

Place, Design and Public Spaces

IRF19/1759

Gateway determination report

LGA	City of Parramatta
PPA	City of Parramatta Council
NAME	18 - 40 Anderson Street, Parramatta (289 dwellings and an additional 90 jobs)
NUMBER	PP_2019_COPAR_002_00
LEP TO BE AMENDED	Parramatta Local Environment Plan 2011
ADDRESS	18 - 40 Anderson Street, Parramatta
DESCRIPTION	Lot 20 DP792518
RECEIVED	27 August 2019
FILE NO.	IRF19/1759
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required.
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal.

1. INTRODUCTION

1.1 Description of planning proposal

The planning proposal (**Attachment A**) seeks to alter the development controls for land at 18 – 40 Anderson Street, Parramatta, by amending the Parramatta Local Environment Plan 2011 (PLEP 2011) as follows:

- rezoning the land from B5 Business Development to B4 Mixed Use;
- increase the maximum Height of Buildings (HOB) from 14 metres to part 0 metres and part 120 metres (approximately 35 storeys);
- increase the maximum floor space ratio (FSR) from 4:1 to 6:1;
- add site-specific controls for additional permitted uses, protection of solar access to Jubilee Park, maximum carparking rates and high performance buildings.

The proposal would facilitate redevelopment of the site consisting of two 8 storey residential buildings on the eastern side of the site, a 20 storey hotel on the north, and a 30 storey mixed-use residential tower on the south. It is anticipated that approximately 289 new dwellings will be provided, as well as an additional 90 jobs.

1.2 Site description

The site is defined as Lot 20 DP792518, with an approximate area of 8017m². The site is rectangular in shape, with a road frontage of approximately 130 metres to Anderson Street. The site is currently occupied by the seven-story Holiday Inn Hotel,

which contains 181 hotel rooms and associated restaurant and function facilities. A decked carpark is located adjacent to the hotel building at the southern end of the site. Below the decked carpark is a stormwater drainage easement crossing through the site from east to west. The site is shown in **Figure 1** below:



Figure 1: Aerial view of 18-40 Anderson Street, Parramatta (Source: Nearmaps)

1.3 Surrounding area

The site is located at the northern end the Auto Alley Precinct, approximately 700m to Parramatta Station and 550m to Harris Park Station. The Auto Alley Precinct consists of a strip of car dealerships and related uses immediately to the south of Parramatta's commercial core. The Precinct stretches for 750m along Church Street between the Great Western Highway/Parkes Street intersection and the M4 Motorway. Current development to the east and west sides of Auto Alley Precinct is generally low to medium density residential development.

Directly to the north of the site at 5-7 Parkes Street, development approval (DA/730/2016) has been issued for a 24 storey mixed use development with a maximum height of 76 metres. The development will contain 173 dwellings with ground floor retail and commercial area, and four levels of basement car parking.

To the east, the site adjoins Jubilee Park which includes a children's playground, pedestrian and cycle paths, and exercise equipment. There are existing provisions in

Council's LEP and DCP that protect Jubilee Park from overshadowing between 12pm and 2pm.

Figure 2 shows the site in the context of surrounding proposed developments and **Figure 3** presents Jubilee Park.

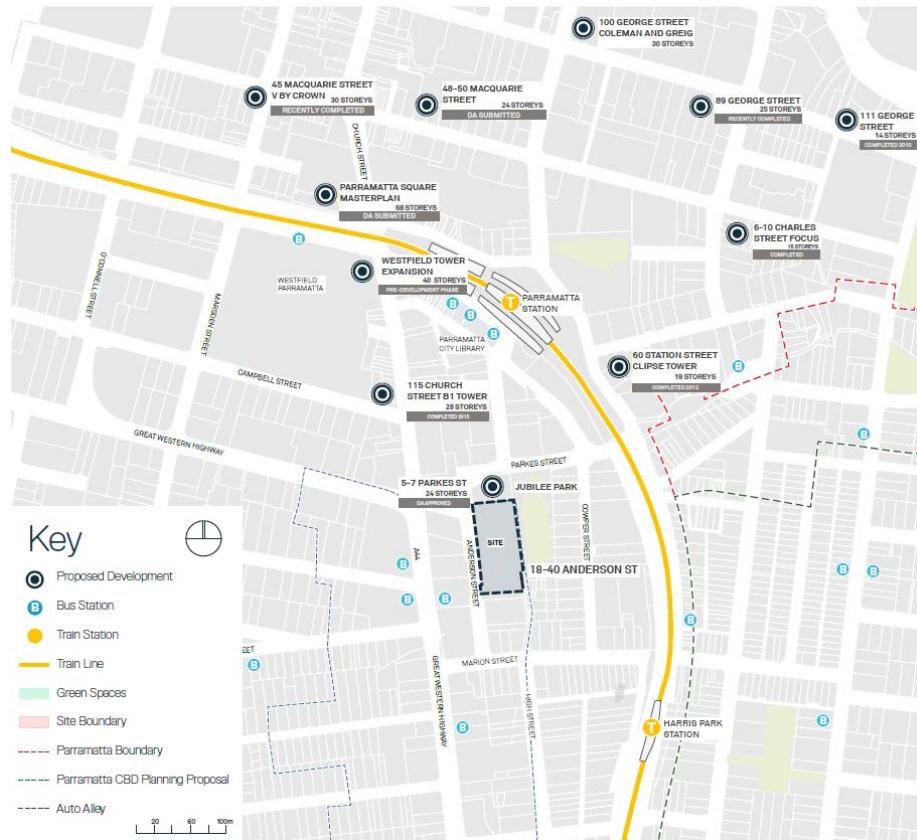


Figure 2: Aerial view of 18-40 Anderson Street, Parramatta and the surrounding proposed developments (Source: Grimshaw, 2019)



Figure 3: Jubilee Park containing children's playground and rear of The Holiday Inn (Source: City of Parramatta, 2019)

1.4 Existing planning controls

Under the Parramatta Local Environmental Plan (PLEP) 2011, the site is zoned B5 Business Development. The site also has a maximum building height of 18 metres; and a maximum floor space ratio (FSR) of 4:1.

The following map extracts from the PLEP 2011 illustrate the current controls applying to the site in **Figure 3**, **Figure 4** and **Figure 5**.

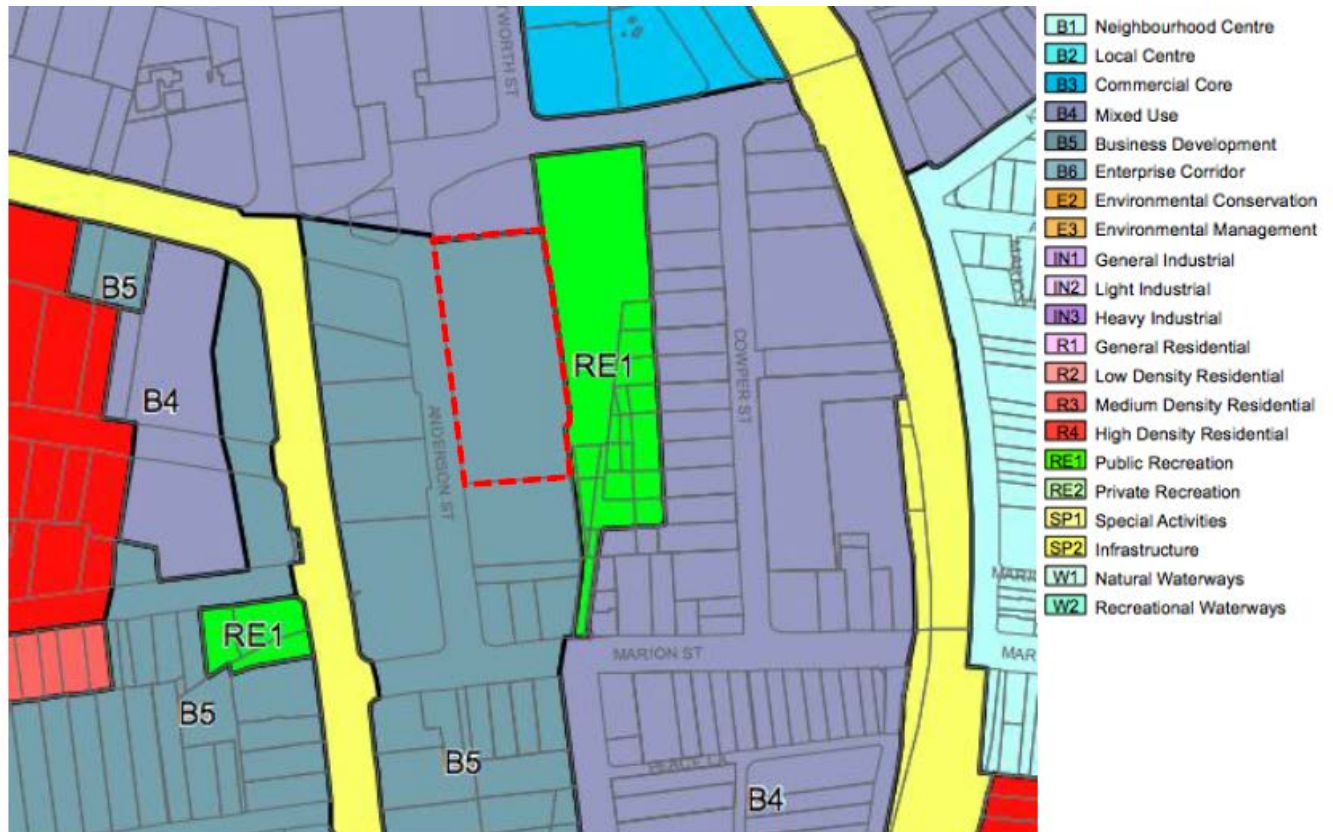


Figure 4: Existing B5 Business Development zoning over the site (Source: PLEP 2011 land zoning maps)

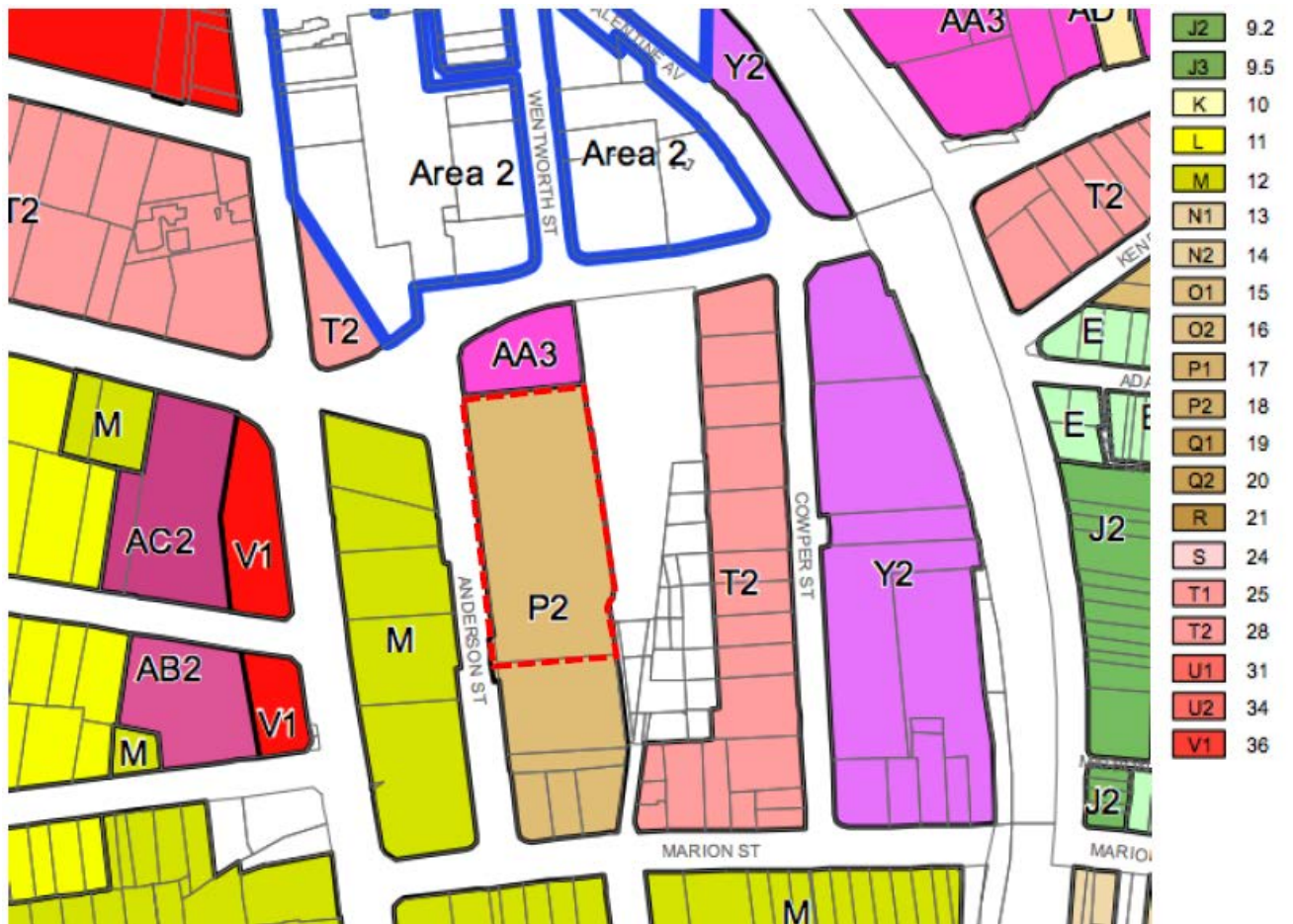


Figure 5: Existing 18m limit height of building (HOB) for the site (Source: PLEP 2011 HOB map)



Figure 6: Existing FSR of 4:1 over the site (Source: PLEP 2011 FSR map)

1.5 Summary of recommendation

It is recommended that the planning proposal proceed subject to conditions as it reflects the broader strategic aims for the Parramatta CBD. It will enable a high-quality mixed-use development and enable delivery of an open through-site link in the south end of the site in accordance with Council's vision expressed in the Parramatta CBD planning proposal.

2. PROPOSAL

2.1 Objectives or intended outcomes

The objective of this planning proposal is to facilitate redevelopment of an existing aging hotel into a high-quality mixed-use development, inclusive of new hotel. The proposal will also enable delivery of an open through-site link in the south end of the site in accordance with Council's vision expressed in the CBD Planning Proposal.

The objectives of the planning proposal are clear and do not require amendment prior to community consultation.

2.2 Explanation of provisions

This planning proposal seeks to amend *Parramatta LEP 2011 (PLEP 2011)* as follows:

1. rezone the site from B5 Business Development to B4 Mixed Use (Land Zoning Map Sheet LZN_10);
2. increase the maximum building height on the Height of Buildings Map (Sheet HOB_10) from 14 metres to part 0 metres and part 120 metres (approximately 35 storeys);
3. increase the maximum FSR on the Floor Space Ratio Map (Sheet FSR_10) from 4:1 to 6:1; and
4. introduce site-specific controls which include:
 - a minimum 3:1 FSR for non-residential uses;
 - requirement to demonstrate Jubilee Park is not overshadowed by development of the site on 21 June between 12pm and 2pm.;
 - reduced car parking rates in line with the Parramatta CBD Strategic Transport Study; and
 - high performing building bonus and dual piping.

2.3 Mapping

The planning proposal provides mapping to demonstrate the existing and proposed controls. The maps are suitable for public exhibition, subject to the recommendations of this report.

3. NEED FOR THE PLANNING PROPOSAL

The planning proposal is not the result of any site-specific study or report and is a landowner-initiated planning proposal associated with a request to enable residential land uses on the site.

The planning proposal responds to Council's strategic vision for Parramatta CBD as expressed in the Parramatta CBD planning proposal, which seeks to intensify development across the CBD to meet future population and jobs growth and to support Parramatta's role as Sydney's Central CBD. The planning proposal also responds to strategic objectives in the Greater Sydney Region Plan and Central City District Plan.

The subject planning proposal to rezone the site from B5 Business Development to B4 Mixed Use is considered to have strategic merit and amending the PLEP 2011 is the most effective mechanism to enable the development to occur.

4. STRATEGIC ASSESSMENT

4.1 District

Central City District Plan

The Central City District Plan provides 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 Greater Sydney Region Plan at a district level and is a bridge between regional and local planning.

The planning proposal is consistent with *Planning Priority C5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport*, noting that it proposes approximately 289 additional dwelling close to employment, services, Jubilee Park and Parramatta rail and bus interchange.

The planning proposal is also consistent with the productivity focus of the plan, identified by *Planning Priority C10 – Growing investment, business opportunities and jobs in strategic centres*. The planning proposal will contribute to economic growth of Parramatta CBD by providing employment opportunities associated with the development of tourist and visitor accommodation and is walking distance to key public transport.

The planning proposal will support and strengthen the Central City's tourism industry and increase the depth of short-term accommodation product in the local market. This is consistent with *Planning Priority C12 – Supporting growth of targeted industry sectors*.

The planning proposal is consistent with the priorities and actions set by the District Plan. The Department is satisfied it will give effect to the District Plan, in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*.

4.2 Local

Parramatta 2038 Community Strategic Plan

The planning proposal is considered to meet the strategic objectives identified in Parramatta 2038 by contributing to economic growth through the addition of employment opportunities associated with a hotel and providing additional residential population in close proximity to a key public transport node.

The planning proposal is considered to satisfy the strategic objectives in the plan by allowing for an appropriate mix of residential, tourist and visitor accommodation and commercial uses, which would support the revitalisation of the CBD.

Overall, the increase in development potential and incorporation of the provisions included in this planning proposal are consistent with the identified strategic objectives contained in Parramatta 2038.

Parramatta CBD Planning Proposal

The Parramatta CBD planning proposal received Gateway determination on 13 December 2018 with several conditions requiring further studies and analysis.

The Parramatta CBD planning proposal seeks to provide for an expanded and more intense commercial core supported by high-density mixed use and residential development. The intended outcomes of the draft Parramatta CBD planning proposal are:

- strengthen Parramatta's position as the dual CBD for metropolitan Sydney;
- increase the capacity for new jobs and dwellings to create a dynamic and diverse city;
- encourage a high-quality and activated public domain with good solar access;
- facilitate the provision of community infrastructure to service the growing city;
- strengthen the opportunities for the provision of high-quality commercial floor space;
- future proof the city through the efficient and sustainable use of energy and resources; and
- manage risks to life and property from flooding.

The draft Parramatta CBD planning proposal intends to achieve these outcomes through amendments to land use zones and built form controls, the introduction of community infrastructure incentive provisions and other various bonus provisions.

Land Use Zone

The proposed B4 Mixed Use zone under the subject planning proposal is inconsistent with the B3 Commercial Core zone as identified under the draft Parramatta CBD planning proposal (**Figure 7**).

Council has identified that the B3 Commercial Core zone identified under the Parramatta CBD planning proposal was primarily a response to the site's flood risk, which was considered to make it unsuitable for residential use. It is noted that tourist and visitor accommodation is permissible in both the B3 Commercial Core, B4 Mixed Use zone and the existing B5 Business Development zone.

The intention of the planning proposal is to enable residential as a permissible use.

An updated and site-specific flood impact assessment (**Attachment F**) submitted as part of the subject planning proposal demonstrates that the site, in principle, is suitable for residential development, supporting the B4 Mixed Use zoning.

The proposed B4 Mixed Use zoning will also result in a logical land use pattern. Land to the north and south of the site are proposed to be zoned B4 Mixed Use under the draft Parramatta CBD planning proposal. Furthermore, land to the east of Jubilee Park is zoned B4 Mixed Use under the current controls and is retained under the draft Parramatta CBD planning proposal. As illustrated in **Figure 7**, a B3 Commercial Core zoning results in an irregular extension of the commercial core of the Auto Alley. The rezoning of the site to B4 Mixed Use zone is considered an appropriate departure from the draft Parramatta CBD planning proposal.

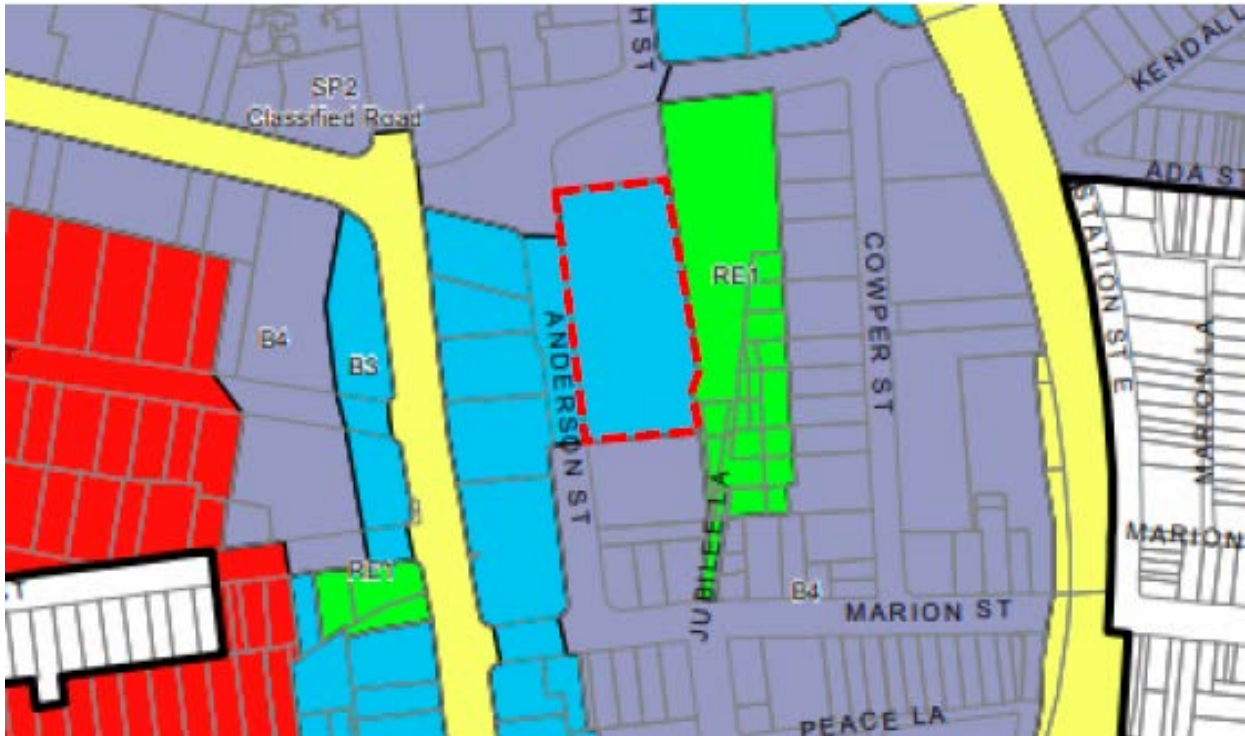


Figure 7: Site zoned B3 Commercial Core under draft Parramatta CBD planning proposal (Source: City of Parramatta)

Height of Building

The draft Parramatta CBD planning proposal seeks a maximum height of part 80m and part 0m for the site (**Figure 8**). The proposed 0m portion of the site reflects Council's desire for the land to be dedicated to Council for the delivery of new open space. The planning proposal is consistent with the 0m height under the draft Parramatta CBD planning proposal and would accommodate the open space and through-site link planned for the southern portion of the site.

The proposed 120m maximum height under the subject planning proposal is inconsistent with the 80m proposed under the draft Parramatta CBD planning proposal. Council's Urban Design Team has undertaken preliminary modelling as illustrated in **Figure 9** which suggests that a 120m tower can be accommodated on the subject site, by providing additional height to the southern tower. The site-specific provision to be included as part of the subject planning proposal relating to overshadowing of Jubilee Park will reinforce the solar access protection to the public open space.

It is recommended that the urban design report be updated to reflect the additional height to enable further testing of this outcome, noting that this should also reflect the design excellence bonus (discussed further below).

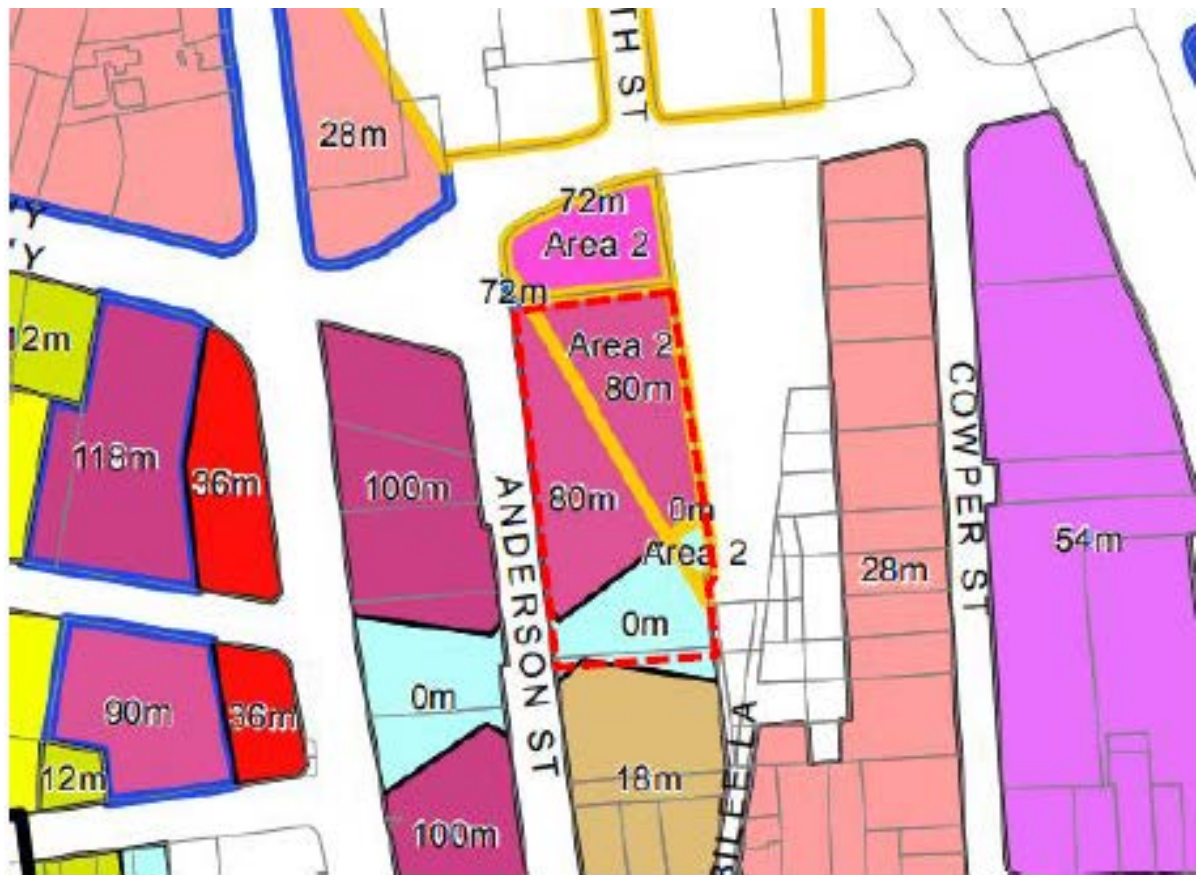


Figure 8: Draft Height of Building Map in Parramatta CBD Planning Proposal, subject site bound in red (Source: draft Parramatta CBD planning proposal)

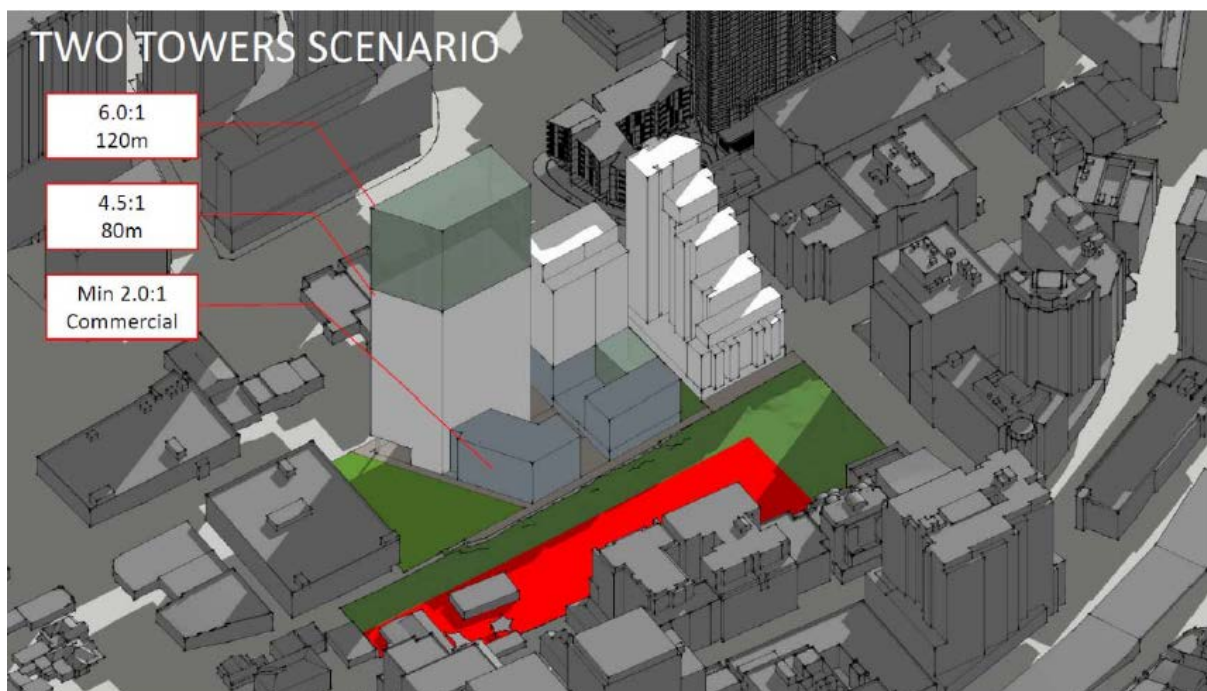


Figure 9: Preliminary modelling identifying two tower scenarios (prepared by City of Parramatta)

The draft Parramatta CBD planning proposal seeks a maximum FSR of 6:1 for the site (**Figure 10**) which is reflected in the planning proposal. This consistency will provide for an appropriate scale of development that is compatible with Council's desired future character for the area.

The subject planning proposal also seeks a minimum 3:1 non-residential FSR for the site. This will ensure that the site retains non-residential floorspace for the purpose of tourist and visitor accommodation, bringing the proposal into closer alignment with the objectives of the B3 zoning and retaining employment generating land uses on the site.

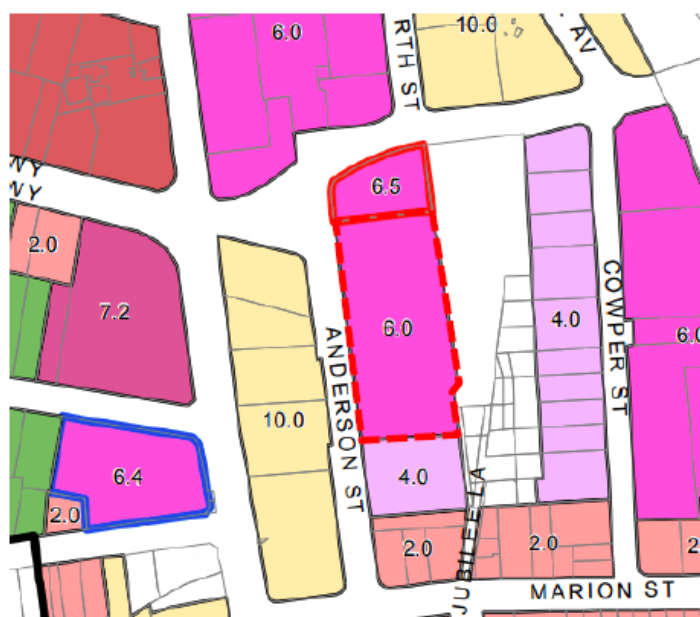


Figure 10: Draft Floor Space Ratio Map in Parramatta CBD Planning Proposal (Source: draft Parramatta CBD planning proposal)

The planning proposal is generally consistent with the principles in the Parramatta Smart City Master Plan (2015) as it would allow for a high-quality, liveable mixed-use precinct located close to public transport and while remaining sensitive to the surrounding built form and natural environment.

The proposal is consistent with all Section 9.1 Directions, except the directions identified below:

This direction seeks to protect business and industrial zones to encourage employment generation. The purpose of this proposal is to facilitate the redevelopment of the existing hotel, accompanied by residential development. The planning proposal notes that there is potential for an additional 90 jobs to be generated on the site as a result of the redevelopment of the tourist and visitor accommodation. Furthermore, a minimum 3:1 FSR non-residential provision will

ensure tourist and visitor accommodation and/or commercial development is located on the site.

It is recommended that the delegate of the Secretary agrees that the inconsistency with this direction is considered to be justified as the planning proposal responds to the Central City District Plan, specifically contributing to the Productivity Priority and ensures the growth of jobs on the site.

Direction 4.1 Acid Sulfate Soils

The site is mapped as having Class 4 acid sulfate soils under PLEP 2011. The proposal is inconsistent with this direction as an acid sulfate soils study was not submitted with the planning proposal to support the intensification of development.

This inconsistency is of minor significance as this matter can be appropriately considered and addressed at the development application stage in accordance with clause 6.1 of PLEP 2011 (which requires an acid sulfate soils management plan to be submitted at the development application stage, if certain development thresholds are met).

It is recommended that the Secretary's delegate agree that any inconsistency with this direction is of minor significance.

Direction 4.3 Flood Prone Land

The site is subject to flooding from Clay Cliff Creek and overland flows. Part of the site is identified as being within the high hydraulic hazard area as identified in the 2005 Lower Parramatta River Floodplain Study. There are also low hazard areas in the southeast and northeast corners of the site. The results of this study informed Council's previous planning decisions regarding the appropriate land use planning on the site.

The proposal is supported by a site-specific Flood Impact Assessment (Attached G) which concludes that flood free access can be provided in a 1 in 100 year ARI flood. The assessment notes that in extreme floods people within the building would likely need to shelter in place.

The planning proposal is seeking an increase in density consistent with Council's planned increase under the draft Parramatta CBD planning proposal (i.e. 6:1 FSR), but also seeks to introduce residential land uses, based on the results of the site-specific flood analysis that has been undertaken.

The subject planning proposal notes that a detailed Flood Emergency Response Plan would accompany any DA lodged with Council. It is further noted that Council has detailed policies already embedded in their LEP and DCP relating to flood risk and mitigation.

It is recommended that NSW State Emergency Service, and Environment, Energy and Science are consulted to further assess the flood impact. It is further recommended that this Direction remain unresolved until further consultation has occurred and this matter be considered further post-exhibition.

Direction 6.3 Site Specific Provisions

The planning proposal contains site-specific planning controls and is therefore inconsistent with this direction. The proposal seeks to include site-specific controls including:

- requirement for a minimum 3:1 FSR for non-residential uses;
- requirement to demonstrate Jubilee Park is not overshadowed by development of the site;
- reduced car parking rates in line with the Parramatta CBD Strategic Transport Study; and
- high performing building bonus and dual piping.

The inclusion of site-specific provisions are considered to be appropriate for this proposal. A minimum 3:1 FSR non-residential floorspace will ensure that the site is developed for tourist and visitor accommodation or other permissible non-residential and uses.

The site-specific provision relating to overshadowing of Jubilee Park will ensure the existing amenity and solar access to this park is protected. This is important as the park provides important green space for workers and residents.

The inclusion of a site-specific provision to reduce car parking rates is consistent with the approach taken on several sites within the Parramatta CBD. Council resolved to adopt the maximum car parking rates for the CBD and apply them to all planning proposals to minimise trip generation rates in the CBD.

The draft Parramatta CBD planning proposal is supported by a high-performing buildings study (2016), which recommends buildings deliver water and energy savings equivalent to NABERS 5-star Energy and NABERS 4-star Water, and that future development is built with dual reticulation for recycled water for internal and external uses. The subject planning proposal seeks consistency with the draft Parramatta CBD planning proposal and will ensure quality environmental outcomes for future development.

It is recommended that the Secretary's delegate agree that any inconsistency with this Direction is of minor significance, as the provisions will facilitate the appropriate redevelopment of the site. The site-specific controls are consistent with the draft Parramatta CBD planning proposal and Parramatta DCP 2011.

Direction 7.5 Implementation of Greater Paramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan (LUIIP)

The proposal has the potential to be consistent with this Direction, however, it does not address the interim LUIIP in the planning proposal. There is correlation between the planning proposal objectives and the Interim LUIIP, particularly in relation to housing and jobs creation, to promote Parramatta CBD as Sydney's central city. It is recommended that the planning proposal be amended to address the Interim LUIIP to demonstrate consistency with this Direction.

The Interim LUIIP also recognises the need for additional regional infrastructure to support growth and this is proposed to be implemented via a Special Infrastructure Contribution (SIC). While a SIC has not been formally exhibited for Greater Parramatta, it is recommended that a satisfactory arrangements clause be included in the planning proposal to enable a future contribution towards state infrastructure. This will allow for the potential future application of a SIC and ensures consistency with the Interim LUIIP and this direction.

4.5 State environmental planning policies (SEPPs)

The planning proposal is consistent with all SEPP's except for the following:

SEPP No. 55 Remediation of Land

A preliminary site investigation has been prepared for the site (**Attachment E**). The report found that the subject site was previously used as a car sales yard and prior to this for residential purposes.

The investigation has identified three potential sources of contamination:

- historic fill materials utilised in earthworks;
- potential asbestos and/ or lead containing material due to demolition of historical buildings; and
- spills and leaks from vehicles stored at the site's previous car yard.

The investigation considers that the associated risks to human health are low and could be effectively managed through standard occupational health and safety procedures, mainly through the excavation process and remediation works. The Department is satisfied that acceptable measures are in place to provide for remediation of contaminated land and that the Council has appropriately considered this Policy.

SEPP No. 65 – Design Quality of Residential Apartment Development

SEPP 65 aims to improve the design quality of residential apartments. An urban design concept has been prepared with consideration of SEPP 65 (**Attachment D**). Council notes that any future development application for the site would be subject to a detailed assessment under SEPP 65 and Apartment Design Guide (ADG). The Urban Design report is required to be updated prior to exhibition to reflect the proposed land use planning outcomes.

5. SITE-SPECIFIC ASSESSMENT

5.1 Social

The planning proposal will create a number of positive social outcomes including employment opportunities for the community through the expansion of hotel and commercial facilities on the site. The proposal may also provide for greater choice of dwelling types and sizes at different price points, which would potentially reduce the pressure on existing housing stock and improve housing diversity. The proposal will facilitate the delivery of new open space located at the southern end of the subject site, to be dedicated to Council. The new open space will connect with Jubilee Park.

5.2 Environmental

5.2.1 Height of Building

An urban design report (**Attachment D**) has been submitted as part of the planning proposal. The proposed design concept, illustrated in **Figure 11**, features four building forms comprising of:

- two high-rise forms with a building height of 65m and 95m on the western side of the site; and
- two lower-rise forms with building heights of 24m on the eastern side.

The design reference indicates a height of 95m which is inconsistent with the requested building height of 120m. As a condition of Gateway determination, it is recommended that the urban design report be amended to address the proposed maximum building height of 120m to understand the relationship of the proposed built form to the surrounding area.

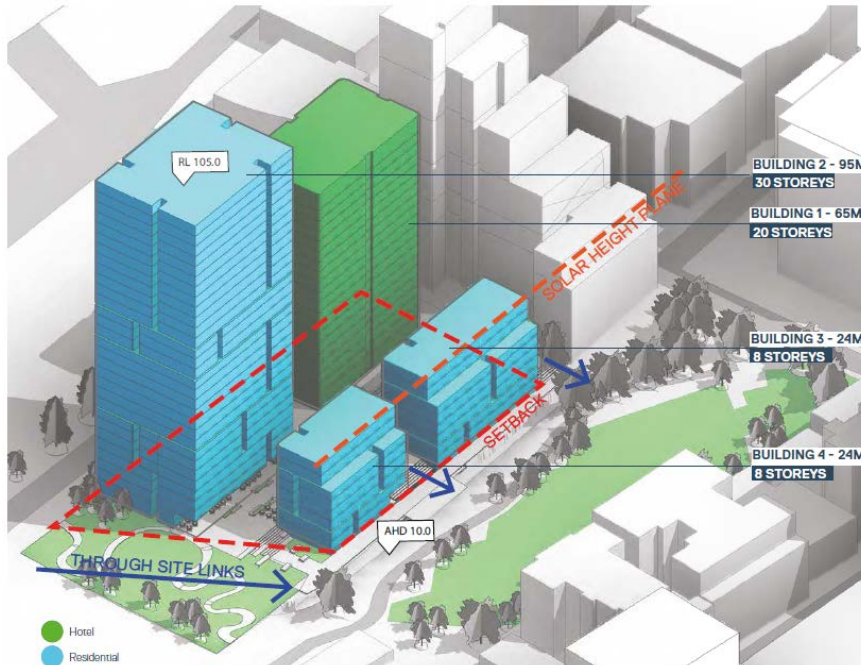


Figure 11: The proposed design concept (Source: Grimshaw, 2019)

5.2.2 Sun Access Plane Controls and Overshadowing

The subject planning proposal proposes a site-specific provision requiring protection of Jubilee Park from overshadowing. In **Figure 12**, the sun access plane generated for Jubilee Park on June 22 between 12 noon and 2pm extends across the site and to the north. Shadow analysis (**Attachment E**) has been provided to demonstrate compliance with the sun access plane controls in the Parramatta LEP 2011 and DCP 2011. However, overshadowing analysis demonstrated in **Figure 13** responds to a height of 95m and does not correlate to the maximum height sought through the proposal.

It is recommended, prior to public exhibition the shadow analysis be amended to respond to a maximum height of 120m. The updated diagram should present any overshadow impacts on Jubilee Park and the proposed green link between Anderson Street and Jubilee Park.

It should be noted that any future development application would be subject to all relevant sun access plane controls in the Parramatta LEP 2011 and DCP 2011.

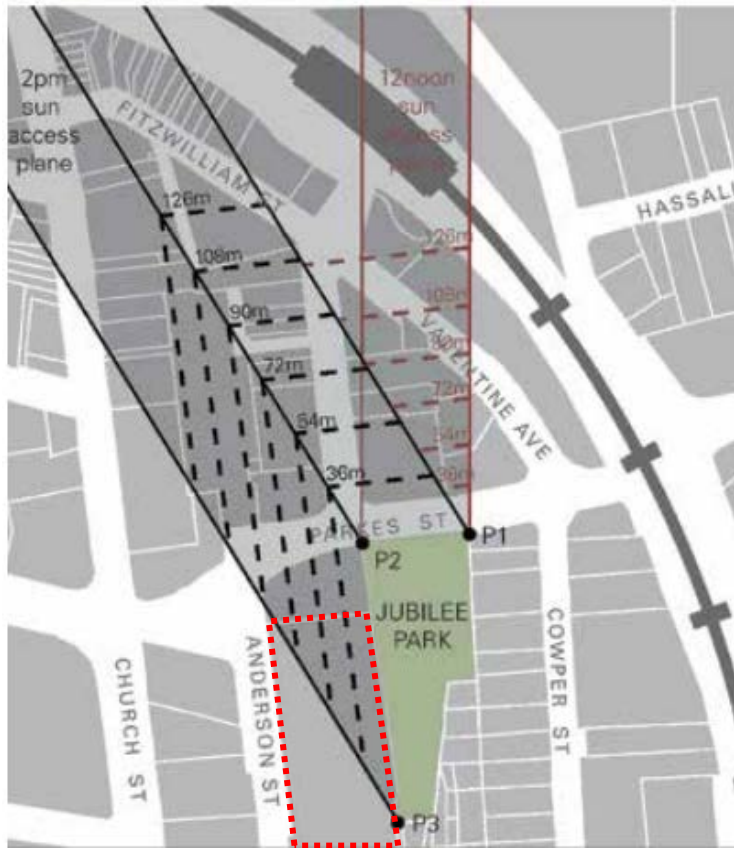


Figure 12: Sun access plane diagram – Jubilee Park (Source: City of Parramatta – Parramatta City Centre DCP)



Figure 13 – Jubilee Park overshadowing diagram (concept scheme) – 2pm at winter solstice (Source: Grimshaw)

5.2.3 Impact of Design Excellence bonus

Clause 7.10 of Parramatta LEP 2011 includes design excellence provisions that apply within the Parramatta CBD. Demonstrating design excellence enables a 15% FSR and height bonus for mixed use and a 25% bonus for commercial premises. The design would be subject to a detailed assessment against SEPP 65 and other built form controls in Parramatta DCP 2011. The impact of the design excellence bonus on the controls sought by this planning proposal is demonstrated in the table below:

Subject Planning proposal controls	Design excellence bonus	Total achievable with design excellence bonus
FSR – 6:1	15% – 0.9	6.9:1
Maximum building height – 120 m	15% – 18 m	138 m

Table 1: Impact of the design excellence bonus

It is recommended that prior to public exhibition, Council is to update the urban design report with an additional set of concept plans to identify a maximum building height of 138m. The purpose of these concept plans is to understand the overshadow impacts, particularly on Jubilee Park, and the relationship of the proposed built form to the surrounding area.

5.2.4 Flood Impact

A flood impact assessment (**Attachment F**) has been submitted to support the planning proposal, which includes a detailed modelling of the estimated flooding behaviour in existing and future conditions.

In order to mitigate flood concerns, the planning proposal recommends an elevated podium and concourse constructed at the Flood Planning Level (11.25m AHD) above the floodway area. This approach allows flood flow through the property and is consolidated in an east-west corridor through to the existing drainage

The basement car park access is proposed on the north-west corner of the site, where entry would be from Anderson Street. The ramp location and gradient levels take into consideration the flood prone levels of the site to avoid any risk of basement flooding. The planning proposal will be able to provide hotel staff, guests and residents with flood free access to Jubilee Lane in a 100-year ARI flood.

Council assessed that the site is suitable for residential development from a flood risk perspective subject to implementation of the hydraulic strategies outlined in the **Attachment F** which would be further refined at the development application stage.

It is recommended that the Gateway determination require consultation with the NSW State Emergency Service and Environment, Energy and Science during community consultation.

5.2.5 Traffic Impacts

A Traffic Technical Note (**Attachment G**) has been prepared in support of the planning proposal. The technical note provides a traffic generation assessment of the site under two scenarios, being the draft Parramatta CBD planning proposal (B5

Business Development Zone) and the subject planning proposal (B4 Mixed Use Zone).

The report has identified that the proposed B4 Mixed Use zoning will generate less traffic compared to the proposed B5 Business Development with redevelopment for purely commercial purposes under the Parramatta CBD planning proposal.

It is noted that Council is currently undertaking further investigations with regard to traffic and transport to inform the Parramatta CBD planning proposal. Given the reduction in predicted traffic generation resulting from the site-specific planning proposal, the CBD-wide modelling would more than account for the traffic generated by the subject planning proposal.

Further detailed traffic assessments is therefore considered unnecessary at this stage. Impact from the site can be appropriately addressed through any future development application.

It is recommended that consultation with Transport for NSW be required as a condition of the Gateway determination.

5.2.6 Car Parking

On 10 April 2017, Council resolved to endorse the Parramatta CBD Strategic Transport Study to reduce the maximum car parking rates for all sites where a planning proposal is lodged. In accordance with this resolution, it is proposed to include a site-specific control to reduce maximum car parking rates, consistent with the Parramatta CBD planning proposal.

Given the site is strategically located in the Parramatta CBD, and close to public transport, services and infrastructure, is it considered this is an appropriate outcome for the site.

5.3 Economic

An Economic Impact Assessment (**Attachment H**) has been prepared in support of the planning proposal. The report provides an assessment of future development on the site by investigating two scenarios, being the economic impacts of the site in its existing use and the economic impacts of the site if it was redeveloped under the subject planning proposal controls.

The surrounding character is predominantly residential, which would undermine the ability of the site to offer prestige and corporate image required by A-grade office tenants. A decline in corporate prestige can be observed in parts of the southern portion of Sydney CBD and Chatswood, which are dominated by residential uses.

The commercial viability of redeveloping the site with a 5-star hotel is linked to the ability to include residential accommodation. If residential uses are not permitted, the site may become sterilised and redevelopment may not occur.

The proposed redevelopment of the site under the subject planning proposal would result in a significantly improved outcomes compared to current hotel operations. Redevelopment under the planning proposal would result in \$59 million in annual output (+70%), \$30.3 million contribution to GRP (+41%), \$14.5 million in incomes and salaries paid to households (+41%), and 208 FTE jobs (+76%).

Subsequently, the subject planning proposal to facilitate the redevelopment of the site will not undermine Parramatta's commercial office target and profile as a second CBD.

5.4 Infrastructure

5.4.1 State Infrastructure Funding

While a special infrastructure contributions (SIC) levy has not been formally announced for Greater Parramatta, it has been identified as part of the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan as a potential funding mechanism. It is recommended that the planning proposal is required to include a satisfactory arrangements clause for the funding of state infrastructure.

5.4.2 Local Infrastructure

The site is within 300m walking distance of the Parramatta rail and bus interchange. The site also has access to several open space areas (i.e. Jubilee Park, Centenary Square and Parramatta Park) within walking distance.

It is recommended that the intensification of the site and likely increased demand on local infrastructure and services will be addressed through a future development application for the site.

6. CONSULTATION

6.1 Community

The planning proposal has not nominated a community consultation period. 28 days is considered an appropriate amount of time to gauge the community's response to the proposal.

6.2 Agencies

As addressed within this report, it is recommended the following agencies are consulted:

- Transport for NSW;
- NSW State Emergency Service; and
- Environment, Energy and Science.

7. TIMEFRAME

Council has requested nine months to finalise the proposal. It is recommended that 12 months to finalise the proposal is considered appropriate given the scale and complexity of the project. The project timeline in this planning proposal is required to be updated prior to community consultation to respond to this timeframe.

8. LOCAL PLAN-MAKING AUTHORITY

Council has not requested to be the local plan-making authority. It is recommended that Council not be given authorisation to make the plan, as the proposal must be considered in relation to the draft Parramatta CBD planning proposal at finalisation.

9. CONCLUSION

The planning proposal should proceed subject to conditions as it reflects the strategic aims of growing a stronger and more competitive Parramatta CBD. It will facilitate redevelopment of an aging hotel into a mixed-use development and delivery of a 5-star hotel, with corresponding economic benefit. The proposed provisions are generally consistent with the intent of the draft Parramatta CBD planning proposal.

10. RECOMMENDATION

It is recommended that the delegate of the Secretary:

1. agree that any inconsistency with section 9.1, Directions 1.1 Business and Industrial Zones, 4.1 Acid Sulfate Soils and 6.3 Site Specific Provisions are of minor significance; and
2. note that the consistency with section 9.1 Direction 4.3 Flood Prone Land and 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation is unresolved and will require justification.

It is recommended that the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. Prior to community consultation Council is to amend the planning proposal as follows:
 - (a) address consistency with section 9.1 Direction 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation (LUIIP);
 - (b) update the urban design report to reflect the maximum height and density controls that may be achieved on the site, including bonus and incentive provisions to demonstrate overshadowing and built form outcomes;
 - (c) amend the planning proposal to introduce a satisfactory arrangements clause for funding of regional infrastructure.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Environmental Planning and Assessment Act 1979 as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of A guide to preparing local environmental plans (Department of Planning, Industry and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW;
 - NSW State Emergency Service; and
 - Environment, Energy and Science.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The time frame for completing the LEP is to be 12 months from the date of the Gateway determination.



Jazmin van Veen
Acting Manager, Central (GPOP)



2/10/2019

Christine Gough
Acting Director, Central (GPOP)

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