



PLANNING PROPOSAL

2-6 Hassall Street, Parramatta

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Ethos Urban	December 2017
2.	Ethos Urban	March 2018

Council versions:

No.	Author	Version
1.	City of Parramatta Council	27 March 2018
2.	City of Parramatta Council	23 April 2018

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INTRODUCTION

This planning proposal seeks to explain the intended effect of, and justification for, the proposed amendment to the *Parramatta Local Environmental Plan 2011* to modify the maximum floor space ratio (FSR) and maximum height control that apply to the land at 2-6 Hassall Street.

This planning proposal has been prepared in accordance with Section 3.3 (as amended in March 2018) of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's (DP&E) guide, 'A Guide to Preparing Local Environment Plans' (April 2013) and 'A Guide to Preparing Planning Proposals' (October 2012) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

On the 20 December 2017, Council received a planning proposal and supporting documents from Charter Hall Holdings affecting land at 2-6 Hassall Street, Parramatta. It was prepared to align with the strategic context and controls recommended for the site under the Parramatta CBD Planning Proposal. In this regard the proposal is consistent with the 10:1 base FSR control recommended for the site under the Parramatta CBD Planning Proposal. These amendments are sought with the intent to erect a future commercial building to accommodate a future educational tenant.

The site is known as 2-6 Hassall Street, Parramatta and comprises three allotments of land with a combined area of 2,647m². The site is legally described as:

- Lot 22 in DP608861;
- Lot 62 in DP1006215; and
- Lot 7 in DP128820.

The site has a single road frontage to Hassall Street for approximately 62m and has existing vehicular and pedestrian access from Hassall Street. The site is currently occupied by two existing buildings separated by a vacant lot in the centre of the site. The western lot contains a two storey commercial building with vehicle access from Hassall Street directed to an at grade car park at the rear of the site. The middle lot contains a vacant parcel of land and the eastern lot contains a three storey residential flat building. Further context is shown in the aerial image of the site in **Figure 1** and site images in **Figure 2** to **Figure 4**.

Under *Parramatta Local Environmental Plan 2011* the site:

- is zoned B3 Commercial Core;
- has a maximum building height of 72 metres; and
- has a maximum floor space ratio (FSR) of 6:1.

The planning proposal seeks to:

- increase the maximum building height to 86 metres;
- increase the maximum floor space ratio to 10:1;
- apply maximum car parking rates
- apply clauses which provide for high performing buildings, including water and energy targets and provision of dual water systems.

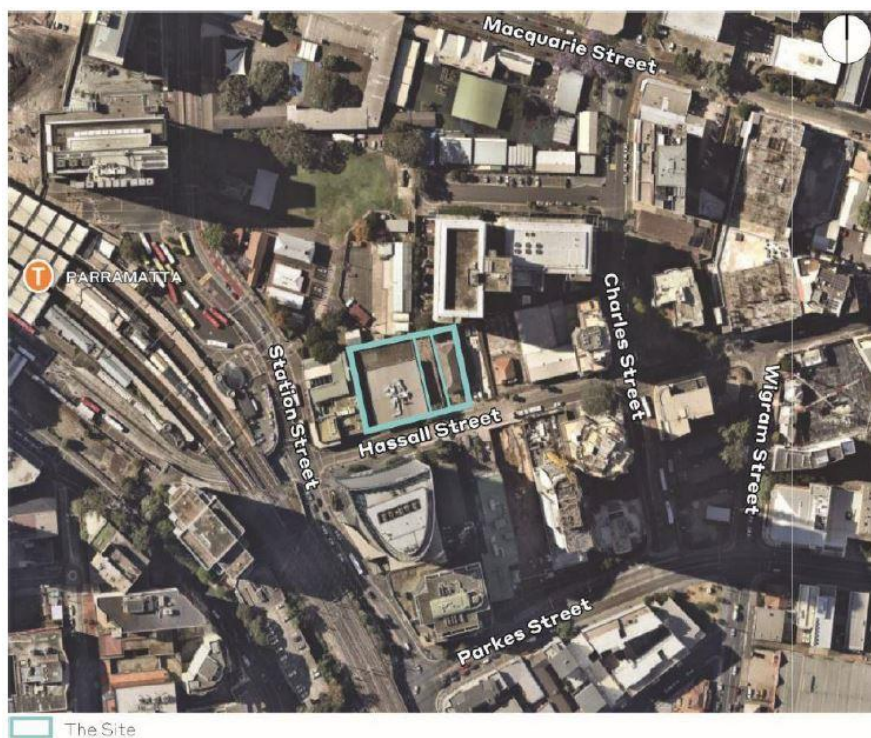


Figure 1 – Site at 2-6 Hassall Street, Parramatta subject to the planning proposal



Figure 2 – Existing development at 2 Hassall Street, as viewed from Hassall Street



Figure 3 – Existing development at 4 Hassall Street, as viewed from Hassall Street



Figure 4 – Existing development at 6 Hassall Street, as viewed from Hassall Street

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to modify the maximum FSR and height control which apply to the land at 2-6 Hassall Street in order to facilitate a commercial development on the site. The intended outcome of the Planning Proposal is to deliver an increase in premium quality commercial floor space on the site and to progress the Council endorsed Parramatta CBD Planning Proposal in advance of the Department of Planning and Environments (DPE) gateway determination.

Specifically, the LEP amendment seeks to amend the Floor Space Ratio (FSR) control and maximum height control which apply to the site to align with the Parramatta CBD Planning Proposal which prescribes an FSR of 10:1 (up to a total of 11.5:1 with design excellence) to the site, and to a height required to support that outcome (noting the CBD Planning Proposal encourages tall commercial buildings with no prescribed height limit in the city centre).

A summary of the key objectives of the Planning Proposal is provided below:

- Provide controls and a built form outcome consistent with the Parramatta CBD Planning Proposal;
- Increase high grade commercial floorspace on the site to strengthen Parramatta as Sydney's Central City;
- Provide a building envelope that is capable of achieving design excellence and a high performing building on a central CBD site;
- Protect heritage values of the locality by ensuring compatible podium design and setbacks and allowing the future provision of heritage through links to the Lancer Barracks heritage item; and
- Facilitate higher density development on a strategic site in immediate proximity to Parramatta Rail Station based on the principles of transit oriented development.

PART 2 – EXPLANATION OF PROVISIONS

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

1. Amend the maximum FSR in the **Floor Space Ratio Map** from 6:1 to 10:1. Refer to **Figure 7** in Part 4 of this planning proposal.
2. Amend the maximum building height in the **Height of Buildings Map** to 86m. Refer to **Figure 8** in Part 4 of this planning proposal.
3. Insert a new Clause in Part 7 to include a site-specific provision that would include maximum parking rates as follows:

Commercial Development:

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

Where:

M = the maximum number of parking spaces

G = the GFA of all office/business premises in the building (m²)

A = the site area (m²)

T = the total GFA of all buildings on the site (m²)

4. Insert a new Clause in Part 7 to include a site-specific provision that would include high performing buildings for office development:
5. Insert a new Clause in Part 7 to include a site-specific provision that would include provision of dual piping systems.

An example of a potential draft site specific provisions are provided below:

1 Use of certain land at 2-6 Hassall Street, Parramatta

- 1) *This clause applies to land at 2-6 Hassall Street, Parramatta, being Lot 22 in DP 608861, Lot 62 in DP 1006215 and Lot 7 in DP 128820.*
- 2) *Development on the site is not permitted to exceed the car parking rate outlined in (3) below.*
- 3) *Commercial: If the FSR > 3.5:1, $M = (G \times A) / (50 \times T)$ where: M = maximum number of parking spaces; G = GFA of all office/business premises in the building (m²); A = Site Area (m²); T = Total GFA of all buildings on the site (m²).*
- 4) *The consent authority may grant consent to a commercial development with a gross floor area over 10,000 square metres or greater provided the following high performing buildings standards are met:*
 - a) *The energy target is a maximum 140 kg/m² per year.*
 - b) *The water target is a maximum .65 kL/m² per year.*
- 5) *The consent authority must not grant consent to development involving the construction of a new building or significant alterations to an existing building unless that building contains both potable water pipes and recycled water pipes for the purposes of all available internal and external water uses.*

2.1 Other relevant matters

2.1.1 Draft DCP

A site-specific Development Control Plan (DCP) will be prepared addressing design elements such as the podium and tower setbacks and relationship to the adjoining heritage items. The draft DCP following endorsement from Council will be exhibited alongside the planning proposal. The DCP will also inform any future design competition brief for the site based on this planning proposal.

The proposed building envelope illustrated in the reference scheme provided at Appendix 1 is a baseline concept which will inform discussions for the preparation of a site a Site Specific Development Control Plan (DCP). It is expected that the envelope and DCP will inform the building parameters for the future design competition on the site.

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?

The planning proposal is a result of an application from the landowner seeking to increase the density of development permitted on the site. The planning proposal aligns with the Council endorsed Parramatta CBD Planning Strategy and the 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 has subsequently prepared a planning proposal which has been informed by workshops and 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. The CBD Planning Strategy recommends a base FSR of 10:1 for most parts of the City Centre and the introduction of unlimited FSRs for commercial office development. The Planning Strategy also investigates the removal of FSR and building height controls for some sites.

The CBD Planning Strategy seeks to establish the principles and actions to implement a framework to grow the Parramatta CBD into Australia's next great city. In this regard this Planning Proposal seeks to facilitate the growth of the Parramatta CBD and bring that development forward to meet market demand and has been prepared as a result of the Parramatta CBD Planning Strategy.

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 most suitable means of achieving the intended outcome, which is to facilitate a commercial development on the site with a maximum FSR of 10:1 (up to a total of 11.5:1 with design excellence).

The current FSR control does not allow for or encourage the achieving of these objectives and is not commensurate with the relevant strategic planning policy that aims to grow Parramatta and facilitate additional jobs.

The use of Clause 4.6 – Exceptions to Development Standards to vary the controls is not considered an appropriate means of achieving the intended outcome in this instance as it would be seen to set a precedent and potentially undermine Council's planning controls. Additionally, Clause 4.6 of the Parramatta LEP 2011 does not permit variations to a development standard of greater than 5%.

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:

1.2 Grow Greater Parramatta – Sydney's Second CBD

- Grow 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

1.6 Expand the Global Economic Corridor

- Grow high-skilled jobs in the global economic corridor by expanding employment opportunities and mixed-use activities

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

1.9: Support priority economic sectors

- Support the growth of priority industries with appropriate planning controls

1.10 Plan for education and health services to meet Sydney's growing needs

- Support the growth of complementary health and tertiary education activities in strategic centres

West Central Subregion

- Leverage investment and economic development opportunities for the whole subregion generated by the growth of Greater Parramatta and the Global Economic Corridor extension.
- Plan Greater Parramatta as Sydney's second CBD and Western Sydney's number one location for employment and health and education services, supported by a vibrant mixture of land uses and cultural activity, with the Parramatta River foreshore as a focus for recreational activities;

The proposal is consistent with the actions and objectives of 'A Plan for Growing Sydney' as the proposal will:

- enable a high quality commercial development on the site by facilitating a built form that is appropriate, considering the surrounding development and can contribute to the significant employment growth targets for Parramatta;
- enable more commercial floorspace on a site that is in close proximity to regionally significant existing and proposed transport infrastructure including the Parramatta Train Station and Bus Interchange, as well as the future Parramatta Light Rail and Sydney Metro West projects;
- facilitate a commercial development that is in close proximity to community and civic facilities within Parramatta Square and throughout the CBD, including educational facilities provided by Western Sydney University and health facilities provided by Westmead Hospital;
- facilitate an increase in commercial density that is in close proximity to new residential development, services and amenities within the Parramatta CBD; and
- revitalise an underutilised city centre block by enabling a built form outcome that respects the desired CBD skyline, is consistent with the locality's transitional status, and will provide increased employment floorspace capacity.

Towards Our Greater Sydney 2056 and Greater Sydney Region Plan

In November 2016, the Greater Sydney Commission released Towards Our Greater Sydney 2056 (TOGS), a draft amendment to A Plan for Growing Sydney, for public exhibition. TOGS aligns with the district plans, released on the same date. Both TOGS and the district plans were on exhibition until March 2017.

In March 2018, the NSW Government released the Greater Sydney Region Plan, A Metropolis of Three Cities, which is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. This is consistent with the 10 Directions in Directions for a Greater Sydney which establish the aspirations for the region over the next 40 years and are a core component of the vision and a measure of the Plan's performance.

The vision for the future of Sydney as identified in TOGS is for decentralisation with centres supported by public transport. TOGS introduces the concept of three cities vision: The Eastern City; the Central City; and the Western City. Parramatta CBD is identified as the Central City and is anticipated to cater for the greatest area of growth over the next decade.

TOGS has four key layers that work together to drive the three cities vision including:

- Infrastructure and collaboration;
- Liveability;
- Productivity; and
- Sustainability.

Most pertinent to this proposal is the theme of productivity. By delivering a large commercial development in close proximity to existing and planned high capacity transport links as well as high density residential development, the Planning Proposal aligns with the following productivity objectives:

- Objective 14 - A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities;

- Objective 15 - The Eastern, GOP and Western Economic Corridors are better connected and more competitive;
- Objective 19 - Greater Parramatta is stronger and better connected; and
- Objective 22 - Investment and business activity in centres.

TOGS identifies the integration of the economy, social needs and the environment to move Sydney forward. The district plans provide further detail as to how a productive Sydney, a liveable Sydney and a sustainable Sydney will be achieved. A response to the relevant district plan is outlined below.

West Central District Plan

The West Central District Plan was released by the Greater Sydney Commission in March 2018.

This district is now known as the Central City District as determined by the Minister on the 22 September 2017.

An assessment of the proposal against the relevant priorities outlined in the draft District Plan is addressed in the **Table 1** below.

Table 1 – Planning proposals consistency with the West Central District Plan Priorities

Productivity Planning Priorities	Planning Proposal
C7. Growing a stronger and more competitive Greater Parramatta	The proposal seeks to contribute 26,470m ² of A-grade commercial office GFA to the growth of the Parramatta CBD. The development is in close proximity to existing and future transport infrastructure, services and amenities, it therefore provides a significant opportunity to attract businesses to the Parramatta CBD to increase both domestic and global competitiveness.
C8. Delivering a more connected and competitive GOP Economic Corridor	The proposal will facilitate a large employment generating development in close proximity to existing and planned transport nodes. Specifically, the site is in close proximity to two proposed light rail stops along the future Parramatta Light Rail line that will link the Parramatta CBD to Sydney Olympic Park. The site is also located within 100m of the Parramatta train station.
C9. Delivering integrated land use and transport planning and a 30-minute city	The proposal promotes the use of walking, cycling and integrated public transport solutions by locating a large employment generating use close to high density residential development and high frequency transport. Providing employment opportunities close to existing and emerging residential development as well as health, transport, recreation and civic facilities achieves consistency with this priority.
C10. Growing investment, business opportunities and jobs in strategic centres.	The proposal will facilitate a commercial development capable of accommodating approximately 2,860 new jobs, therefore making an important contribution to the jobs growth target for the district.
C11. Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land	While the proposal does not directly support a manufacturing use, the provision of new high quality commercial floor space will facilitate opportunities for innovation.

Productivity Planning Priorities	Planning Proposal
C12. Supporting growth of targeted industry sectors.	Key economic sectors identified with the revised Central City District Plan includes financial and professional services, public and /government administration, health and education. The proposal will facilitate a development that directly achieves this through additional employment opportunities in a well serviced location.

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 links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region. Of relevance is the growth of Parramatta CBD.

The planning proposal is considered to meet the strategy and key objectives identified in the plan by facilitating a large commercial development in a centre with public transport, shops and community facilities in close proximity. The proposal will facilitate a development consistent with a mixed use streetscape undergoing transformation, specifically enhancing the pedestrian experience by providing an increased setback to Hassall Street.

Parramatta CBD Planning Proposal

The CBD PP was adopted by Council on 11 April 2016. The CBD PP is the outcome of detailed technical studies which reviewed the current planning framework. The CBD PP seeks controls responding to the vision for the growth of the Parramatta CBD as Australia's next great city. The CBD PP identifies a need for significant growth in the Parramatta City Centre to which this planning proposal responds.

The CBD PP was adopted by Council on 11 April 2016. The CBD PP is the outcome of detailed technical studies which reviewed the current planning framework. The CBD PP seeks controls responding to the vision for the growth of the Parramatta CBD as Australia's next great city. The CBD PP identifies a need for significant growth in the Parramatta City Centre to which this planning proposal responds.

In line with the Strategy, Council subsequently prepared the CBD PP, which was informed by Councillor workshops held throughout 2015 as well as various Council resolutions. Council adopted the CBD PP on 11 April 2016. In general terms, the CBD PP seeks to increase heights and FSR's in the Parramatta CBD, subject to the provision of community infrastructure and other requirements. The CBD PP remains Council's most recently endorsed policy position on density increases in the Parramatta CBD. Council is currently awaiting a Gateway Determination on the CBD PP from the Department of Planning and Environment.

The proposed controls under the CBD PP as they relate to the site are summarised below:

- Land Zoning:
 - The current B3 Commercial Core zoning is being retained.
- Height of Buildings:
 - There is no mapped maximum building height. Accordingly, the maximum height achievable is dictated by air space operation controls. The site is located such that it is not affected by any solar access controls.

- Floor Space Ratio:
 - The CBD PP establishes a base FSR control of 10:1 across the site however, there are additional FSR incentives that can be utilised on the site to reach an FSR beyond 10:1. These are explained below:
 - Design Competition Bonus: 15% bonus of the Incentive FSR (i.e. 1.5:1 in this case), provided that a Design Excellence process has been undertaken in accordance with the PLEP 2011.
 - Office premises in B3 Commercial Core Zone: Development for the purposes of office premises in Zone B3 Commercial Core is not subject to the floor space ratios
 - Accordingly, under the CBD PP the site is not capped by an incentive FSR control and the proposed value capture scheme in the Parramatta CBD does not apply to the redevelopment of the site.

In summary, the proposal is consistent with the proposed controls for the site as set in the CBD PP given it:

- will establish a base 10:1 FSR across the site;
- will establish a maximum building height of 86m notwithstanding that the CBD PP removes maximum building height for the site; and
- will establish a site-specific clause prescribing maximum parking rates for the site.

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

An assessment of the planning proposal against the applicable State Environmental Planning Policies (SEPPs) relevant to the site is detailed in **Table 2** below

Table 2 – Comparison of planning proposals with relevant SEPPs

SEPP	Consistency		N/A	Comment
	Yes	No		
SEPP No. 1 Development Standards			✓	SEPP 1 does not apply to the City of Parramatta LGA, since they have adopted the Standard Instrument LEP.
SEPP (State and Regional Development) 2011			✓	Not relevant to proposed LEP amendment. The future development will likely be classified as regional development with the Sydney Planning Panel being the Consent Authority.
SEPP (Affordable Rental Housing)			✓	Not applicable to this proposal.
SEPP (Infrastructure) 2007			✓	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.

SEPP	Consistency		N/A	Comment
SEPP (Exempt and Complying Development Codes)			✓	Not relevant to proposed LEP amendment. The Codes SEPP may apply to future development on the sites.
SEPP (Building Sustainability Index) BASIX 2004			✓	Not relevant to proposed LEP amendment. The BASIX SEPP does not apply to commercial development.
SEPP (Housing for Seniors or People with a Disability) 2004			✓	Not applicable to this proposal.
SEPP No. 55 Remediation of Land	✓			SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing risk and harm to human health or any other aspects of the environment. It is noted that this proposal does not seek to change the zoning or land use provisions for the site and relates solely to increasing the existing FSR. The site is capable of being used for commercial purposes, with any requirement for remediation of the site addressed in the detailed DA for the commercial development.
SEPP No. 64 Advertising and Signage			✓	No signage is proposed under this Planning Proposal. SEPP 64 may apply to future development on the site.
SEPP No. 65 Design Quality of Residential Apartment Development			✓	SEPP 65 does not apply to the proposal as the proposed scheme accommodates commercial development only.
SEPP (Educational Establishments and Childcare Centres)			✓	Not applicable to this proposal.
SREP Sydney Region Harbour Catchment	✓			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.

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

In accordance with Clause 9.1 of the EP&A Act 1979 the Minister issues directions for the relevant planning authorities to follow when preparing planning proposals for new LEPs.

An assessment against the Ministerial Directions applicable to the subject planning proposal is detailed in the table below.

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	While the Planning Proposal does not seek to amend the B3 Commercial Core zoning, the Planning Proposal will facilitate a commercial development consistent with this direction in that it retains a zoning that permits all types of commercial premises with consent.	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	<p>The site is not listed as a heritage item or located within a heritage conservation area under the Parramatta LEP 2011. The site is not identified as having an Aboriginal or archaeological significance in the Parramatta DCP 2011 or Council's GIS data records.</p> <p>However, the site's western boundary adjoins a local heritage item, the Commercial Hotel (I707). This hotel is a two storey Victorian era pub with a frontage to both Hassall and Station Street, and to the north, the Lancer Barracks State Heritage Item.</p> <p>Council's heritage officer has reviewed the proposal and the reference design in principle includes a building envelope capable of managing impacts to the heritage significance of these items.</p>	Yes
3. Housing, Infrastructure and Urban Development		
Direction 3.4 - Integrating Land Use and Transport	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> • will provide new commercial space in close proximity to existing public transport links • will enable workers to walk or cycle to work if employed in the Parramatta City Centre or utilise the heavy rail service. • will maintain and provide additional commercial premises in proximity to existing transport links • makes more efficient use of space and infrastructure by increasing densities on an underutilised site. 	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	<p>With the exception of several small blocks, the majority of Parramatta City Centre is affected by Class 4 or Class 5 Acid Sulfate soils. Despite this constraint, Parramatta has accommodated medium to high density development throughout the CBD.</p> <p>This application for a planning proposal acknowledges that the site is affected by Class 5 Acid Sulfate Soils. An Acid Sulfate Soils Management Plan may be required to support any future DA in accordance with the existing provisions of PLEP 2011.</p> <p>The Parramatta LEP 2011 contains acid sulphate soils provisions and this proposal does not seek to amend them.</p>	Yes

	Acid sulphate soils investigations and analysis will accordingly be undertaken as part of any future development of the land in accordance with the requirements of the Parramatta LEP 2011.	
Direction 4.3 - Flood Prone Land	The site is not identified as being flood-prone, as it is located outside of the 20- and 100-year Average Recurrence Interval (ARI) events, and is also outside of the Probable Maximum Flood (PMF) event.	Yes
6. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 6.3 - Site Specific Provisions	No site specific provisions are proposed.	Yes

Section C – Environmental, social and economic impact

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

1.3.1 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?

This Planning Proposal will not result in any impact on critical habitat or threatened species, populations or ecological communities or their habitats. There has been no critical habitat or threatened species, populations or ecological communities, or their habitats, identified on this site.

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

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

- Heritage impacts
- Urban Design and Built Form
- Transport and Accessibility Assessment

Heritage

The site is not listed as a heritage item or located within a heritage conservation area under the PLEP 2011. The site is not identified as having an Aboriginal or archaeological significance in the Parramatta DCP 2011 or Council's GIS data records.

However, the site's western boundary adjoins a local heritage item, the Commercial Hotel (1707). This hotel is a two storey Victorian era pub with a frontage to both Hassall and Station Street, and to the north, the Lancer Barracks State Heritage Item (refer **Figure 6**).

A Heritage Impact Statement (HIS) has been prepared by Weir Phillips Heritage. The purpose of the report is to assess the impact of the proposed development concept on the heritage items in the vicinity of the site with specific focus on the adjoining Commercial Hotel as a local heritage item and the Lancer Barracks as a State heritage item.

The Lancer Barracks collection includes items of State Heritage significance and the Commercial Hotel is a locally listed heritage item. The HIS considers that, while the proposed envelope generally provides a strong building interface to the Lancer Barracks, this is commensurate with the interface provided by the adjacent Police Headquarters Building and does not compromise any significant views to the item. Furthermore, the site is not located in close proximity to the items of higher heritage significance on the Lancer Barracks site. In this regard the proposal will continue to express a commercial interface to the Lancer Barracks and portray the context of the heritage item located in a CBD.

The HIS considers that the proximity of the site to the Commercial Hotel within the Hassall Streetscape requires treatment to ensure a suitable interface is achieved. The HIS provides that the proposal achieves this through the proposed 4 storey podium and 2m setback at the podium terrace level. The assessment notes that the interface of the Hotel with the site comprises a late and non-significant addition to the Hotel and as such the proposal is not required to directly match this portion of the building. The HIS provides that:

For future design competitions it is recommended at ground level, the proposal uses heavier massing materials, while in the upper levels steel and glass is utilised. While not using materials that reflect the nearby heritage items, finer grain details at eye level help to ease the visual impact of the surrounding development.

It is expected that this recommendation will be included in a design competition brief for the development of the site.

Overall, the HIS provides that the development on the site facilitated by the proposed building envelope is suitable in its surrounding context and will not result in any adverse heritage impacts.

Refer to Heritage Study included at **Appendix 2**.

It is noted that this planning proposal has been considered in view of the CBD Planning Proposal framework, which establishes a 10:1 FSR and no height control for this site. This is consistent with other B3 Commercial Core sites of sufficient size that are situated in this area of the CBD. These controls have been developed through an extensive planning process, and included a heritage study by consultants Urbis which considered the impact of proposed FSR controls on Heritage items within the CBD context. In light of the Council-endorsed policy position on commercial sites, and this site's position within a relatively dense urban context, it is considered that the visual impacts on the nearby heritage item can be appropriately addressed during the Design Excellence and Development Application processes for this site.

Urban Design and Built Form

The development concept is consistent with the CBD Planning Proposal which identifies the site as being suitable for additional density. This Planning Proposal aims to facilitate the redevelopment of the site for a 22 storey commercial building containing 26,470m² of GFA. The building is intended to accommodate a mix of commercial floorspace. The final configuration of uses will not change the external design or envelope of the building and will be accommodated through the building fit out.

The building envelope and site specific DCP controls (described further in Section 4) have been designed to respond to the context of the surrounding area that comprises:

- The interface between the B3 zoned Commercial Core and the B4 Mixed use zone containing primarily residential buildings;
- The context comprises a number of new residential towers comprising 2-3 storey podiums and tall slender tower elements;
- The area contains a number of heritage items including the Lancer Barracks and the Commercial Hotel. The Lancer Barracks is generally an open area without any significant development and as such breaks up the urban character of the street block;
- The Arthur Phillip High School and Parramatta Public School combined with the Lancer Barracks and the NSW Police Headquarters building create a strong civic presence in the locality;
- The area includes significant commercial buildings including the Eclipse building at 60 Station Street and the NSW Police Headquarters building at 1 Charles Street. These commercial buildings do not provide podium elements with the tower façades extending to the ground level;

- The commercial building at 1 Charles Street has an interface with the Lancer Barracks and provides a building form against the boundary of the Barracks site; and
- The precinct is located in very close proximity to the Parramatta Square redevelopment that contains the primary transport hub for the CBD as well as similar large floorplate commercial buildings without podium elements.

The proposed envelope facilitated by the Planning Proposal seeks to respond to the surrounding urban context by creating a commercial building that is commensurate in bulk and scale to the existing and emerging commercial buildings in the locality. In this regard the envelope provides large commercial floorplates with larger façade elements than the surrounding residential buildings. In order to break up the mass of the building elements, the envelope provides a 3 storey podium element that is sympathetic in height and scale to the Commercial Hotel and responds to streetscape character along Hassall Street that includes a number of residential podium elements.

The reference designs, however still contain several matters that require further detailed design resolution. These include issues such as tower setbacks, the relationship of the future development to heritage items adjacent, and the treatment of the built form in proximity to the Curtis Cheng Building to the north-east.

Broadly, the reference designs have satisfactorily demonstrated that the site is able to accommodate the FSR being sought and indicates that a resulting development would be capable of delivering an acceptable outcome on the site.

To ensure the final concept also responds to the context of the site, a site-specific DCP will be prepared to clearly address the proposal's interface with neighbouring property, with a focus on tower setbacks.

The DCP will inform any future design competition brief for the site based on this planning proposal. As such, it is expected that the above issues will be addressed through the Design Excellence and DA process.

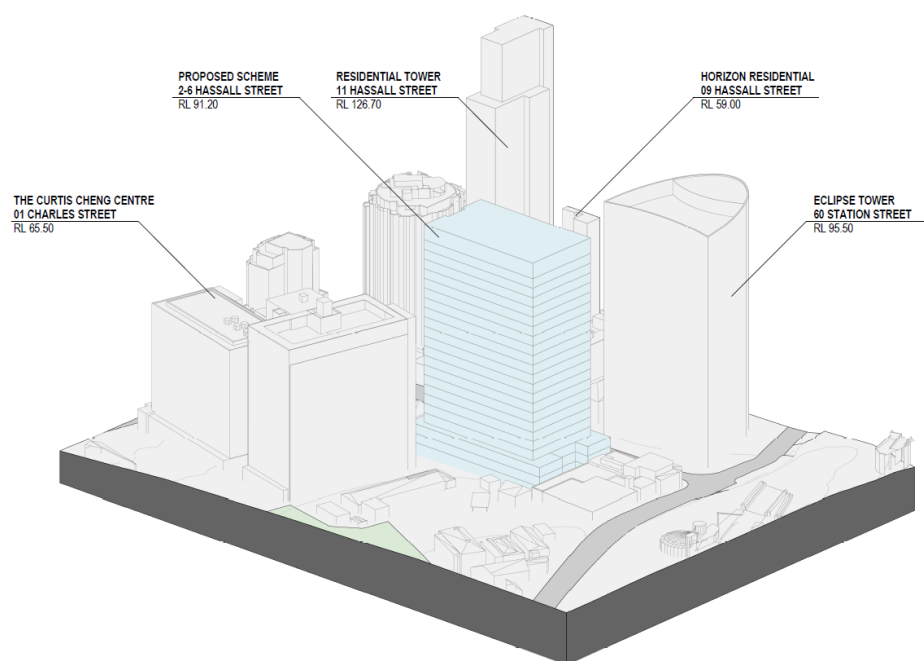


Figure 2 – Reference design proposal

High Performing Buildings

A key issue considered as part of the Parramatta CBD Planning Proposal is managing increased demand for electricity, gas, water and sewer services from more intense development. Under a business as usual scenario, growth will have significant implications for augmentation of existing infrastructure (especially sewer and energy networks) and the subsequent ongoing costs to households.

A High Performing Buildings Study (2016) was undertaken by Kinesis for the Parramatta CBD Planning Proposal. The purpose of this report was to investigate the costs and benefits of high performance standards for water and energy for commercial and residential development in the Parramatta CBD. The key recommendations of the Study include (that relate to this planning proposal):

- The Study recommends that, in line with best practice, that commercial premises over 10,000 square metres could deliver water and energy savings equivalent to NABERS 5-star Energy and NABERS 4 star Water. The Study highlights that recent commercial developments, including Sydney Water Headquarters and Eclipse towers have achieved this benchmark.
- Given the life span of new buildings within the Parramatta CBD, the Study recommends that it would be considered opportune for future development to be built with dual reticulation for recycled water for both internal and external uses. This is a low cost option to enable district wide water recycling in the Parramatta CBD. Together with the proposed high performing building controls, connected dual reticulation within could deliver a 37 per cent reduction in potable water consumption across the CBD.

Therefore, consistent with the Parramatta CBD Planning Proposal, it is proposed to include two site specific clauses which, for any new development on the subject site, will provide for best practice water and energy savings targets and the provision of dual water system.

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

The Planning Proposal will result in positive social and economic effects for the local area through the generation of local employment opportunities during construction and operation. The increased commercial density on the site is expected to facilitate up to 2,860 jobs on the site as a result of the proposal. The proposal will result in improved facilities on the site and is expected to have flow on economic and social benefits due to the additional worker population on the site. It will improve employment opportunities, movement networks, increase employment opportunities close to public transport and amenities, as well as enhance the public domain specifically the interface to Hassall Street and the connection to Lancer Barracks. The proposal is expected to result in a number of significant social and economic benefits.

1.4 Section D – State and Commonwealth Interests

1.4.1 Is there adequate public infrastructure for the planning proposal?

Yes. The site is located approximately 100m from the entrance to the Parramatta Rail Station and the Parramatta Bus Interchange. Additionally, the site is in the vicinity of two stations associated with the future Parramatta Light Rail network. The site is also expected to be located in the vicinity of the Sydney Metro West Parramatta station.

The site is located in close proximity to the Parramatta Square urban renewal precinct that will provide range of civic, recreation, retail, employment and residential facilities. Future development applications on the site will require investigation of the likely provision of services that will be required, however it is anticipated that the existing public infrastructure, including utilities, are adequate to service the area.

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

The views of State and Commonwealth public authorities will be known once consultation has occurred in accordance with the Gateway determination of the Planning Proposal.

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.

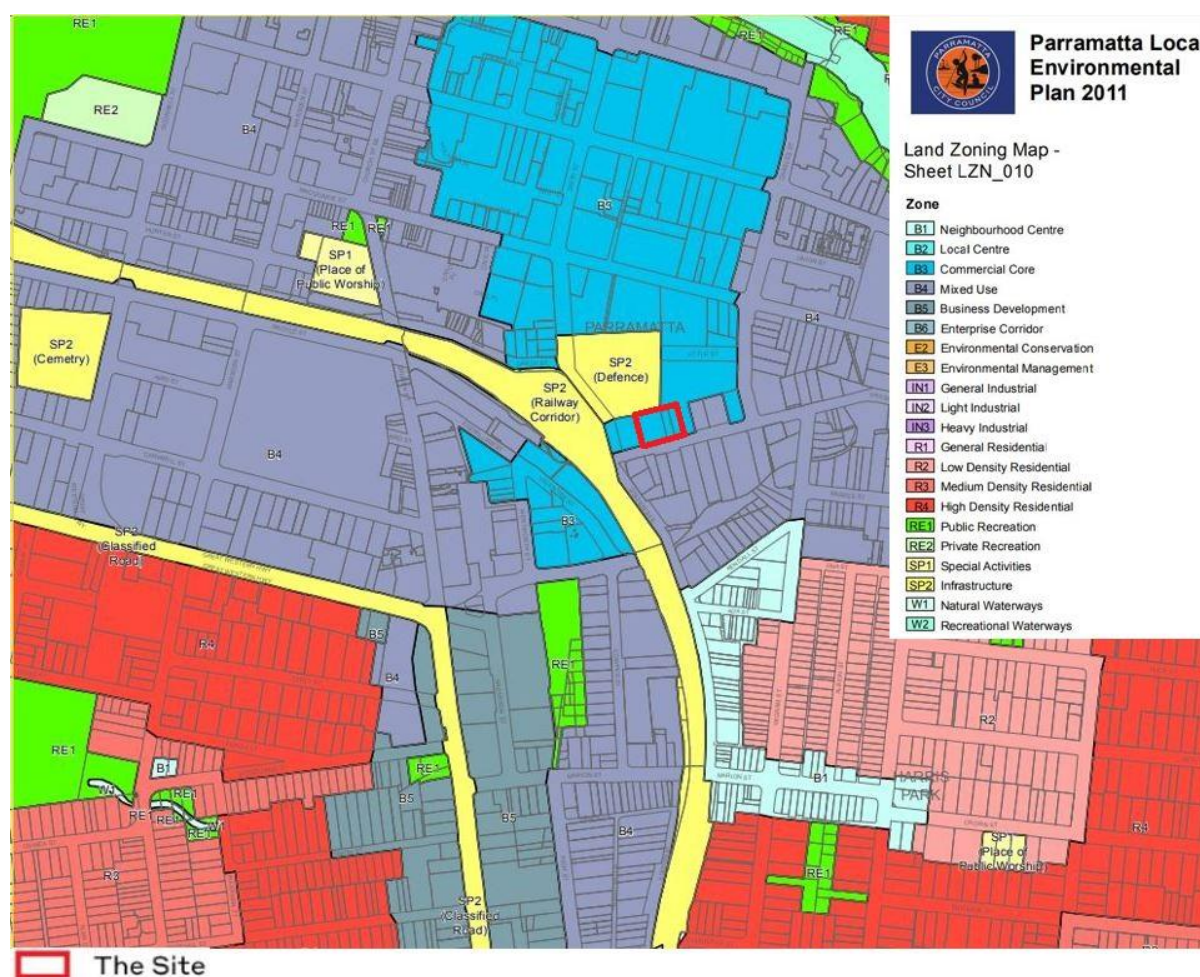


Figure 3 – Existing zoning extracted from the *PLEP 2011* Land Zoning Maps

Figure 3 above illustrates the existing B3 Commercial Core zone over the site. There is no proposed change to the zone.

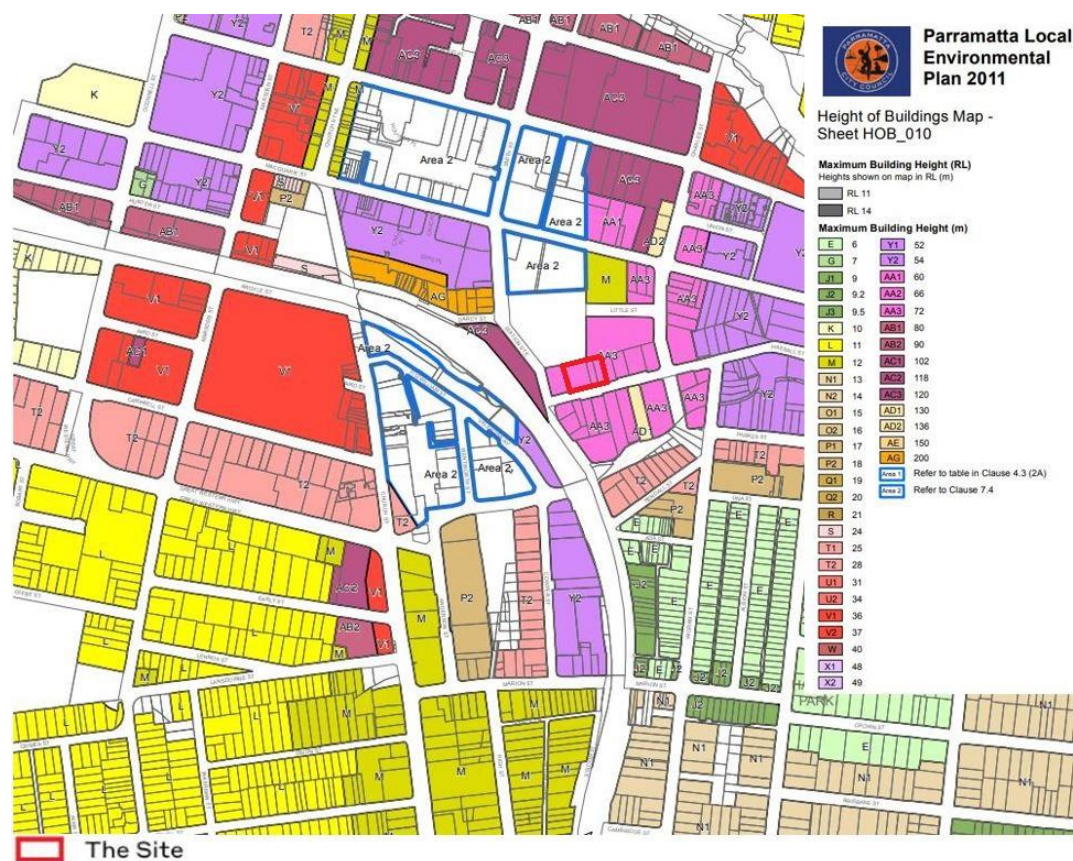


Figure 4 – Existing building heights extracted from the PLEP 2011 Height of Buildings Maps

Figure 4 above illustrates the existing 72 metre height restriction applying to the site.

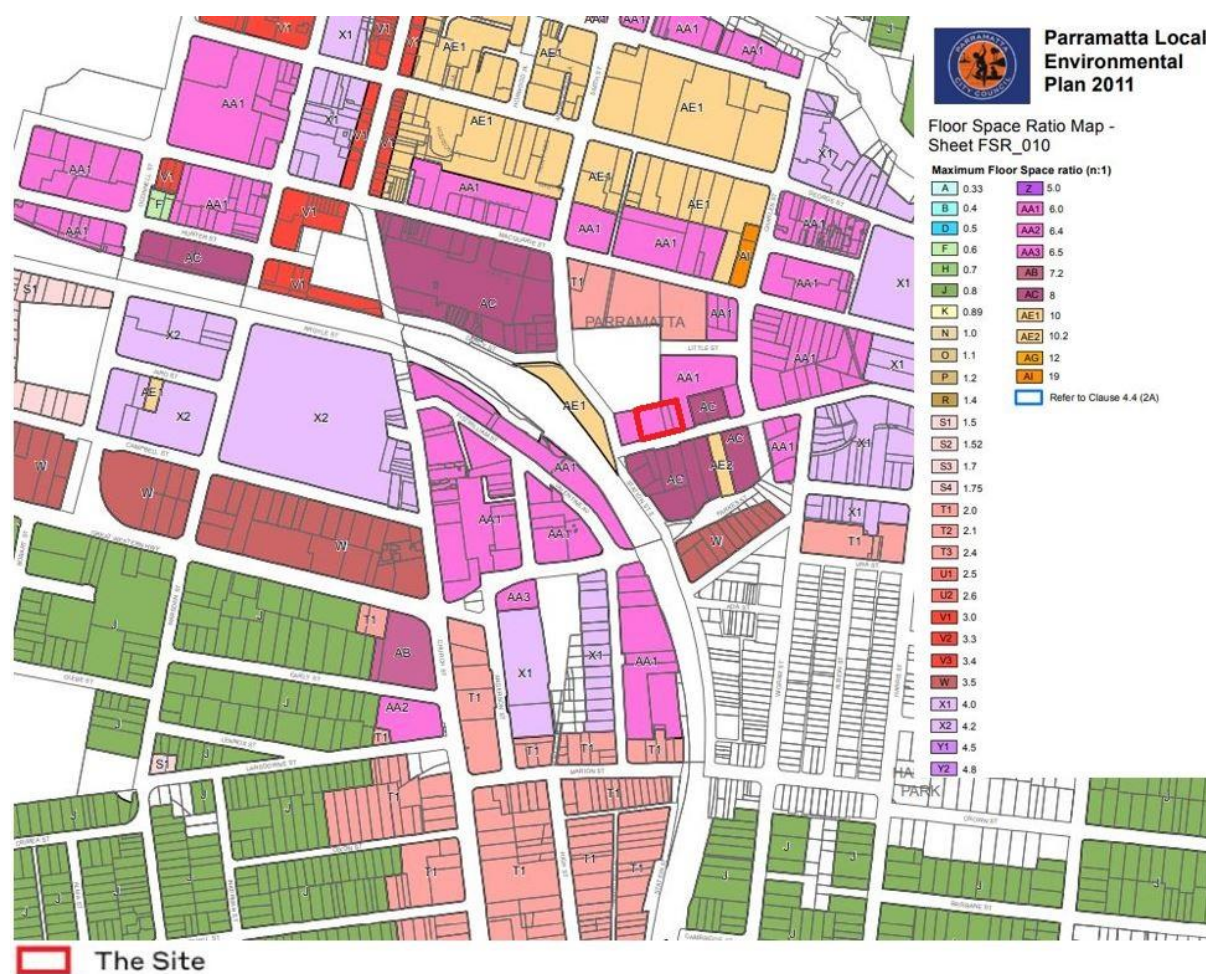


Figure 5 – Existing floor space ratio extracted from the PLEP 2011 Floor Space Ratio Map

Figure 5 above illustrates the existing 6:1 FSR which applies to the entire site.

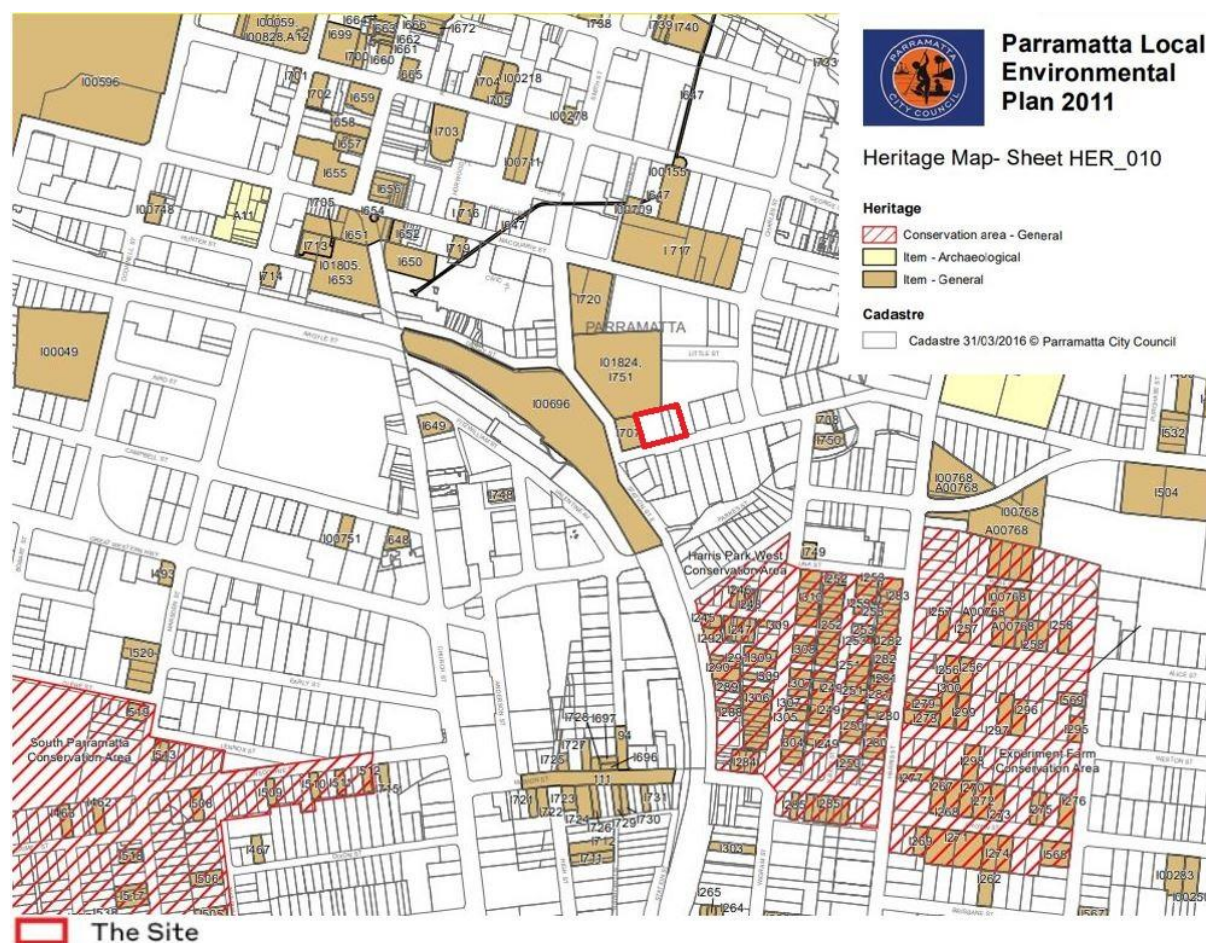


Figure 6 – Existing heritage items extracted from the PLEP 2011 Heritage Map

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

4.2 Proposed controls

The figures in this section (Figures 7 and 8) illustrate the proposed building height and floor space ratio controls sought by this planning proposal.

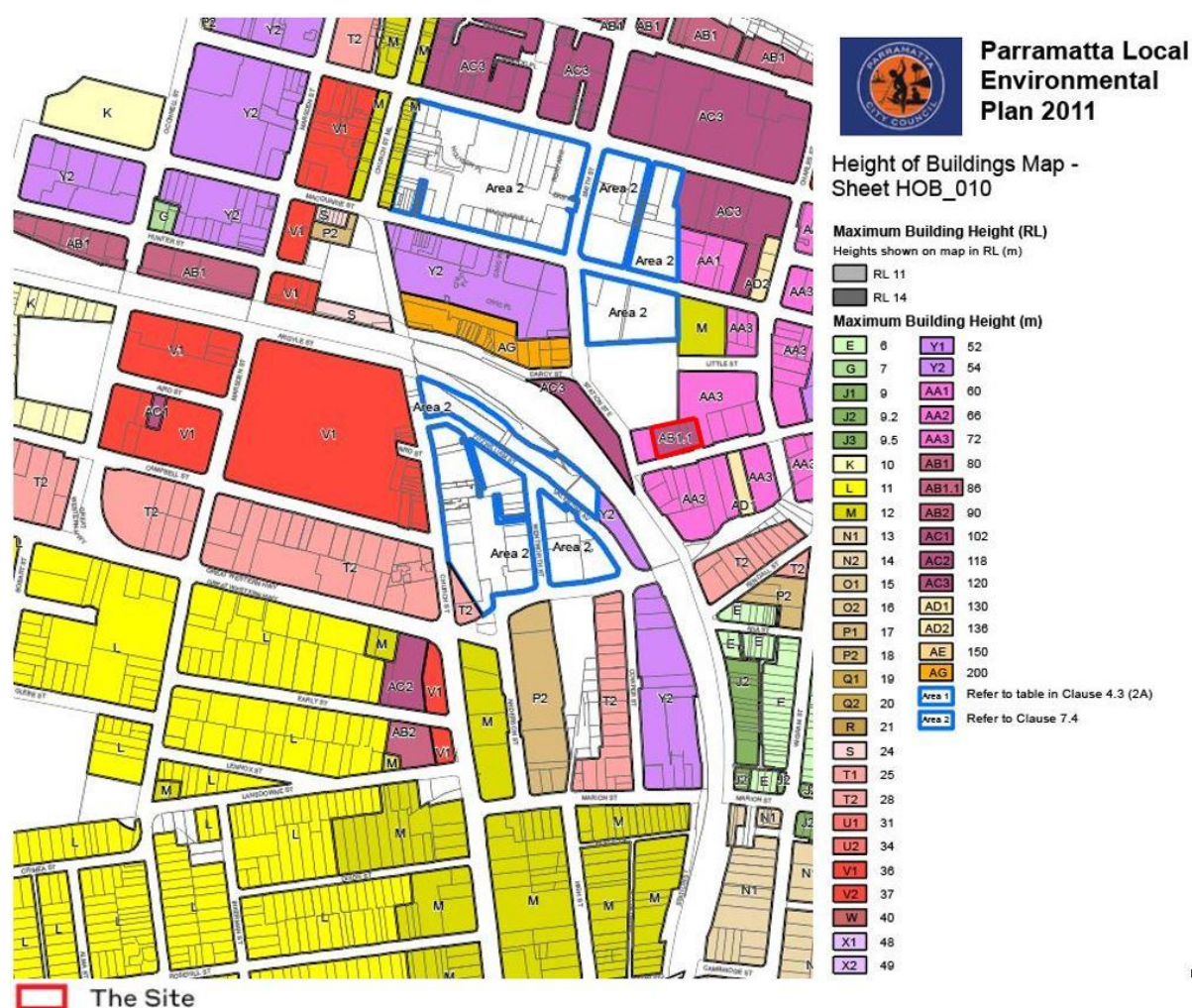


Figure 7 – Proposed amendment to the PLEP 2011 Height of Building Map

Figure 7 above illustrates proposed maximum building height of 86 metres over the site. The proposed height excludes the additional 15% of GFA as this will be achieved through the forthcoming design excellence clause at development application stage.

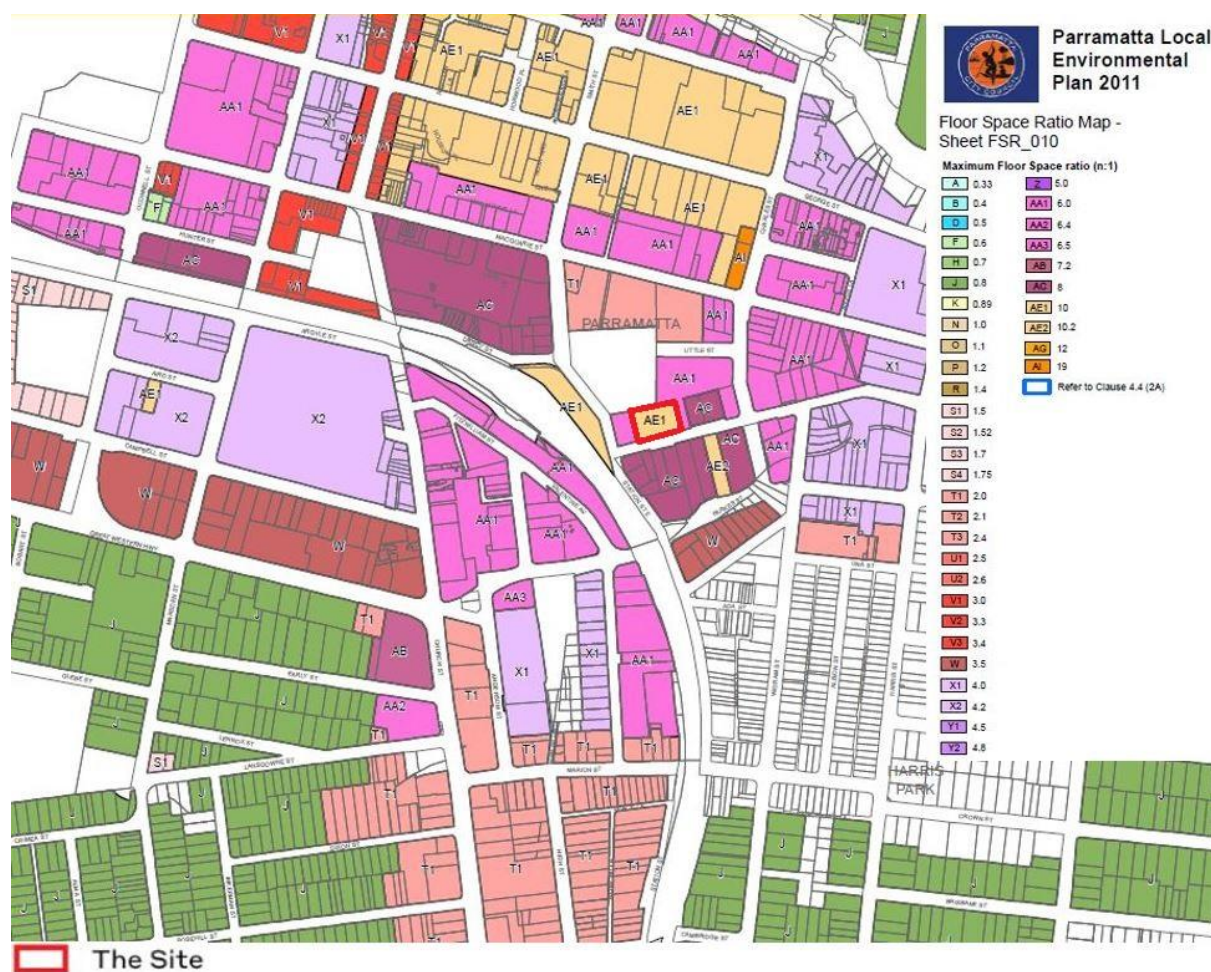


Figure 8 – Proposed amendment to the PLEP 2011 Floor Space Ratio Map

Figure 8 above illustrates the proposed 10:1 FSR over the site. This excludes the additional 15% of GFA (which equates to a total FSR of 11.5:1) as this will be achieved through the forthcoming design excellence clause at development application stage.

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

PART 6 – PROJECT TIMELINE

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 2018)

Appendix 1 – Reference Design

Appendix 2 – Heritage Study



Prepared by City of Parramatta

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