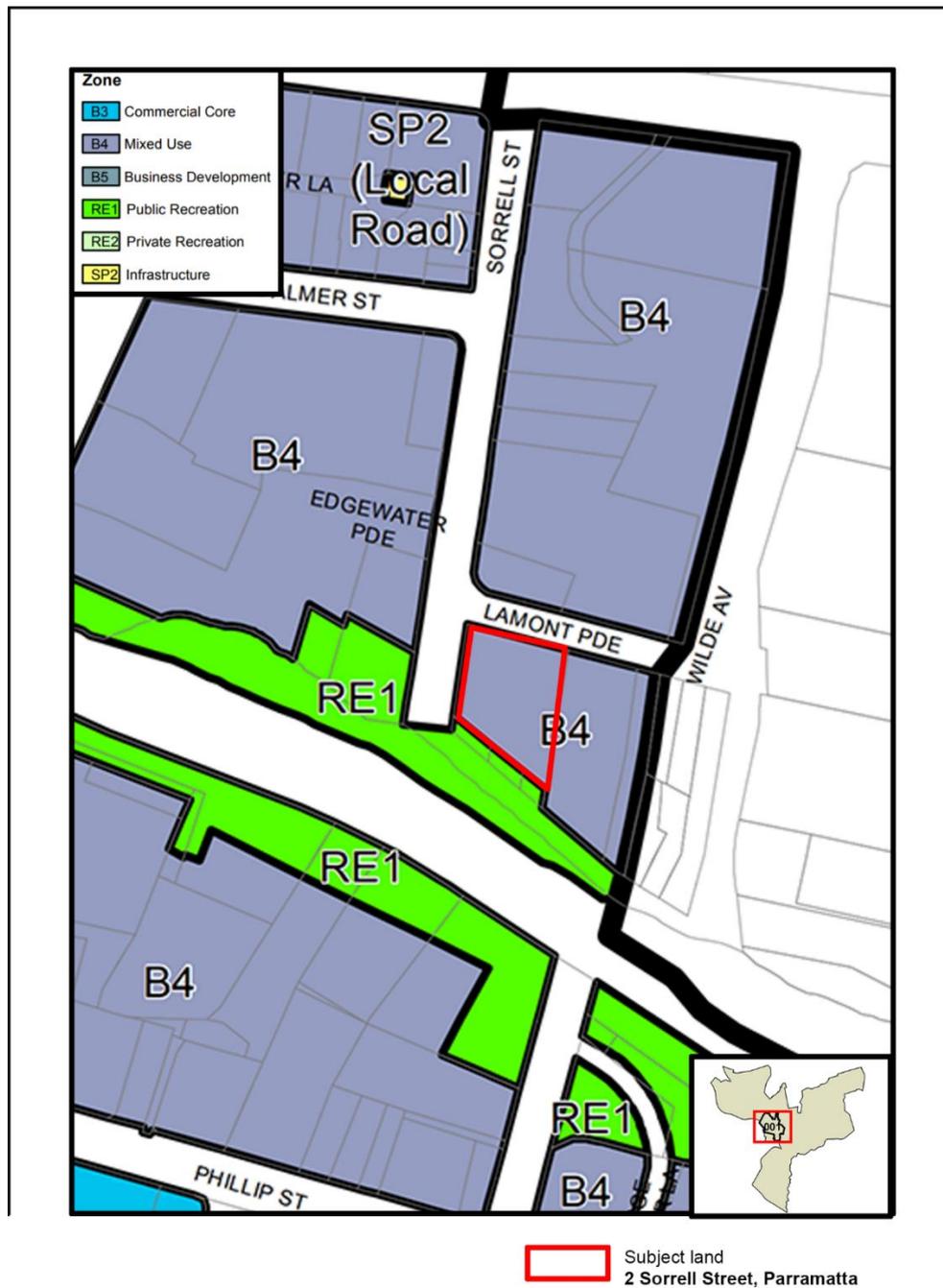


Figure 3 – Existing zoning extracted from the *PLEP 2011* Land Zoning Maps

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

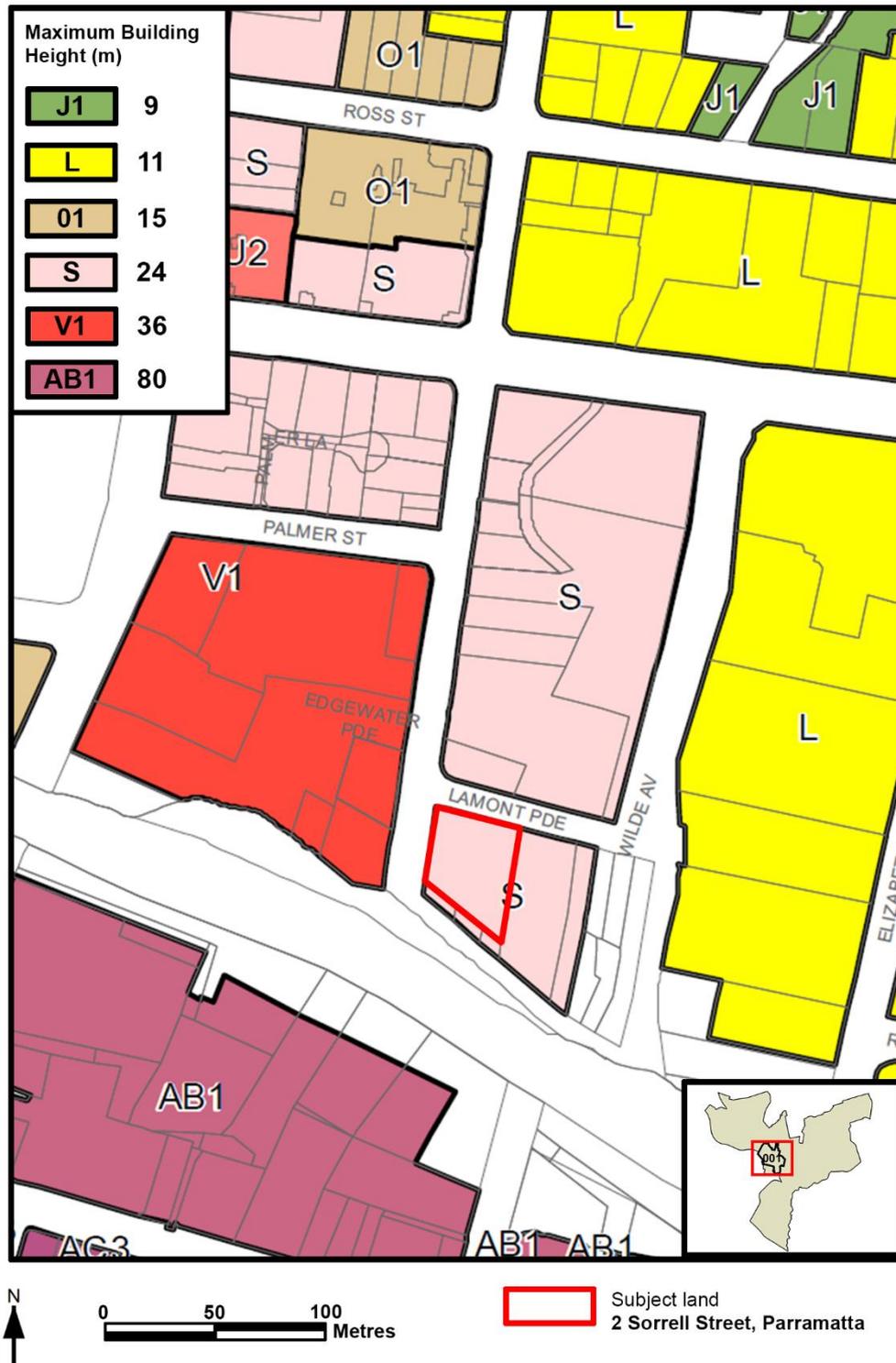


Figure 4 – Existing building heights extracted from the PLEP 2011 Height of Buildings Maps

Figure 4 above illustrates the existing 24 metre height applying to the site.

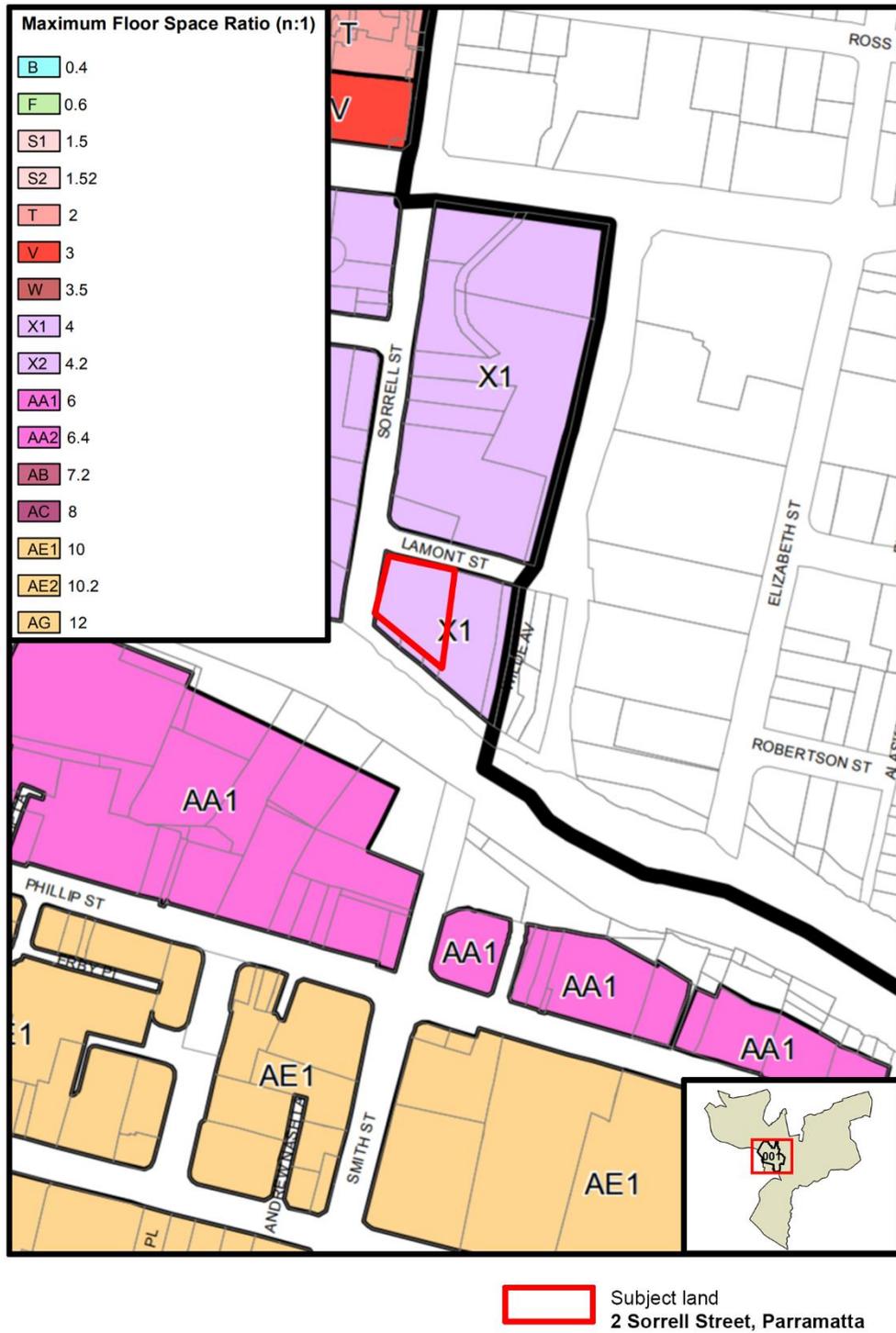


Figure 5 – Existing floor space ratio extracted from the *PLEP 2011* Floor Space Ratio Map

Figure 5 above illustrates the existing 4:1 FSR which applies to the entire site.

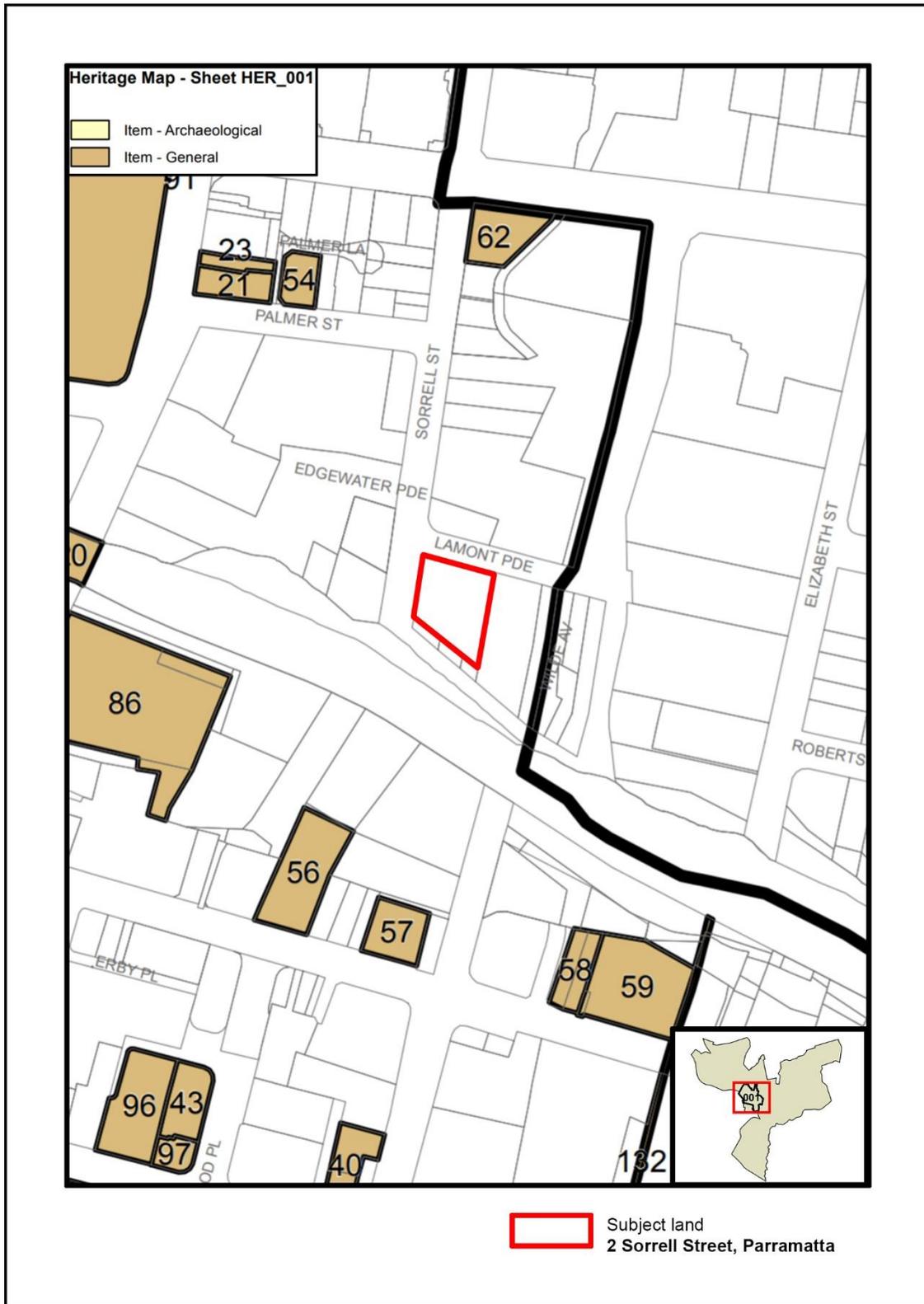


Figure 6 – Existing heritage items extracted from the *PCCLEP 2007* and *PLEP 2011* Heritage Maps

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

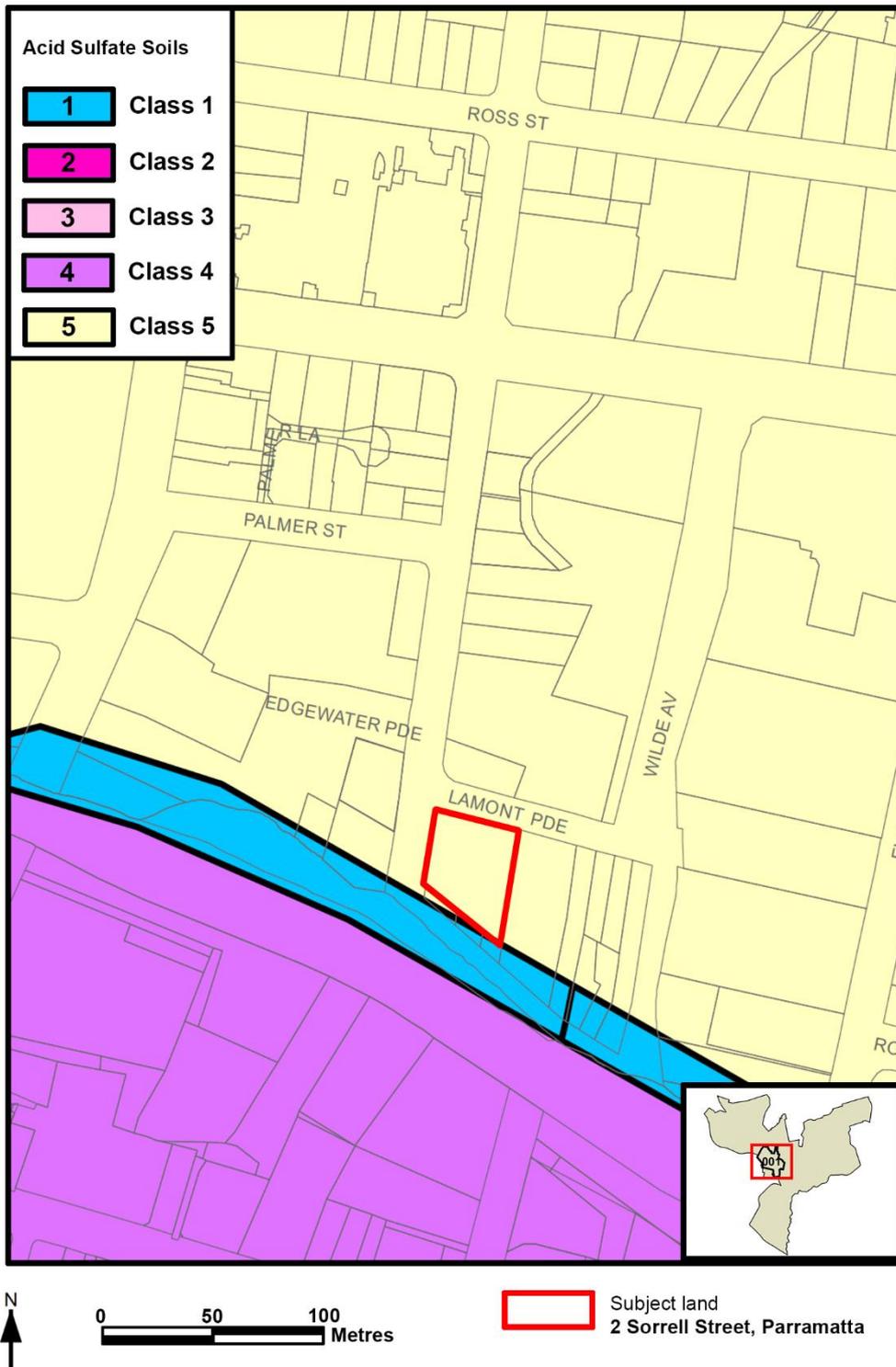


Figure 7 – Acid Sulfate Soils extracted from the PLEP 2011 Acid Sulfate Maps

Figure 7 above illustrates the Acid Sulfate Soils affectation of the site.

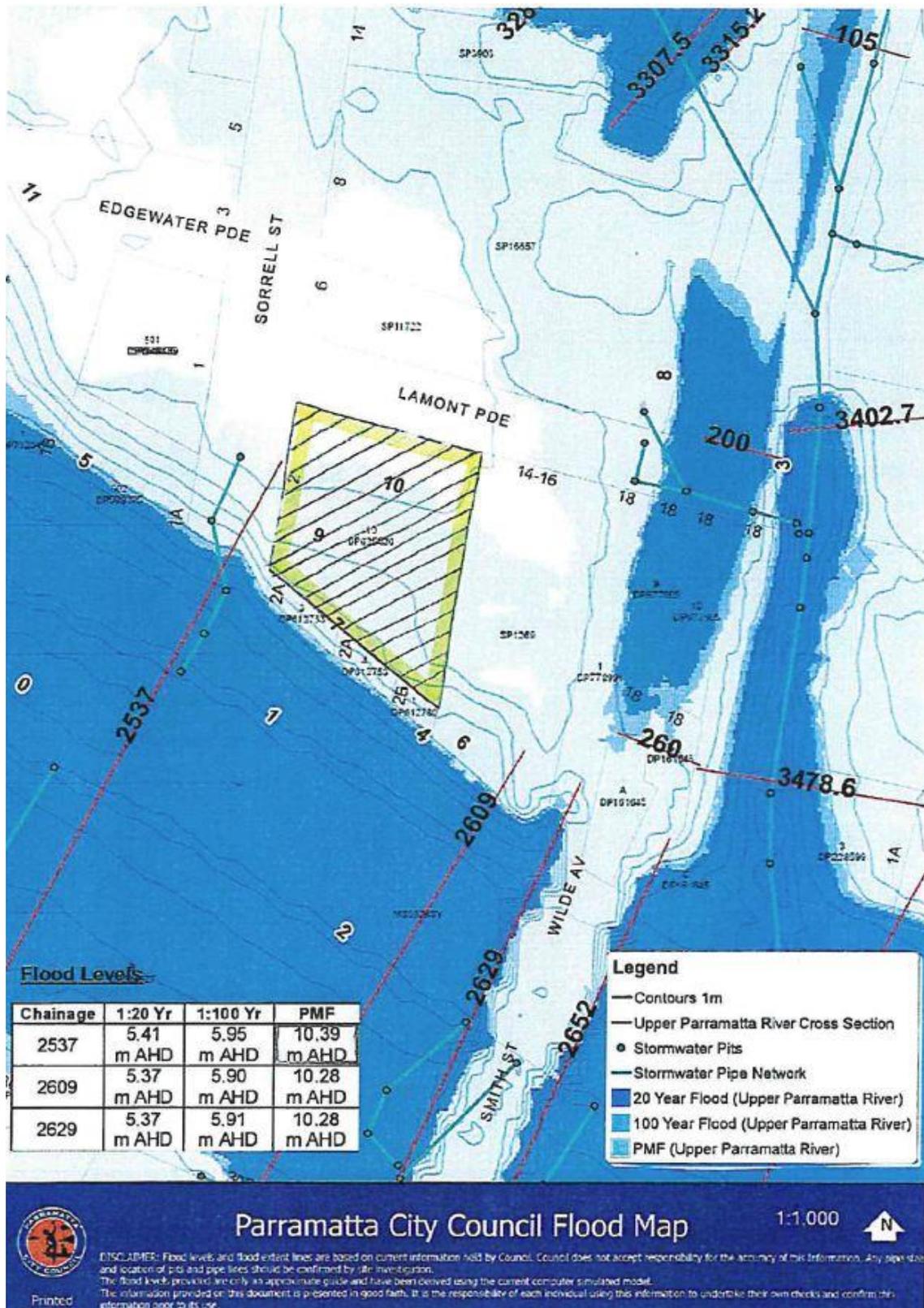


Figure 8 – Existing flooding extent extracted from the Parramatta City Council Flood Map

Figure 8 above illustrates the flooding extent in the vicinity of the site.

4.2 Proposed controls

The figures in this section (Figures 9, 10 and 11) illustrate the proposed building height and floor space ratio controls sought by this planning proposal.

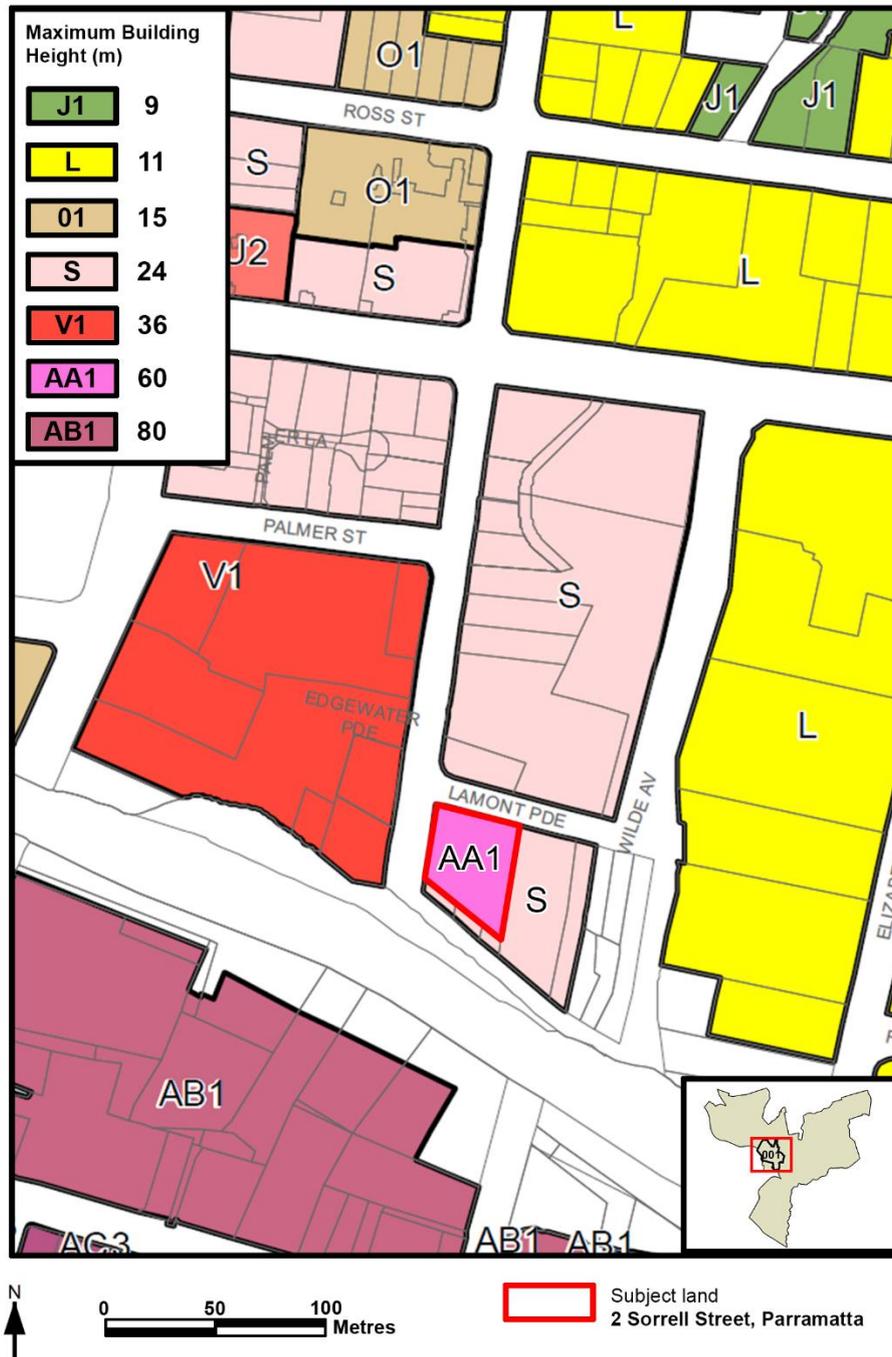


Figure 9 – Proposed amendment to the PLEP2011 Height of Building Map

Figure 9 above illustrates proposed maximum building height of 60 metres over the site.

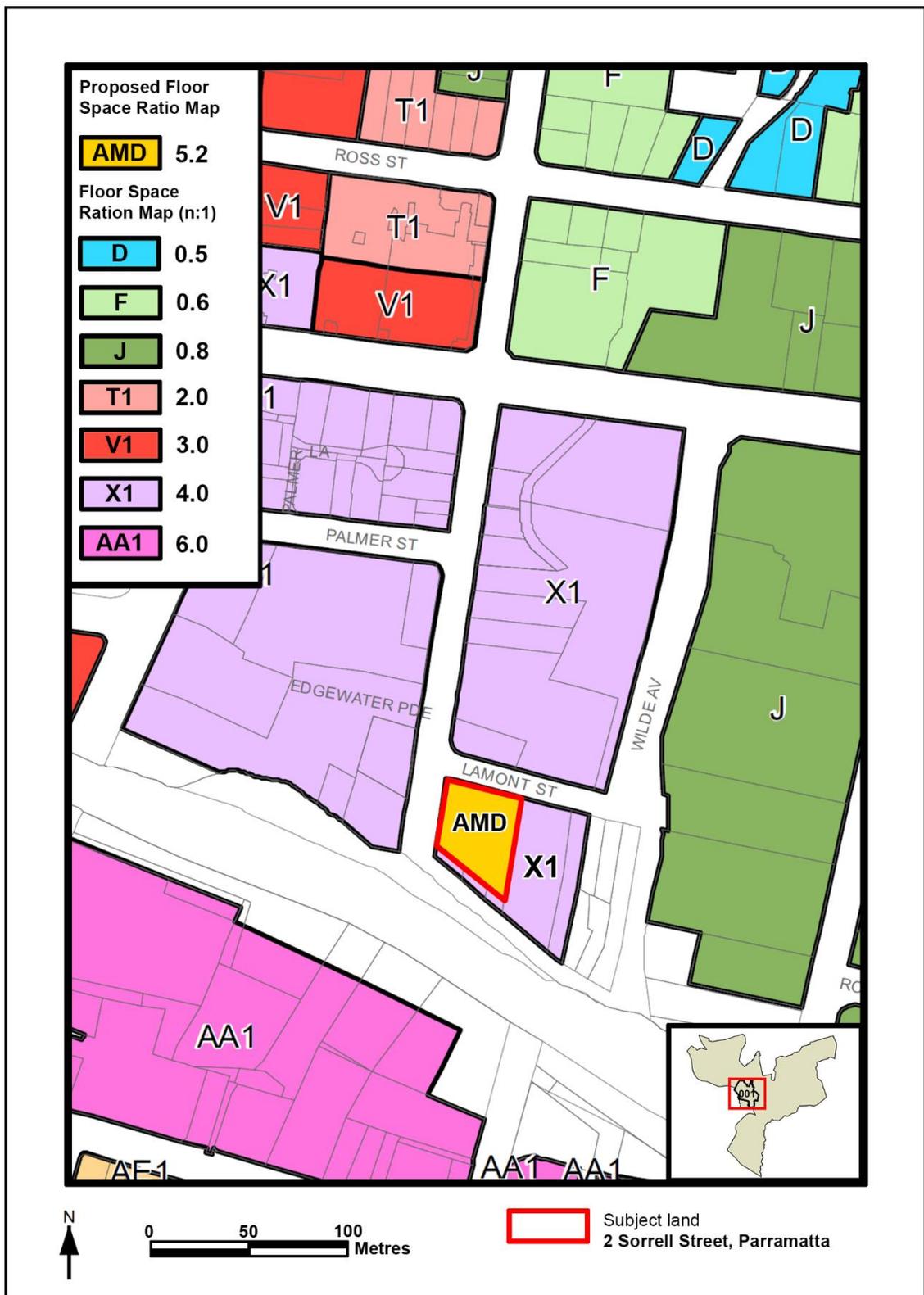


Figure 10 – Proposed amendment to the PLEP 2011 Floor Space Ratio Map [

Figure 10 above illustrates the proposed 5.2:1 FSR over the site. This excludes the additional 15% of GFA as this will be achieved through the forthcoming design excellence clause at development application stage.

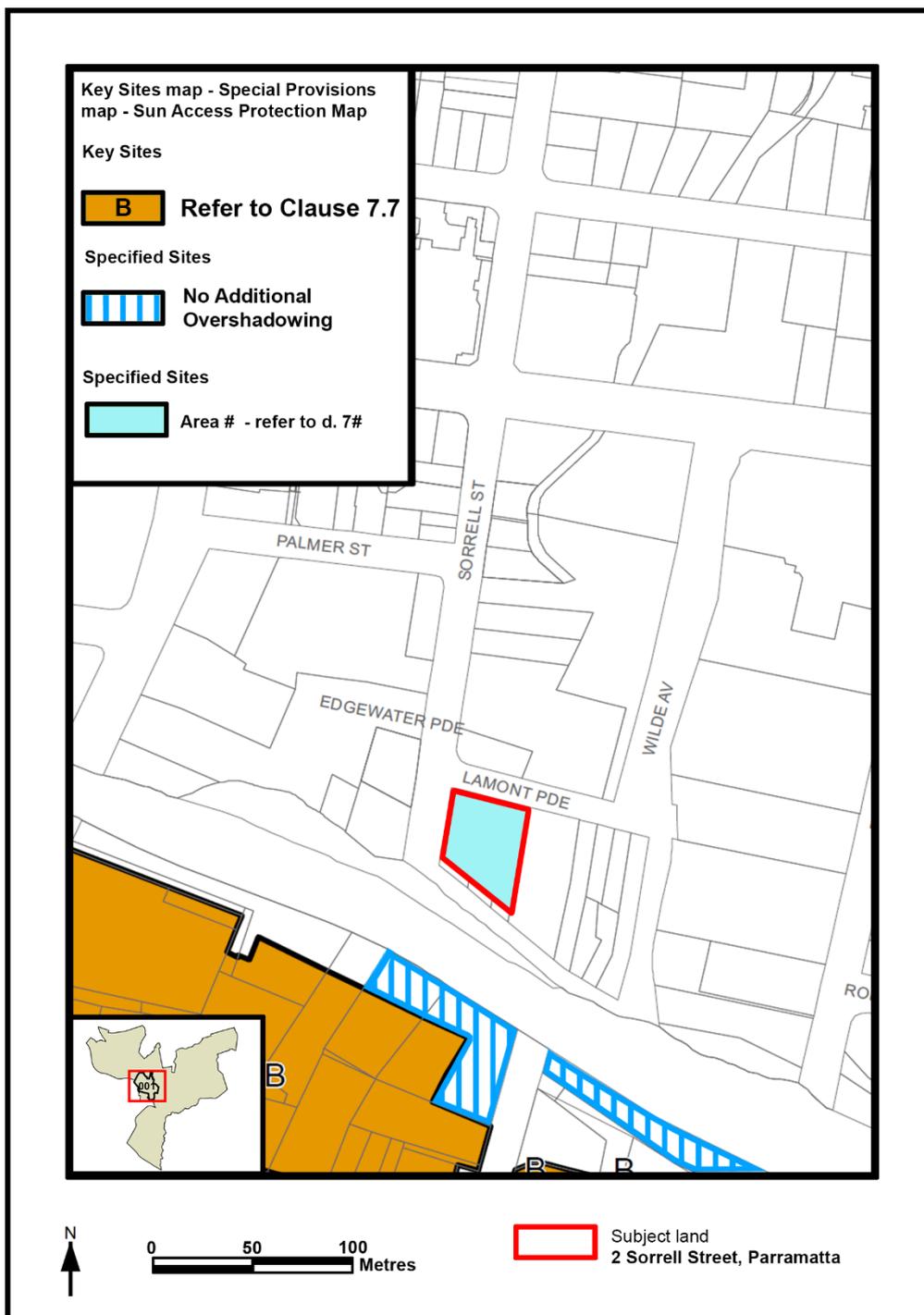


Figure 11– Proposed amendment to the *PLEP2011 Special Provisions Area Sun Access Protection Map*

Figure 11 above illustrates an amendment to the Special Provisions Area Sun Access Protection Map to be accompanied by a detailed site specific clause a draft of which is provided at Attachment 2.

Figure 11 above illustrates the proposed addition of “Area #” to the Special Provisions Sun Access Protection Map to which a new site specific “Clause 7.#”¹ will apply

¹ The Clause number will be determined prior to the making of the amendment to PLEP 2011.

PART 5 – COMMUNITY CONSULTATION

The planning proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council’s web-site; 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 3.34(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

The detail around the project timeline is expected to be prepared following the referral to the Minister for review of the Gateway Determination.

The following steps are anticipated:

- Request for Gateway determination (April 2018)
- Gateway Determination issued by DPE (June 2018)
- Commencement and completion dates for public exhibition period and government agency notification (June/July 2018)
- Consideration of submissions (August/September 2018)
- Consideration of proposal post exhibition and reporting to Council (October 2018)
- Submission to the Department to finalise the LEP (November/December 2018)
- Notification of instrument (January/February 2019)

Appendix 1 – Urban Design Report prepared by Plus Architecture

Refer Separate attachment

Appendix 2 – Draft Site Specific Clause

.11 Development on land at 2 – 4 Sorrell St, Parramatta

- 1) This clause applies to land marked “Area #” on the [Special Provisions Area Map](#).
- 2) The consent authority may grant consent to development involving the construction of a new building or external alterations to an existing building on land to which this clause applies if:
 - a) the design of the building or alteration is the result of a competitive design process as required by clause 7.10 (5), and
 - b) the consent authority is of the opinion that the building or alteration exhibits design excellence with regard to the design criteria specified in clause 7.10 (4), and
 - c) the development inclusive of design excellence bonuses does not result in a building with a floor space ratio exceeding 6:1, and
 - d) the development does not result in any additional overshadowing on the land shown with blue hatching on the [Sun Access Protection Map](#) between 12 noon and 2pm on 21 June in each year.
- 3) The maximum parking rates for any development proposed under this clause are as follows:
 - a. The maximum parking rates which apply to any part of the building used as a dwelling are:
 - i. For each studio dwelling – 0.1 spaces, and
 - ii. For each 1 bedroom dwelling – 0.3 spaces, and
 - iii. For each 2 bedroom dwelling – 0.7 spaces, and
 - iv. For each 3 of more bedroom dwelling – 1 space
 - b. The maximum parking rates which apply to any part of the building used for the purposes of commercial or community uses is established by the following formula:
$$M = (G \times A) / (50 \times T)$$
Where
M is the maximum number of parking spaces,
G is the gross floor area of all commercial and community uses in the building in square metres, and
A is the site area in square metres, and
T is the total gross floor area of all the buildings on the site in square metres.



Prepared by City of Parramatta

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