

## Greater Sydney, Place and Infrastructure

IRF20/2942

### Gateway determination report

<b>LGA</b>	City of Parramatta
<b>PPA</b>	City of Parramatta Council
<b>NAME</b>	135 George Street and 118 Harris Street (Albion Hotel), Parramatta (+258 homes, +181 jobs)
<b>NUMBER</b>	PP_2020_COPAR_002_00
<b>LEP TO BE AMENDED</b>	Parramatta Local Environmental Plan 2011
<b>ADDRESS</b>	135 George Street and 118 Harris Street, Parramatta
<b>DESCRIPTION</b>	Lot 135 DP 748984 and Lot 4 DP 388895
<b>RECEIVED</b>	18 May 2020
<b>FILE NO.</b>	IRF20/2942
<b>POLITICAL DONATIONS</b>	There are no donations or gifts to disclose and a political donation disclosure is not required.
<b>LOBBYIST CODE OF CONDUCT</b>	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 amend the development controls for land at 135 George Street and 118 Harris Street, Parramatta (the site) by amending the Parramatta LEP 2011 (PLEP 2011) as follows:

1. increase the Height of Building control from 54m to 144 metres (165.6m including bonuses);
2. increase the Floor Space Ratio from 4:1 to 10:1 (12:1 including bonuses);
3. amend the Special Area Provision Map to identify the site; and
4. insert site specific provisions which include:
  - a minimum non-residential floor space area of 1:1;
  - allow additional FSR if high performance building requirements are met;
  - protect solar access to Experiment Farm heritage item between 10am and 2pm on 21 June; and
  - insert maximum carparking rates.

The planning proposal seeks to allow for redevelopment of the site for the purpose of a high-density mixed use development in line with the proposed controls of the Parramatta CBD planning proposal. The proposed uplift will allow for approximately 258 additional new dwellings in comparison to the existing controls, enabling approximately 405 dwellings in total. It is anticipated that the proposal will provide 181 jobs.

## 1.2 Site description

The site is defined as Lot 135 DP 748984 and Lot 4 DP 388895 with an approximate area of 3135m<sup>2</sup>. The rectangular site has a primary frontage to George Street of 37.7 meters and secondary frontage to Harris Street of 88.6 metres (**Figure 1**).

The site is currently occupied by the Albion Hotel which comprises a two-storey hotel and associated restaurant. An at grade car park is located adjacent to the hotel building at the southern end of the site. Vehicular access to the car park is via Harris Street.



Figure 1: Aerial View of 135 George Street and 118 Harris Street, Parramatta

## 1.3 Existing planning controls

Under the Parramatta Local Environmental Plan 2011 (PLEP 2011), the site:

- is zoned B4 Mixed Use.
- has a maximum building height of 54 metres; and
- has a maximum floor space ratio (FSR) of 4:1.

The site is not identified as an item of local heritage significance and is not within a Heritage Conservation Area.

The following map extracts from the PLEP 2011 illustrate the current controls applying to the site in **Figure 2**, **Figure 3** and **Figure 4**.



Figure 2: Current Land Zoning

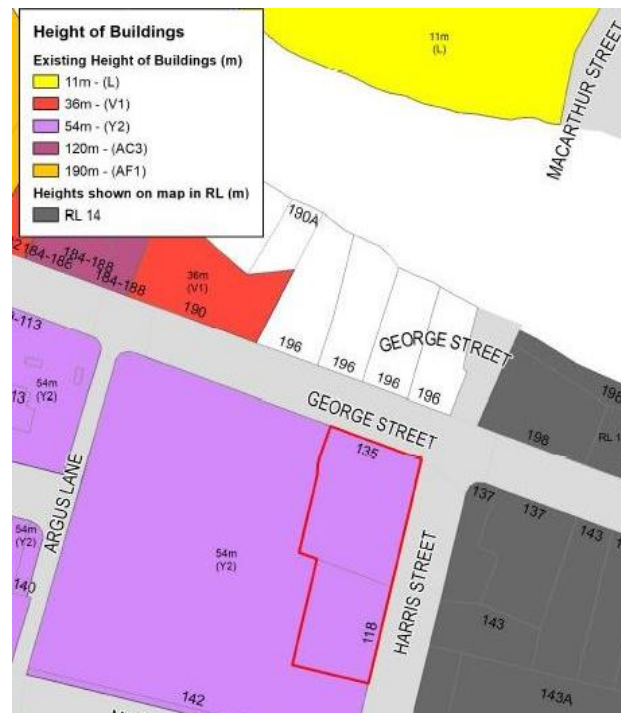


Figure 3: Existing Height of Building controls

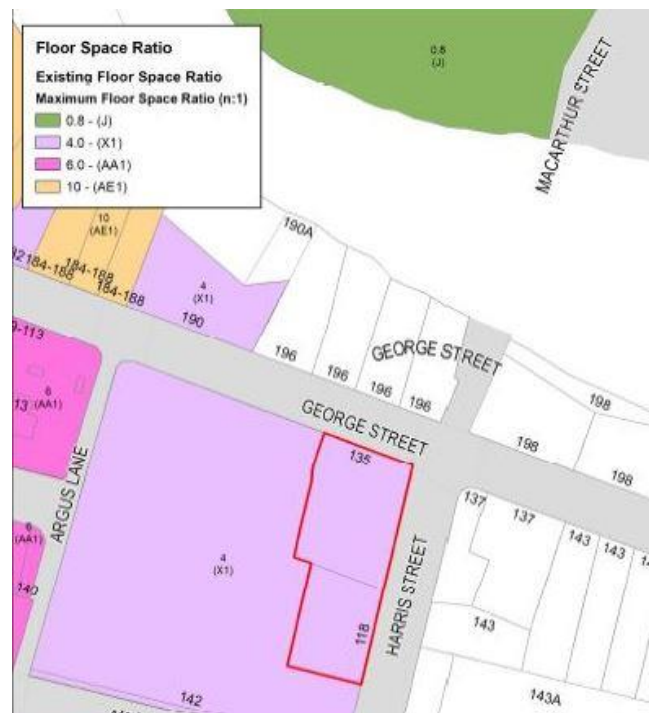


Figure 4: Existing FSR controls

## 1.4 Surrounding area

The site is located at the eastern edge of Parramatta CBD in the B4 Mixed Use zone which is characterised by a mixture of residential and commercial uses.

To the east of the site is Robin Thomas Reserve, a state heritage item. The site is also within proximity to James Ruse Reserve. The Parramatta River Foreshore Area is to the north of the site, comprising a number of local heritage items, including The Gasworks Bridge and The Queens Wharf Reserve.



Adjoining the site at the western and southern boundary is the former Cumberland Media site which is currently subject to a separate planning proposal under assessment for finalisation (**Figure 5**). Surrounding development to the west and south is characterised by a mix of residential and commercial buildings and open space.

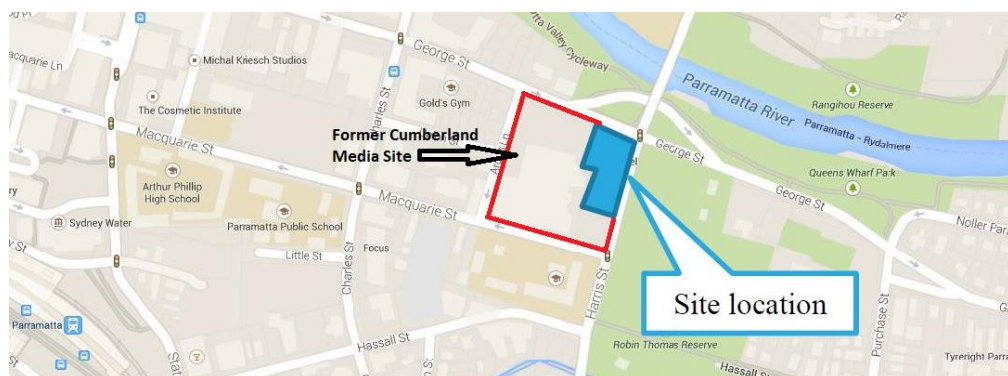


Figure 5: Site location and surrounding area, including former Cumberland Media site

## 1.5 Summary of recommendation

The planning proposal is recommended to proceed subject to the conditions identified in this report. Overall, the proposal will facilitate redevelopment for mixed-use development, including commercial space with corresponding economic benefit.

There are no changes proposed to the zoning of the site, and the proposed uplift will allow for approximately additional 258 new dwellings in comparison to the existing controls, enabling approximately 405 dwellings in total. It is anticipated that the proposal will provide 181 jobs. The redevelopment of the site will deliver positive social benefits through the new pedestrian links through the site and the adjoining Cumberland Media site, consistent with the proposed controls of the Parramatta CBD planning proposal.

## 2. PROPOSAL

### 2.1 Objectives or intended outcomes

The objective of this planning proposal is to facilitate the redevelopment of land at 135 George Street and 118 Harris Street, Parramatta for the purpose of a mixed-use development, comprising two towers of residential apartments and ground floor commercial/retail uses within a podium.

The proposal does not rezone the land. The proposal will support an increase in housing supply and employment generating floor space in the Parramatta CBD. The proposed uplift will allow for approximately 258 additional dwellings consistent with the controls proposed as part of the Parramatta CBD Planning Proposal.

A site-specific development control plan will be prepared to enhance urban design and public amenity for the site, including collaboration with the proponents for Cumberland Media site to take a whole of block approach to their redevelopments. A Voluntary Planning Agreement (VPA) is intended to be negotiated to increase public benefits and through site links as part of the planning proposal.

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

## 2.2 Explanation of provisions

In order to achieve the desired objectives, the following amendments of PLEP 2011 are proposed:

1. increase the maximum height of building (HOB) from 54 metres to 144 metres (165.6m including bonuses);
2. increase the maximum floor space ratio (FSR) from 4:1 to 10:1 (12:1 including bonuses);
3. amend the special area provision map to identify the site;
4. add a site-specific clause under Part 7 (Additional Local Provisions – Parramatta City Centre), which addresses the following:
  - (a) Require a minimum commercial floor space area equivalent to an FSR of 1:1, allowing for any additional commercial premises floor space in excess of this to be exempt from the maximum FSR as long as this does not result in the proposal exceeding 165.6 metres in height;
  - (b) Insert a high performing building bonus provision, outlining an additional FSR of 0.5:1 is achievable provided that the required environmental building standards are met and this bonus does not result in proposal exceeding 165.6 metres in height; and
  - (c) Insert a site-specific clause that ensures that the proposed building does not cause additional overshadowing to the Experiment Farm heritage item between 10:00am and 2:00pm on June 21, consistent with the draft amendment to Clause 7.4 under the Parramatta CBD planning proposal
5. Insert a new reference within the existing “Clause 7.14 Car Parking in Certain Land in Parramatta City Centre” to apply the rates in this Clause to the site which reflect the maximum car parking rates previously endorsed by Council as part of Parramatta CBD Planning Proposal.

## 2.3 Mapping

The proposal seeks to amend the following maps:

Map Type	Map Tile Reference
Height of Buildings Map	HOB_010
Floor Space Ratio Map	FSR_010
Special Area Provisions Map	CL1_010

Table 1: Proposed changes to map sheets

The proposal includes both existing and proposed mapping to clearly demonstrate the intended amendments. The proposed mapping is required to be updated prior to public exhibition to reflect the current controls on the adjoining Cumberland Media Site at the time of exhibition.

## 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.

The planning proposal is considered to respond to Council's strategic vision for the Parramatta CBD as expressed in its draft 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 second CBD. The CBD planning proposal has been endorsed for public exhibition. The planning proposal also responds to strategic objectives in the Greater Sydney Region Plan and Central City District Plan.

The planning proposal allows for the redevelopment of the site on the existing B4 Mixed Use zoning to a scale consistent with Council's Parramatta CBD planning proposal, with consideration of height to minimise overshadowing impacts on existing public open spaces. The proposed uplift will allow for approximately 258 additional new dwellings in comparison to the existing controls, enabling approximately 405 dwellings in total.

Council have advised that a site-specific development control plan will be prepared to enhance urban design and public amenity for the site following a Gateway determination being issued. Furthermore, Council have indicated a need for increasing public benefits as part of the planning proposal which will be negotiated via a Voluntary Planning Agreement (VPA).

## **4. STRATEGIC ASSESSMENT**

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### **4.1 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 proposal is considered to give effect to the Central City District Plan. The proposal will facilitate a mixed use development that is consistent with the following priorities:

#### ***Planning Priority C1 – Planning for a City supported by infrastructure***

The site is located approximately 1km from the Parramatta railway station and is in within walking distance to the future Parramatta Light Rail stop and the Parramatta Ferry Wharf. Future residents and workers will be well served by public transport and other services within Parramatta CBD.

The proposal satisfied this direction by co-locating commercial spaces and residential apartments on a site that is within walking distance to Parramatta Transport Interchange.

#### ***Planning Priority C5 – Providing housing supply, choice and affordability, with access to jobs and services***

The proposal will facilitate the redevelopment of the site for a mixed-use development, offering a range of dwellings. The site is within walking to the Parramatta CBD core which provides employment opportunities and access to services.

#### ***Planning Priority C9 – Delivering integrated land use and transport planning and a 30-minute city***

The proposal will provide new dwellings in close proximity to existing public transport links and will contribute to creating a 30-minute city. The proposal will enable

residents to walk or cycle to the Parramatta CBD and access jobs within the CBD and Westmead Health and Education precinct, aligning with this priority.

***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 and is walking distance to key public transport.

### **4.3 Local**

#### Parramatta Local Strategic Planning Statement City Plan 2036

Council's Local Strategic Planning Statement City Plan 2036 (LSPS) was published on 31 March 2020. Council's LSPS sets out a 20-year land use planning vision for the City of Parramatta, balancing the need for housing and economic growth, whilst protecting and enhancing housing diversity, heritage and local character.

The proposal is generally consistent and will give effect to the priorities and actions of the LSPS which seeks to build the productivity and liveability of the Parramatta CBD. Specifically, the proposal will facilitate the growth of commercial and housing opportunities in the GOP area (Priority 4) and deliver a mix of housing to support the diverse needs of the community (Priority 7), ultimately supporting the Parramatta CBD in becoming increasingly competitive and productive (Priority 11).

#### 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 Sydney. The plan formalises several big and transformational ideas for the City and the region. The planning proposal is considered to meet the plans strategic objectives. Specifically, the proposal is anticipated to contribute to the economic growth and revitalisation of Parramatta through providing additional employment and diversified housing opportunities in proximity to key transport and services within the CBD.

#### Parramatta CBD Planning Proposal

On 13 December 2018, Gateway determination was given for the Parramatta CBD planning proposal (CBD PP) which seeks to provide for an expanded and more intense commercial core supported by high-density mixed use and residential development.

The new suite of controls are intended to be implemented CBD wide via amendments to the land use zones, built form controls, introduction of community infrastructure incentives and other bonus provisions. These amendments will assist in providing opportunities for increased capacity for new jobs and dwellings, provision of community infrastructure, high-quality commercial floor space to strengthen Parramatta's position as the dual CBD for metropolitan Sydney. On 27 July 2020 the planning proposal was endorsed for public exhibition. It is considered appropriate to impose a gateway condition that the site-specific planning proposal be consistent with the Parramatta CBD planning proposal.

Table 2 below outlines the proposed controls under the Parramatta CBD Planning Proposal and this site specific proposal for the subject site:

Controls	CBD Planning Proposal	Site-specific planning proposal
HOB	144 metres (165.6m with 15% Design Excellence)	144 metres (165.6m with 15% Design Excellence)
FSR	10:1 (12:1 with Design Excellence and high performing buildings provisions)	10:1 (12:1 with Design Excellence and high performing buildings provisions)
Minimum Commercial Provisions	Provide a minimum of 1:1 of commercial floor space under draft Clause 7.6C.	Provide a minimum of 1:1 of commercial floor space.

Table 2: Alignment of proposed controls and CBD planning proposal controls

The proposed changes within the site-specific planning proposal align with the CBD planning proposal, delivering the broader policy objectives for the Parramatta CBD.

#### Local Planning Panel:

The planning proposal and an assessment report were considered by the City of Parramatta Local planning panel on 19 March 2019. The Panel raised concerns regarding potential shadowing impacts from the proposed controls, particularly cumulative impact with adjoining properties. The panel recommended shadow diagrams be prepared and the concerns be addressed prior to a decision being made on this planning proposal.

A final revised planning was endorsed by Council on 24 March 2020 with a number of amendments. Council noted the Local Planning Panel's advice to defer the Planning Proposal subject to overshadowing analysis. This has been conducted as part of the Parramatta CBD Planning Proposal and is addressed in section 5.2.3 of this report.

#### **4.4 Section 9.1 Ministerial Directions**

The planning proposal is consistent with relevant section 9.1 Directions, with further discussion required in relation to the following matters:

##### Direction 2.3 Heritage Conservation

This direction seeks to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

The site is not listed as a heritage item; however, within the vicinity of several local heritage items, the State listed Robin Thomas Reserve and the Experiment Farm Heritage Conservation Area. A "Heritage Issues Identification" (**Attachment F**) report accompanies the planning proposal, noting that there will no impact on Experiment Farm Heritage Conservation Area. However, there will be some minor overshadowing through Robin Thomas Reserve. Council advises that 50% of Robin Thomas Reserve will receive approximately 4.5 - 5 hours of sunlight between 9am and 3pm on 21 June. This is consistent with the Parramatta CBD planning proposal



and is considered appropriate to proceed to public exhibition (see section 5.2.2 for further discussion).

While there are planning controls in place to enable the consideration of the impact on heritage items at the Development Application stage, it is appropriate to ensure the cumulative impacts on heritage items are identified and assessed at the planning proposal stage. It is considered appropriate that the planning proposal proceed to public exhibition, noting that further consultation with Department of Premier and Cabinet – Heritage is required as part of the planning proposal process.

#### Direction 3.5 Development Near Regulated Airport and Defence Airfields

The site is located within prescribed airspace surfaces. A proposed height of 144m (166m with 15% Design Excellence bonus) may exceed the Bankstown Airport Obstacle Limitation Surface of 156 AHD. Therefore, consultation with the Commonwealth Department of Infrastructure, Transport, Regional Development and Communications (DITRDC) and Civil Aviation Safety Authority (CASA) should take place to address this Direction.

It is recommended that this Direction remain unresolved pending further consultation, noting that Clause 7.6 Airspace Operations will apply to the site should a maximum building height greater than 156m AHD be proposed and as such the planning proposal reflects this.

#### Direction 4.1 Acid Sulfate Soils

This site is within an area mapped as Class 4 Acid Sulfate Soils. The proposal is inconsistent with this Direction as an acid sulfate soils study is required when intensification of land is proposed. A study has not been prepared by the proponent.

This inconsistency is justified based on being of minor significance as the issue can be readily addressed at the development application stage.

#### Direction 4.3 Flood Prone Land

This Direction seeks to ensure that future uses are in line with the level of flood risk applying to the land. The Direction also required considerations of the impact of the proposal to flood risk of both the site and off site.

The proposal is affected by the Probable Maximum Flood (PMF) and is not identified as being flood prone. Clause 7.19 of the draft LEP provisions of the CBD planning proposal requires occupants of buildings within the PMF area to be able to seek shelter in place above the PMF level or to safely evacuate. This matter can be addressed at the design competition and development application stage. It is recommended that NSW State Emergency Services are consulted during public exhibition.

#### Direction 6.3 Site Specific Provisions

This direction seeks to discourage any unnecessarily restrictive site-specific planning controls. The planning proposal is inconsistent with this direction, containing a number of site specific controls, including:

- requirement for a minimum of 1:1 commercial floor space;
- requirement for commercial floor space above the 1:1 to be exempt from the FSR calculation provided it does not exceed the height control
- high performance building bonus;

- requirement to demonstrate Experiment Farm Heritage item is not overshadowed by development of the site, consistent with the CBD planning proposal;
- reduced car parking rates consistent with Parramatta CBD strategic transport study and CBD planning proposal.

The provisions relating to minimum commercial floor space requirements accompanied with the additional floor space being excluded from the FSR, ensures sufficient facilities and business to support the incoming resident population whilst encouraging non-residential development in the B4 zone.

The site-specific provision relating to overshadowing of Experiment Farm 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 and also contains significant heritage values.

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.

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.

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

This Direction seeks to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim (LUIIP) dated July 2017.

The proposal is consistent with this direction as it is consistent with the Parramatta CBD proposal, will contribute towards dwelling and employment targets within the Parramatta City Centre and assist in the funding of infrastructure.

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)**

#### SEPP No. 65 Design Quality of Residential Flat Development

SEPP 65 provides principles to ensure that residential apartments are of high-quality design and maximise amenity both externally and internally for occupants. The SEPP is supported by the Apartment Design Guide (ADG) which provides further detail on how development can achieve these principles. An urban design report (**Attachment F**) has been prepared in support of the planning proposal, which indicates the suitability of the site for the proposed built form. Any future development application will need to address SEPP 65 and the ADG.

## 5. SITE-SPECIFIC ASSESSMENT

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### 5.1 Social

The planning proposal will create a number of positive social outcomes including employment opportunities for the community through the expansion of 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.

### 5.2 Environmental

#### 5.2.1 Urban Design and Built Form

The proposal is accompanied by an urban design report (**Attachment D**) indicating a proposed total FSR of 13.5:1 and a height of 166m, inconsistent with the requested FSR of 10:1 (12:1 with design excellence) and HOB of 144m (165.6m with design excellence and bonus provisions). The proposed design concept (**Figure 6**) features 2 building forms on the site comprising of:

- one high-rise form with a building height of 166m on the northern side; and
- one lower-rise forms with a building height of 24m on the southern side.

The planning proposal intends to allow additional floor space for commercial uses and building performance outcomes which would be achieved at design competition and development application stage. Council highlights that the site may achieve a FSR of 13.5:1 due to the inclusion of site specific clauses which would allow for any additional commercial floor space over and above the required minimum of 1:1 to be exempt from the maximum FSR, but not exempt from the height controls.

Additionally, the proposal may not achieve the FSR of 13.5:1 due to the 7m wide setback along Harris Street for road widening reservation identified by RMS to enable the future Parramatta Light Rail. It is considered that a better indication of the FSR achievable within the total height of 165.6 metres (inclusive of bonuses) will likely be resolved during the preparation of the site specific DCP. Council have highlighted a need for a site-specific DCP to be prepared to address the setbacks and the relationship with the adjoining Cumberland Media site.

A whole block approach (**Figure 7**) has also been taken into consideration in proposing new pedestrian links and new shared zones through the site and adjoining Cumberland Media site. The proposed links extend Union Street to the west and connects George Street through to Macquarie Street. Council have indicated the treatment of these connections and how they relate to adjoining uses will be refined as part of a site-specific DCP.

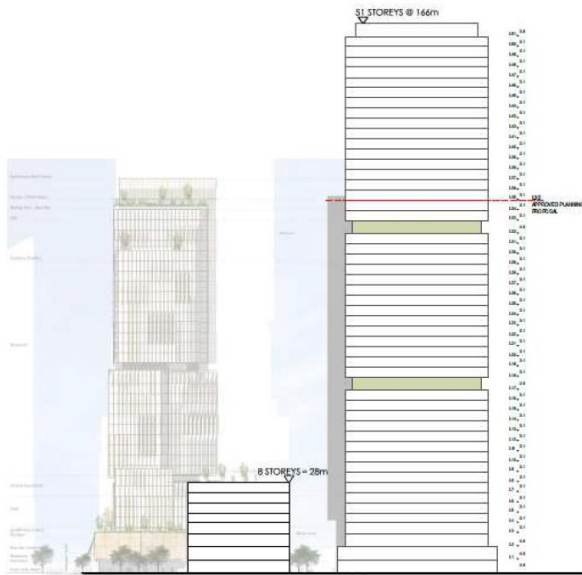


Figure 6: Planning proposal for the Albion Hotel site design concept.



Figure 7: Proposed through site links for subject site and adjoining Cumberland Media site.

### 5.2.2 Overshadowing

Council has completed an Overshadowing Technical Paper as part of the Parramatta CBD to understand the cumulative overshadowing impacts. The paper concluded that the proposed maximum height of 166m (inclusive of bonus provisions) was considered appropriate, demonstrating a balance between development and protection of the existing Robin Thomas Reserve.

In this regard, the proposed overshadowing impacts on Robin Thomas Reserve is illustrated in **Figures 10 and 11**. It is inevitable under the CBD planning proposal that overshadowing will occur as a result of the development permitted under the CBD planning proposal. Council has considered this an acceptable outcome whereby a minimum requirement of 50% of the park receives 4 hours or more sunlight between 9AM and 3PM on 21 June. The study concludes that 50% of Robin Thomas Reserve will receive approximately 4.5 - 5 hours of sunlight between 9am and 3pm on 21 June under the proposed controls (inclusive of design excellence and bonus provisions). As such, the site-specific planning proposal is consistent with the CBD planning proposal.



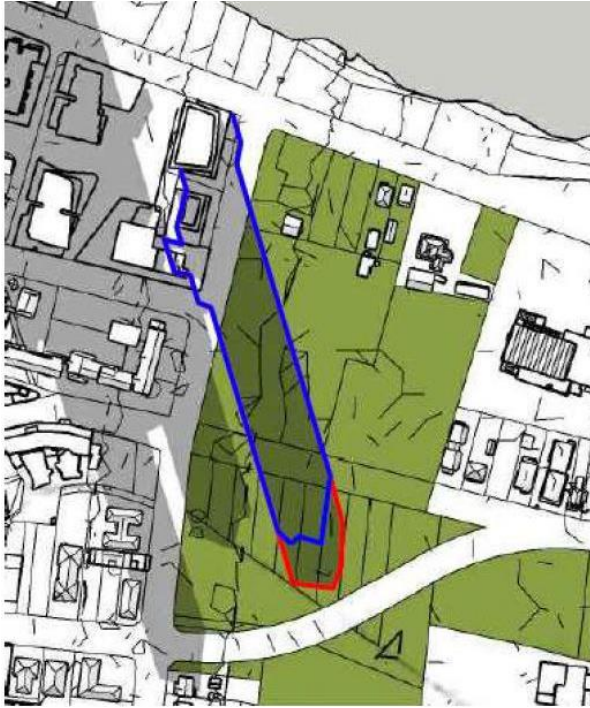


Figure 8: Robin Thomas Reserve overshadowing diagram – 1PM on 21 June (blue Line reflects shadow profile of 149.5m tower, Red line reflects shadow profile of 166m tower)



Figure 9: Robin Thomas Reserve overshadowing diagram – 2PM on 21 June (blue Line reflects shadow profile of 149.5m tower, Red line reflects shadow profile of 166m tower)

The paper also highlights that the proposal does not impact on Experiment Farm at either proposed height (inclusive of bonus provisions). To ensure that the proposed built form does not impact on Experiment Farm Heritage Conservation Area, it is proposed to introduce a site-specific clause relating to solar access provisions to protect this item between 10AM and 2PM on 21 June. This is consistent with the draft amendment to Clause 7.4 under Parramatta CBD planning proposal.

To ensure the basis for this policy is understood, it is recommended that the Overshadowing Technical Paper that was submitted with the Parramatta CBD planning proposal be included and exhibited with the planning proposal.

### 5.2.3 Visual Impacts on Heritage Items

A “Heritage Issues Identification” (**Attachment F**) report accompanies the planning proposal. As noted above, the site is not listed as a heritage item; however, is within proximity to various items of local (**Figure 8**) and state (**Figure 9**) heritage significance.

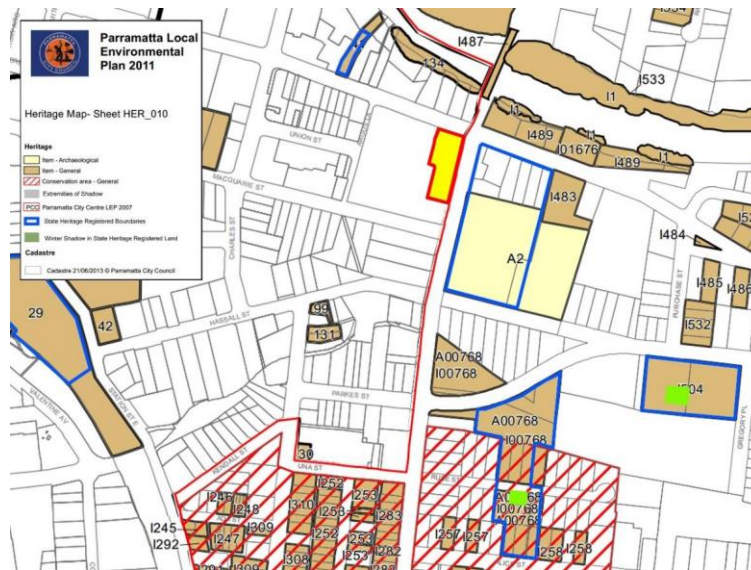


Figure 10: Local Heritage items near the subject site



Figure 11: Heritage places of high significance in relation to the subject site

The study suggests that the envisaged controls applying to the site will not create any negative visual impacts on any items of local, state, or World heritage items surrounding the site. Council's heritage officer has reviewed the planning proposal and raises no objection to the proposal. Council have advised that the proposed built form and how they relate to the adjoining uses (with consideration to heritage) will be refined as part of a site-specific DCP and through the required design competition.

A condition is included in the Gateway determination requiring consultation with the Department of Premier and Cabinet - NSW Heritage on this matter.

#### 5.2.4 Transport and Accessibility

A traffic and transport study (**Attachment E**) has been prepared in support of the planning proposal. The proposed development indicates vehicular access will be provided from Harris Street and provide 307 total car spaces, in line with the site specific clause proposing maximum residential and non-residential parking rates suggested within the CBD planning proposal.

The study concluded that the proposal will be responsible for a minor increase in peak hour traffic flows along surrounding key roads. Given the urban context of the site and it being strategically located in the Parramatta CBD close to public transport,



services and infrastructure, this outcome is considered appropriate. Further detailed traffic assessment 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.

### **5.3 Economic**

There is adequate justification for this planning proposal, which will facilitate an increase in density of housing and employment. The commercial components of the development will contribute to the creation of 181 job opportunities in the Parramatta CBD. The dominant residential use will deliver a range of housing options located in close proximity to public transport, recreation, employment and community facilities.

### **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 walking distance of the Parramatta rail and bus interchange and future Parramatta Light Rail stop. The site also has access to several open space areas within walking distance.

The developer will be required to pay section 94A contributions. Council has indicated that the proponent will enter into a voluntary planning agreement (VPA) to enable the proponent to appropriately contribute towards the provision of identified local infrastructure that will meet the demands of the future community. This is considered an acceptable outcome.

## **6. CONSULTATION**

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### **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:

- Commonwealth Department of Infrastructure, Transport, Regional Development and Communities;
- Civil Aviation Safety Authority;
- Department of Premier and Cabinet – NSW Heritage;
- NSW State Emergency Services; and
- Transport for NSW.

## **7. TIME FRAME**

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Council has suggested 9 months to finalise the proposal. This is considered appropriate given the scale and complexity of the project. Council have noted that a site-specific DCP will be prepared and a Planning Agreement negotiated prior to the exhibition of the draft planning proposal. These will be exhibited concurrently with the planning proposal. For this reason, the project timeline in this planning proposal is required to be updated prior to public exhibition to respond to this timeframe.

## **8. LOCAL PLAN-MAKING AUTHORITY**

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Council has sought to exercise its delegations for the planning proposal. It is recommended that Council be given authorisation to make the plan, noting that the proposal must address consistency with the draft CBD PP at finalisation.

## **9. CONCLUSION**

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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 the site for a mixed-use development, including commercial space with corresponding economic benefit. The proposed provisions are generally consistent with the intent of the draft CBD planning proposal.

## **10. RECOMMENDATION**

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It is recommended that the delegate of the Secretary:

1. agree that any inconsistency with section 9.1 Directions 4.1 Acid Sulfate Soils, 6.3 Site Specific Provisions, 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan are of minor significance; and
2. note that the consistency with section 9.1 Direction 3.5 Development Near regulated Airport and Defence Airfields 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 to:
  - (a) update the proposed mapping to reflect the current controls on the adjoining Cumberland Media site at the time of exhibition;
  - (b) introduce a satisfactory arrangements clause for funding of regional infrastructure;
  - (c) include the Overshadowing Technical Paper (submitted as part of the Parramatta CBD planning proposal) with the exhibition material;
  - (d) include a Satisfactory Arrangements Clause for the provision of state and regional infrastructure; and
  - (e) update the project timeline.
2. The planning proposal should be made available for community consultation for a minimum of 28 days,



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:
- Commonwealth Department of Infrastructure, Transport, Regional Development and Communities;
  - Civil Aviation Safety Authority;
  - Department of Premier and Cabinet – NSW Heritage;
  - NSW State Emergency Services; and
  - Transport for NSW

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. Prior to finalising the plan, Council is to ensure consistency between the planning proposal and the Parramatta CBD planning proposal.
5. The time frame for completing the LEP is to be 12 months from the date of the Gateway determination, and
6. Given the nature of the planning proposal, Council should be the local plan-making authority to make this plan.



31/07/2020

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