



PLANNING PROPOSAL

295 Church Street, Parramatta

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Mecone	May 2015 submission to Parramatta City Council

Council versions:

No.	Author	Version
2.	Parramatta City Council	11 December 2015 - Section 56(1) submission to the DP&E

Contents

INTRODUCTION	4
PART 1 – OBJECTIVES OR INTENDED OUTCOMES	9
PART 2 – EXPLANATION OF PROVISIONS	9
2.1 Other relevant matters	9
PART 3 – JUSTIFICATION	13
3.1 Section A - Need for the planning proposal	13
3.2 Section B – Relationship to strategic planning framework	14
3.3 Section C – Environmental, social and economic impact	25
3.4 Section D – State and Commonwealth Interests	33
PART 4 – MAPPING	34
4.1 Existing controls	34
4.2 Proposed controls	38
PART 5 – COMMUNITY CONSULTATION	40
PART 6 – PROJECT TIMELINE	40
Appendix 1 – LEP maps	41
Appendix 2 – Concept design report	42
Appendix 3 – Heritage report	45
Appendix 4 – Traffic impact assessment	46
Appendix 5 – VPA letter of offer	47

INTRODUCTION

This planning proposal examines the impacts and justification for a proposed site specific amendment to the maximum building height and floor space ratio outlined in Parramatta Local Environmental Plan (LEP) 2011. It is proposed to retain the existing 12m maximum building height fronting Church Street (10m from Church Street to be restricted to 12m) and a maximum building height of 150m be applied for the remainder of the site; and FSR increased to 10:1. These proposed controls will apply to land at 295 Church Street, Parramatta. These changes are sought with the intent to erect a mixed use development that includes basement car parking, a 3 level commercial podium and residential tower. An urban design report at **Attachment 1** contains further details.

This document has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's 'A Guide to Preparing Planning Proposals'.

The subject site is located at 295 Church Street, Parramatta, see Location Map at Figure 1.

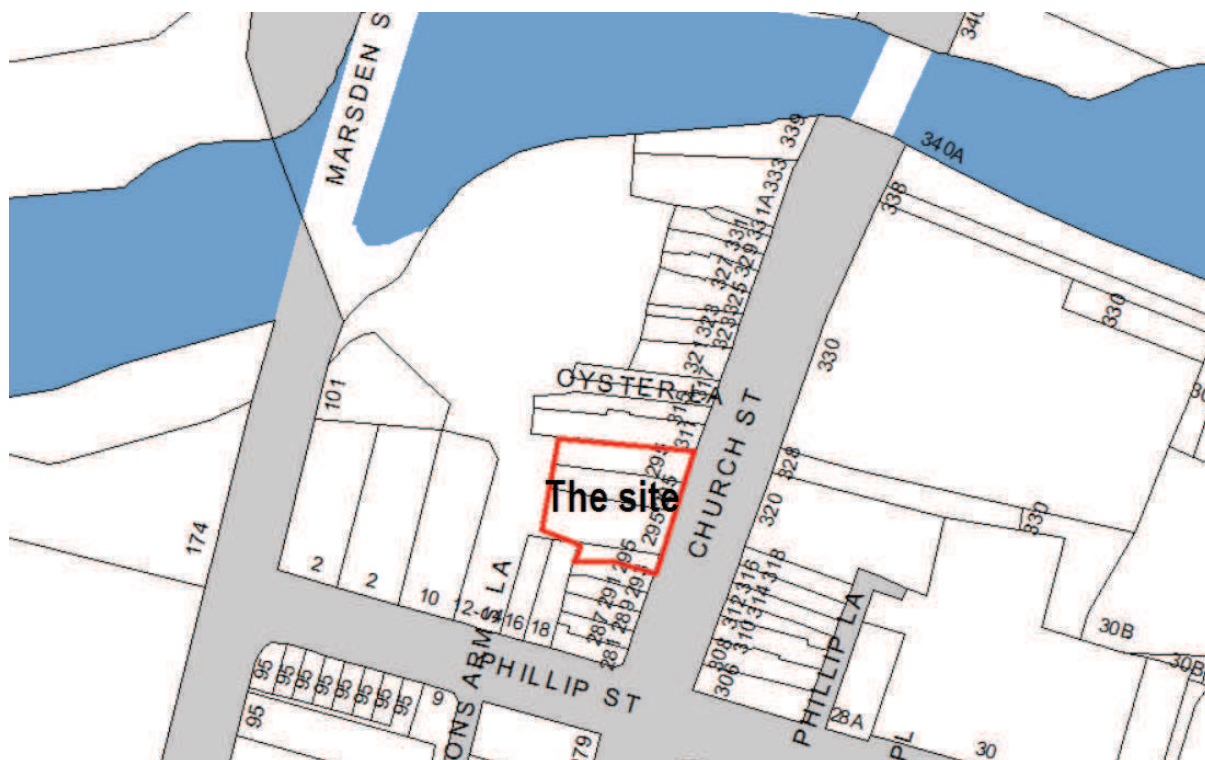


Figure 1 – Site at 295 Church Street, Parramatta subject of the planning proposal

The table below provides the legal description and a brief summary of the site.

Category	Details
Legal description	Lot 1 DP 25055 and Lots 10, 11 & 12 in DP 234508
Total site area	1082m ²
Site description	The site is irregular in shape with a frontage of 35m to Church Street, a northern (side) boundary of 37m, an irregular southern (side) boundary of approximately 38m and a western (rear) boundary of 26m which abuts Phillip Lane.
Site topography	The site is relatively flat.
Existing buildings/ structures	The site comprises a 2 storey building hotel/bar which fronts Church Street and is currently occupied by One World Sports bar. The rear of the site abuts Phillip Lane which is used for vehicle and pedestrian access (including fire egress) whilst the main pedestrian access is provided via Church Street.
Vehicular access	Vehicular access to the rear of the site is via Phillip Lane which provides parking and access for servicing, loading/unloading of goods and waste collection.
Heritage Conservation	The site is not a heritage item nor does not fall within a heritage conservation area. Adjoining to the south of the site are a number of heritage items including 281 – 293 Church Street which incorporate a strip of 2 storey retail/commercial shops. The heritage items have local significance under the Parramatta Local Environmental Plan 2011.

Background

A planning proposal and development application for the site at 12-14 Phillip Street and 331A-339 Church Street, Parramatta (Riverside Parramatta) was approved by the Joint Regional Planning Panel on the 15 April 2015. Below is an outline of the planning proposal and development application.

- RZ/4/2013 – A planning proposal for amendments to the Parramatta City Centre Local Environmental Plan (LEP) 2007 that seek to:
 - Increase the maximum building on the site from 80m to 150m;
 - Increase the maximum floor space ratio on the site from 6:1 to 12:1;
 - Re-align the current zone boundary of public open space along the foreshore; and
 - Remove the current heritage affection applying to No 333 Church Street.
- DA/171/2014 proposes demolition of all structures on the sites, tree removal and construction of a 41 storey mixed use building containing retail tenancies, conference venue, discovery/exhibition centre and 413 residential apartments, over 6 levels of basement car parking, with stratum subdivision. Public domain improvements are proposed along the foreshore area, including pedestrian and cycle networks.

The public exhibition of these two planning processes was jointly held from Wednesday 16 April to Friday 23 May 2014.

Two meetings were held with Council staff prior to lodgement of the Planning Proposal (for 295 Church Street) to discuss the proposed development and change to the planning controls. Council staff were supportive in principal of the proposed concept and agreed with the benefits provided by improved pedestrian linkages to the precinct.

The Planning Proposal was lodged on 5 September 2014. Since then several meetings have been held with Council to reach an agreed position on the planning control outcomes and the built form. This amended Planning Proposal is based on these discussions and seeks to tie significant public benefits to potential uplifts in the proposed FSR control applicable to the site.

Site context

The site is located in the local government area of the City of Parramatta. The site is located approximately 600m to the north of Parramatta Railway line, bus interchange, Westfield Shopping Centre and is located on the northern fringe of the Parramatta CBD. Furthermore, the Parramatta Rivercat Wharf is located approximately 800m to the east along Phillip Street.

The surrounding locality consists of a range of commercial, mixed-use and retail developments. However, the surrounding area is transitioning towards a higher proportion of mixed use development with increased provision of housing (Refer to Figure 2).

The new development will provide new housing in close proximity to existing employment opportunities within the City Centre and will assist in meeting the targets set by the Metropolitan Plan, Draft Metropolitan Strategy and draft sub-regional strategies established by the State Government.

The site is nearby the Parramatta River and approximately 175m south-east of the Parramatta Park boundary, which contains the world heritage listed Old Government House and Domain.

Currently no information has been released confirming the location of new light rail stations, however it is likely the proposed light rail route will follow Church Street within close proximity to the subject site. This route will form part of the proposed Western Sydney Light Rail Network. The proposed increased density will support the concept of transit oriented development. Furthermore, another initiative is the Westconnex Motorway which will improve links between the M4, Port Botany/airport and M5.

Council's Strategic Urban Design initiative for the area as described in the Design Parramatta Public Domain Framework Plan identifies Church Street as a the backbone of the Parramatta CBD, at the centre of activated streets, lanes and public places. The proposed mixed use proposal with active ground level retail uses is consistent with the Design Parramatta Public Domain Framework Plan and will contribute to revitalising the heart of Parramatta.



Figure 2 – Location of the site in context with other high density precincts

Source: Grimshaw

Design Parramatta Public Domain Framework Plan

Council’s strategic urban design initiative, Design Parramatta Public Domain Framework Plan identifies Church Street as a gateway to Parramatta’s CBD, refer to Figure 3. One of the principles within this framework is to reinforce the city gateways to Parramatta and enhance view and vistas from ridgelines into the town centre. The proposed tall slender tower form will assist in framing the gateway to Parramatta along Church Street whilst it will aid in improving legibility in the area.



Figure 3 – Gateways into Parramatta town centre

Source: Design Parramatta Public Domain Framework Plan

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objectives of the proposal are:

- To facilitate redevelopment of the site in a prime location in close proximity to a range of current and future services and public transport options;
- To provide a high quality mixed use development, which will activate the ground level of the site, improve the quality of the public domain, revitalise Church Street and contribute to the Parramatta River Foreshore Arts and Entertainment Precinct;
- To facilitate a built form which would relate to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm;
- To facilitate redevelopment of the site that takes advantage of the site's characteristics and minimise any impact on surrounding developments;
- To facilitate redevelopment that reinforces the street and relationship with the other planning proposals within the precinct, while being sympathetic to the streetscape of Church Street, the heritage items located adjacent to the south and fine grain development pattern of the area;
- To assist in achieving State and local government's housing targets; and
- To facilitate retail and restaurant/bar uses which will significantly contribute to the local economy.

PART 2 – EXPLANATION OF PROVISIONS

The planning proposal seeks to achieve the intended outcomes outlined in Part 1 of this report by proposing amendments to the LEP as follows:

- permit a maximum floor space ratio of 10:1 (plus design excellence bonus)
- provide a site specific clause allowing a potential additional FSR of 3.5:1 subject to the successful acquisition and dedication to Council of a portion of land to the rear of the adjacent site (311-315 Church Street) for the provision of improved vehicular and pedestrian access within the precinct,
- modify the proposed height of building map to provide a maximum building height of 12m for the front (Church Street) 10m of the site and a maximum building height of 150m for the remainder of the site.

Council has identified potential public benefits that could be delivered through the redevelopment of the site including upgrades to Church Street/Eat Street public domain on the subject site block. Council also identified a major potential public benefit being the modification of the rear of 311-313 Church Street to improve accessibility, loading and vehicular movements in the former Phillip Street car park area, which is the approved entrance to the Riverside Development. Delivery of this public benefit would be subject to an agreement between the landowners of the adjoining sites. A site specific clause will be inserted in the LEP detailing that an additional 3.5:1 FSR will apply to the subject site at such a time as the requirements of the VPA are met. In the event that a VPA is not able to be negotiated, an FSR of 10:1 will continue to apply.

2.1 Other relevant matters

2.1.1 Voluntary Planning Agreement

A Voluntary Planning Agreement letter of offer has been submitted which includes a monetary contribution to improve the public domain and improvements to the accessibility,

clearance and vehicular access arrangements to the rear of the adjacent site and future Riverside Development. The monetary offer component does not form an endorsed part of this VPA.

2.1.2 Development on nearby sites

The Parramatta city centre is rapidly changing with a significant number of major developments occurring (refer to Figure 4 below).



Figure 4 – Changing nature of Parramatta City Centre

Source: Council

A number of major development proposals, have either recently been approved, are being assessed by council or are soon to be submitted to council. Below is a summary of three major development proposals, which are within the immediate context of the site. Figures 5 and 6 show the context of the planning proposal in relation to potential surrounding future built form.

330 Church Street (Meriton)

The Department of Planning and Environment (the Department) in October 2012 approved Major Project MP10/0171 under the now-repealed provisions of Part 3A of the Environmental Planning and Assessment Act 1979 (The Act) for the site 330 Church Street, Parramatta. The major project and subsequent approved modification include the demolition of the existing building and structures and construction of a mixed use development comprising of:

- Four levels of basement car parking;
- A three-storey podium commercial/retail podium;
- A 40 storey tower (eastern tower) containing 254 serviced apartments; and
- A 50 storey tower (western) containing 375 residential apartments.

12-14 Phillip Street and 331A-339 Church Street (Riverside)

A planning proposal and development application have been approved for land at 12-14 Phillip Street and 331A-339 Church Street, Parramatta (Riverside Parramatta). The planning proposal and development application contain the following details:

- RZ/4/2013 – A planning proposal for amendments to the Parramatta City Centre Local Environmental Plan (LEP) 2007 that seek to:
 - Increase the maximum building height on the site from 80m to 150m;
 - Increase the maximum floor space ratio on the site from 6:1 to 12:1;
 - Re-align the current zone boundary of public open space along the foreshore; and
 - Remove the current heritage affection applying to No 333 Church Street.

Amendment 11 was made on the 20 February 2015.

- DA/171/2014 proposes demolition of all structures on the sites, tree removal and construction of a 41 storey mixed use building containing retail tenancies, conference venue, discovery/exhibition centre and 413 residential apartments, over 6 levels of basement car parking, with stratum subdivision. Public domain improvements are proposed along the foreshore area, including pedestrian and cycle networks.

2-10 Phillip Street, Parramatta

A planning proposal for land at 2-10 Phillip Street was recently endorsed by Council at its meeting of 7 December and will shortly be submitted to the Department of Planning and Environment for gateway determination. Council requested that the project teams share information in the preparation of the Planning Proposal packages to ensure an integrated precinct outcome was delivered and the proposals acknowledge and relate to each other.

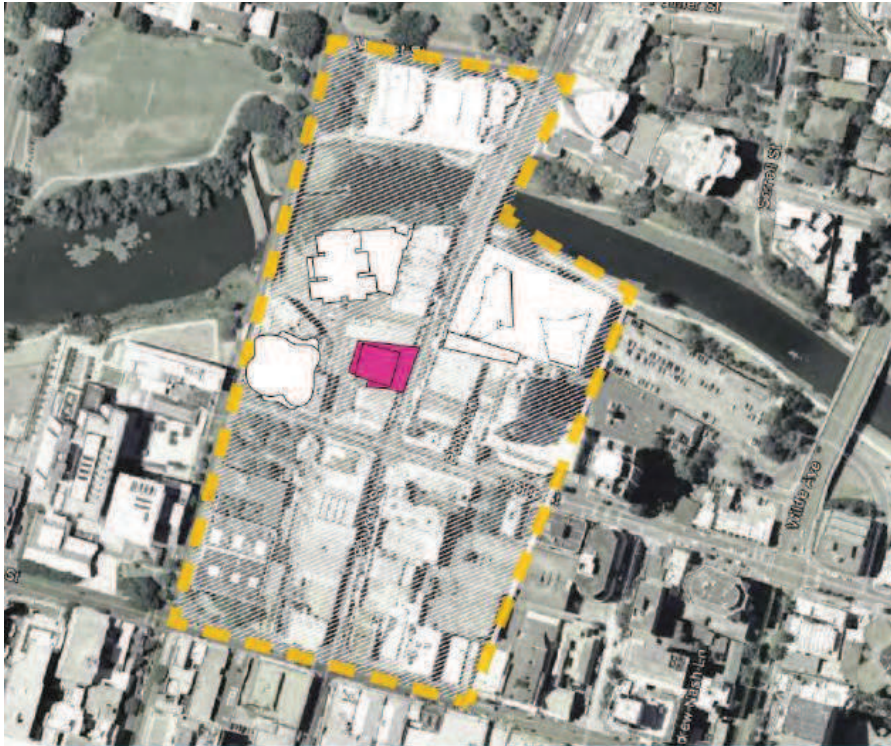


Figure 5 – Site location plan of adjacent developments.

Source: Grimshaw

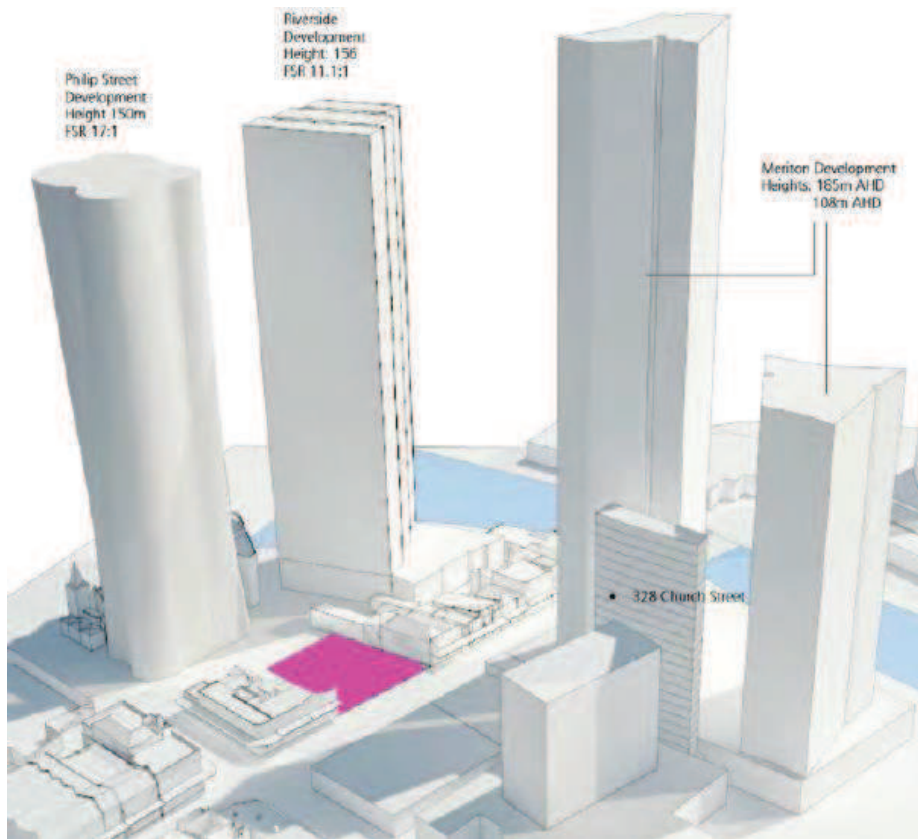


Figure 6 – Massing of adjacent developments.

Source: Grimshaw

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 of the proposal.

3.1.1 Is the Planning Proposal a result of any study or report?

A number of planning proposals in the immediate area have either been approved or are in the process of being assessed by Council and the Department of Planning and Environment. These planning proposals are contributing to the reshaping of the Parramatta CBD skyline for this precinct. This proposal is based on ongoing discussions with Council on how to contribute to the appropriate development of the precinct.

The proposal will provide significant public benefits through providing improved access, with active uses at the lower levels to revitalise Eat Street and contribute to the arts and entertainment precinct. The site is suitable for sustainable urban renewal and will provide a high quality mixed use development which will integrate with the surrounding proposals within the precinct and the broader Parramatta CBD.

Draft Parramatta Residential Development Strategy 2006

Council's draft Parramatta Residential Development Strategy 2006 (RDS) provides a vision for future residential development in the Parramatta Local Government Area and strategies for achieving this vision. The planning proposal is a result of the RDS as the subject site is identified within the 'Parramatta CBD study area' which is an area suitable for increased residential density.

The adopted approach in the RDS has been to concentrate new residential development in those places in Parramatta that already have access to transport, shops, parks and other facilities and therefore population growth can occur in areas that are better suited to accommodate increases in population.

Council's Parramatta City Centre Vision 2007

Council's Parramatta City Centre Vision 2007 provides a vision for Parramatta and includes an action plan to facilitate the city centre's growth. The planning proposal is a result of the Parramatta City Centre Vision and assists in achieving a number the strategic directions detailed within the vision.

The subject site falls within the 'Church Street' character area which is identified as the retail and civic spine of Parramatta's most significant public spaces and considers the area to be a key driver of the Parramatta economy.

One of the actions within the vision is to 'promote the city centre and its strengths with a major focus on attracting business and investors in the city.' The strategic direction for Parramatta city centre is to foster ongoing economic development by creating jobs and providing residential accommodation. The planning proposal is consistent with this action in

that it will provide further employment and residential accommodation in Parramatta and will assist in revitalising and enhancing Eat Street.

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

The planning proposal is the best and most appropriate means of achieving the desired future redevelopment of the site and precinct. The planning proposal is a consequence of the following:

- Identification of the area as an arts and entertainment precinct by Council and the opportunity to provide a coordinated approach to delivering high quality built form and public domain outcomes with multiple projects being considered simultaneously; and
- A masterplan has not been prepared for the precinct. A planning proposal has been gazetted for Riverside and a planning proposal for land at 2-10 Phillip Street has recently been endorsed by Council. Consideration of all planning proposals within this precinct will result in a better urban design and public domain outcome.

The Planning Proposal will contribute to the precinct by improving permeability of the river foreshore, will activate the street level and provide a high quality mixed use precinct and public domain.

This proposal will achieve all the outcomes of the Concept Design Report and provide a net community benefit. Any alternative means are less economically and socially viable for the development and renewal of the site, and as such has meant that a Planning Proposal is the most efficient means to renew the site.

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?

NSW State Plan

NSW 2021 is a plan to make NSW number one. It is a 10-year plan based on strategies to rebuild the economy, return quality services, renovate infrastructure, strengthen local government and communities and restore accountability to government. The plan sets a number of goals, targets and actions to achieve the NSW 2021. Of the 32 goals outlined this proposal contributes to Goal 5 as shown in the following table.

Consistency with NSW 2021			
Goal	Target	Action	Consistency
5. Place downward pressure on the cost of living.	Improve housing affordability and availability.	This includes ensuring that targets for housing and growth are reflected in local plan making instruments	The proposal will contribute to housing targets by modifying the PLEP to enable an increase in housing in the LGA. This proposal will increase housing affordability and availability to put downward pressure on the cost of living.

Metropolitan Plan for Sydney 2036 and Draft Metropolitan Strategy for Sydney 2031

The planning proposal is consistent with the current Metropolitan Plan for Sydney 2036 and Draft Metropolitan Strategy for Sydney 2031. The Draft Metropolitan Strategy for Sydney 2031 (DMS 2031) has been prepared to address Sydney’s challenges for a growing city. Three key directions identified in the DMS 2031 are relevant to the proposal; Balanced Growth, Liveable City and Accessibility and Connectivity. The table below provides a summary of the consistency of the proposal with these objectives and policies.

Consistency with the DMS 2031		
Objective	Policy	Consistency
Balanced Growth		
1: Develop a new Land Release Policy and make new areas available for housing and jobs	b. Growth will be encouraged within the Metropolitan Urban Area to reflect market demand.	The Metropolitan Area includes areas of Sydney that are already developed such as the Parramatta CBD. The proposal is consistent with making new areas available for housing and jobs in the Parramatta CBD.
	c. Increases in housing and employment will be encouraged in transport accessible centres and where existing infrastructure like schools are underutilised	The proposal is consistent with the goal of increasing housing in transport accessible centres.
Liveable City		
5: Deliver new housing to meet Sydney’s growth	b. New housing will be encouraged in areas close to existing and planned infrastructure in both infill and greenfield areas	The proposal is consistent with delivering infill development able to access existing infrastructure.
	e. The supply of housing in established urban areas and zoned release areas will be fast tracked	The site is in an established urban area and accordingly should be considered for fast tracking to achieve the goal to deliver new housing to meet Sydney’s growth.
6: Deliver a mix of well designed housing that meets the needs of Sydney’s population	b. Affordable housing for a mix of very low, low and moderate income earners will be provided across Sydney.	The proposal provides a range of apartment sizes and will increase the affordability of housing in Parramatta by significantly increasing housing supply.
Accessibility and Connectivity		
24: Plan and deliver transport and land use that are integrated and promote sustainable transport choices	c. Greater use of public transport, walking and cycling will be encouraged.	The proposed development is well located to encourage public transport use, walking and cycling. The site is located in walking distance of the Parramatta Station and bus interchange and potential future Church Street Light Rail Station. A number of pedestrian links will be created as a result of the proposal and bicycle parking will be provided onsite in accordance with the DCP, which will encourage cycling.

The proposed development is considered appropriate in contributing to more intense housing in a transport accessible area. In particular, the proposal will provide increased housing supply in close proximity to a significant State Government transport investment, being the Western Sydney light rail line extension.

West Central and North West Subregion

The DMS strengthens the policy of the NSW State Government that Parramatta should continue as Greater Sydney’s second CBD. Parramatta as identified as Sydney’s Premier Regional City and single biggest concentration of employment outside Global Sydney.

The DMS and The Metropolitan Plan for Sydney 2036 identify Parramatta in the West Central and North West subregion. The West Central Subregion Draft Subregional Strategy further identifies Parramatta as a ‘Premier Regional City and the second CBD’.

The creation of tall and slender landmark buildings which are of high architectural quality and complement the city skyline are required to reinforce the prominence and role of a ‘Premier Regional City’ and more importantly Greater Sydney’s second CBD. Further, the provision of retail and restaurant/bar uses to the podium are essential to create vibrant and active frontages along Church Street the proposed pedestrian laneway which will introduce activity into the centre of Parramatta and the precinct.

The planning proposal is consistent with the relevant regional and sub-regional strategies.

Figure 7 shows the Metropolitan priorities for the Central Subregion including the Parramatta Road Corridor, which is an investigation area for transport and urban renewal.

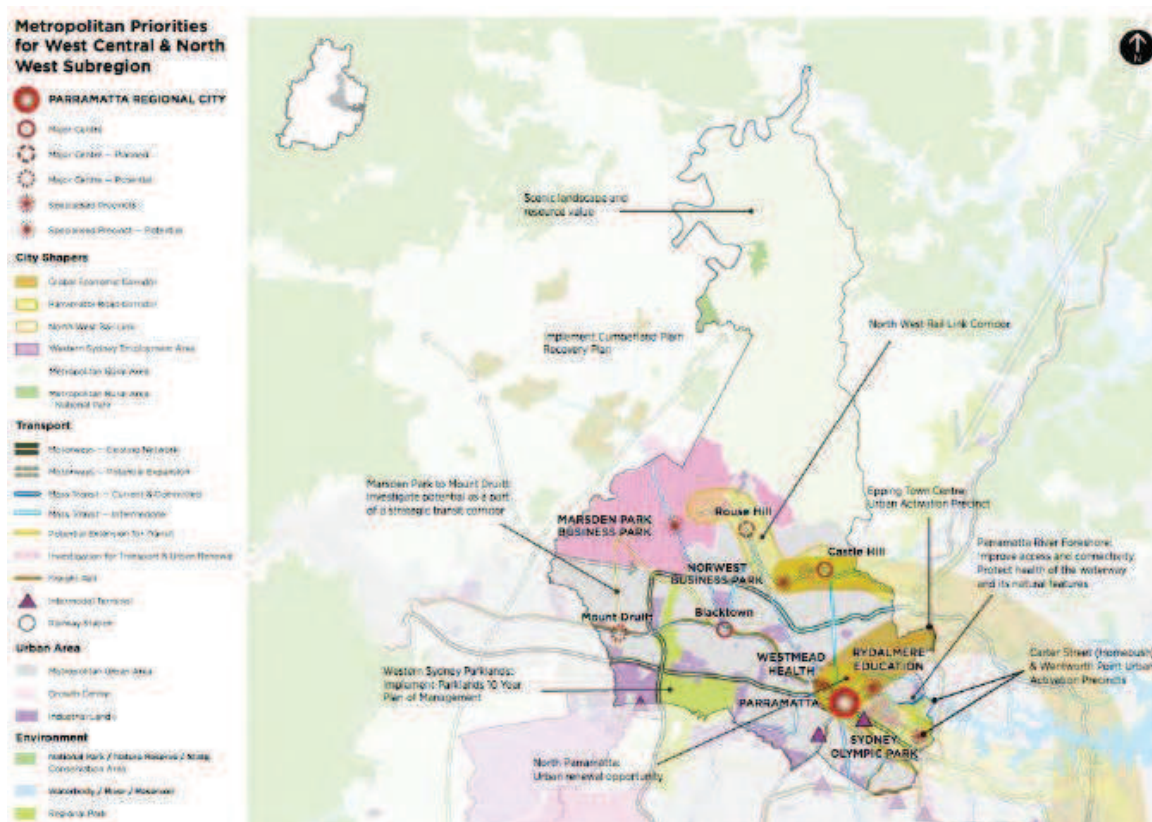


Figure 7 – Metropolitan Priorities for Central Subregion

Source: DMS 2031

NSW Long Term Transport Master Plan

The NSW Long Term Transport Master Plan (LTTMP) was released in December 2012. The Master Plan provides an integrated and comprehensive framework for addressing NSW transport challenges over the next 20 years.

A key action of the LTTMP is to ‘increase rail frequency’ from Parramatta to the CBD via Strathfield and to Ryde.

An action relevant to the proposed redevelopment is the potential West Sydney Light Rail extension. A light rail service is being investigated within Parramatta, which will potentially include a light rail station at Riverside and Church Street, which are within walking distance to the proposed development. The West Sydney Light Rail extension will potentially provide additional public transport links to connects surrounding areas (refer to Figure 8).

The integration of land use and transport planning provides social, environmental and economic benefits. Transit oriented development at the local level is likely to encourage non-motorised travel and efficient vehicle trips, thereby contributing to shorter trips, less car trips and more trips by walking, cycling and public transport. In particular, the proposed increase in density will support the major infrastructure investment by Government in the light rail extension.

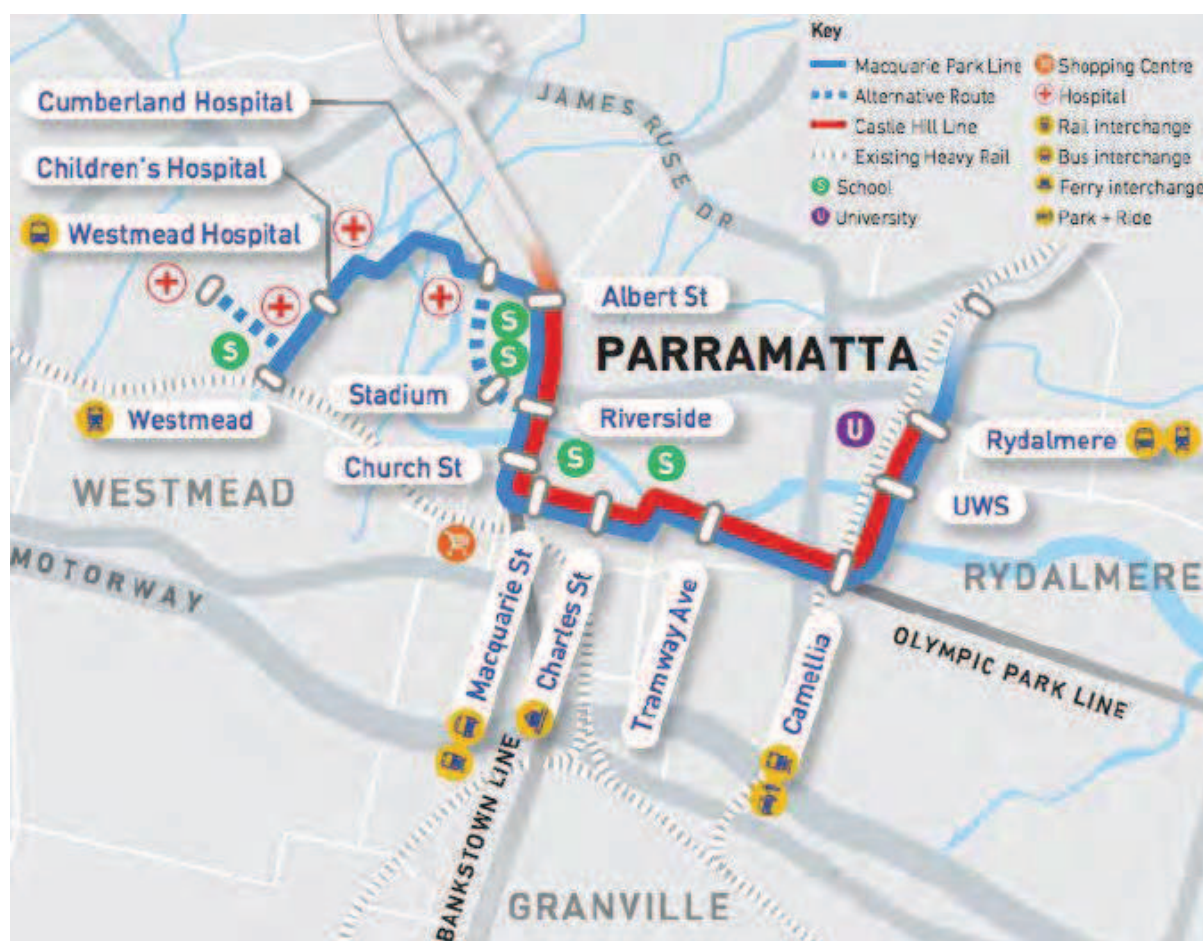


Figure 8 – Western Sydney Light Rail Network

Source: Parramatta City Council

Another initiative that the site will benefit from is the Westconnex project which will assist with the long term plan to complete critical links in Sydney's motorway network. The subject site is located approximately 1.7km north of the M4 and the project will link the M4 to the M5 through the city and airport/Port Botany area. It will include extending the M4 and duplicating the M5 East to King Georges Road. There are three stages to the project. Stage 1 will widen the M4 and extend the M4 via a tunnel under Parramatta Road and City West Link, stage 2 will extend the motorway to St Peters and will create a new access link to Sydney Airport and stage 3 will widen the M5. The subject site will benefit with greater access to the airport/Port Botany area and eastern and southern Sydney.

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 2013

The Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta. The plan identified a number of substantial ideas for the City and the Region and encourages the concentration of urban consolidation around public transport nodes and centres rather than scattered growth throughout the LGA.

The planning proposal is considered to meet the strategies and key objectives identified in the plan including helping to build the City as a centre of high value, creating employment, ensuring the environment is protected and creating a world class city and will facilitate a transport orientated development.

Council's Parramatta City Centre Vision 2007

Council's Parramatta City Centre Vision 2007 provides a vision for Parramatta and includes an action plan to facilitate the city centre's growth. The vision sets the strategic framework for the future development of the Parramatta City Centre.

The subject site falls within the 'Church Street' character area which is identified as the retail and civic spine, Parramatta's most significant public spaces and considers the area to be a key driver of the Parramatta economy.

The planning proposal is considered to be consistent with the overarching vision for the Parramatta City Centre, which is as follows:

'Parramatta will continue to strengthen its role as a regional city and successful second CBD for Sydney, based on a highly competitive commercial office market, retail, public space and a range of facilities including cultural, medical, educational, tourism and recreational. It will also benefit from a unique inner city residential living environment that values heritage assets and the natural environment. The centre will continue to plan strategically to maintain its position as an accessible primary business services centre for Western Sydney as a significant business location for metropolitan Sydney.'

Parramatta Residential Development Strategy 2006

Council's draft Parramatta Residential Development Strategy 2006 (RDS) provides a vision for future residential development in the Parramatta Local Government Area and strategies for achieving this vision. The planning proposal is a result of the RDS as the subject site is identified within the 'Parramatta CBD study area' which is an area suitable for increased residential density.

The adopted approach in the RDS has been to concentrate new residential development in those places in Parramatta that already have access to transport, shops, parks and other facilities and therefore population growth can occur in areas that are better suited to accommodate increases in population.

Parramatta City Centre Lanes Strategy

The Parramatta City Centre Lanes Strategy identifies a number of opportunities to create pedestrian lanes within the Parramatta City Centre to assist with the functioning of the centre. The planning proposal is consistent with this strategy in that it proposes a pedestrian lane to the north of the site linking to Phillip Lane, which is identified as number 10 in Figure 9 below. Oyster Lane is identified as number 23 in Figure 9 below, however this is a narrow and uninviting laneway that cannot be activated by uses to either side. The proposed public link will provide for activation at the ground level of the subject site and will also provide for future activation of the neighbouring site, enabling openings to the new link.

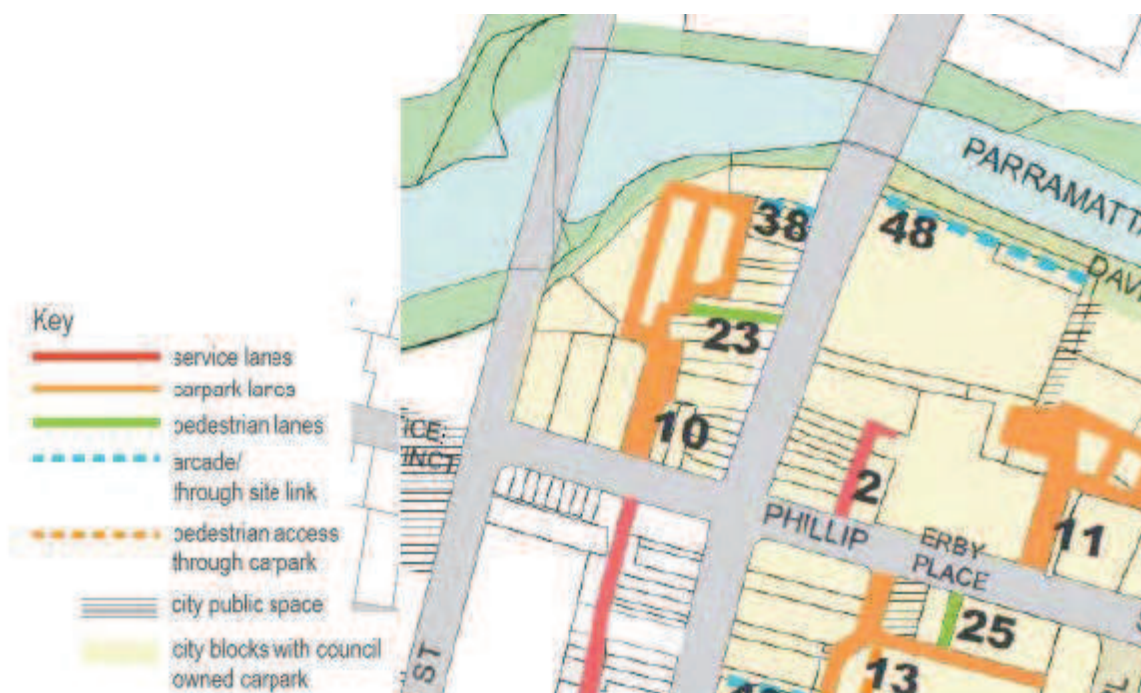


Figure 9 – Lanes to the Parramatta City Centre
Source: Parramatta City Centre Lanes Strategy

Draft Parramatta City Centre Planning Framework

The Draft Parramatta City Centre Framework Review is currently being undertaken by Parramatta City Council and will ultimately form an update to the planning controls and policies applicable to the Parramatta City Centre area, including the heights and Floor Space Ratios applicable to the area. The Draft framework considered a number of scenarios for different planning controls including maintaining the existing controls, removal of height and FSR controls, increasing FSR with no height controls, and increasing height with no FSR controls. The preferred scenario was to increase FSR controls and remove height controls. This involved increasing the FSR for city centre sites to a base of 10:1, with a 15% (1.5:1) FSR bonus available for achieving design excellence through a competitive design process.

The proposal is consistent with the preferred scenario in the Draft City Centre Framework review as it will amend the base FSR to 10:1 and provide a design excellence bonus of 15%. In the interim period prior to the Draft City Centre Framework forming an amendment to the LEP, this Planning Proposal also proposes to increase the height limit to reflect the concept

design envelope, however this height limit would be removed through Council’s subsequent Planning Proposal.

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

The proposal would address and/or be consistent with all relevant State Environmental Planning Policies (SEPPs). The following outlines the intent of the relevant SEPPs and consistency of the planning proposal.

State environmental planning policies		
SEPP	Consistent	Comments
SEPP No. 1- Development Standards	Consistent	Not applicable. It does not apply to Parramatta LEP 2011.
SEPP No. 14 – Coastal Wetlands	Not Applicable	
SEPP No. 15 – Rural Landsharing Communities	Not Applicable	
SEPP No. 19 – Bushland in Urban Areas	Not Applicable	
SEPP No 21 – Caravan Parks	Not Applicable	
SEPP No. 26 – Littoral Rainforests	Not Applicable	
SEPP No. 29 – Western Sydney Recreation Area	Not Applicable	
SEPP No. 30 – Intensive Agriculture	Not Applicable	
SEPP No. 32 – Urban Consolidation (Redevelopment of Urban Land)	Consistent	The proposal is an example of urban renewal and provides for multiple uses on site. The proposal meets the aims and objectives of this SEPP.
SEPP No. 33 – Hazardous and Offensive Development	Consistent	The proposal is to adopt the standard instrument definitions of hazardous and offensive development, which are not permitted on site.
SEPP No. 36 – Manufactured Home Estates	Not Applicable	
SEPP No. 39 – Spit Island Bird Habitat	Not Applicable	
SEPP No. 44 – Koala Habitat Protection	Not Applicable	
SEPP no. 50 – Canal Estate Development	Not Applicable	
SEPP No. 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable	
SEPP No. 55 – Remediation of Land	Consistent	The site would be appropriately remediated to make it is suitable for residential development.
SEPP No. 59 – Central Western Sydney Regional Open Space and Residential	Not Applicable	
SEPP No. 62 – Sustainable Aquaculture	Not Applicable	
SEPP No. 64 – Advertising and	Consistent	Any future proposals for signage and

State environmental planning policies		
SEPP	Consistent	Comments
Signage		advertising structures would be consistent with the SEPP and the Parramatta DCP 2011.
SEPP No. 65 – Design Quality of Residential Flat Development	Consistent	The proposal has been designed by leading architects Grimshaw and is generally consistent with the provisions of SEPP 65. Refer to the design report at Appendix 2 for further information.
SEPP No. 70 – Affordable Housing (Revised Schemes)	Consistent	The proposal would not affect the schemes within this SEPP, nor does it propose any new scheme for affordable housing that would need to be included in this SEPP. The planning proposal is consistent with the objectives of this SEPP.
SEPP No. 71 – Coastal Protection	Not Applicable	
SEPP (Affordable Rental Housing) 2009	Consistent	This proposal does not inhibit any operations of this SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent	This proposal does not inhibit any operations of this SEPP.
SEPP (Exempt and Complying Development Codes 2008	Consistent	The proposal is to adopt the standard instrument provisions for exempt and complying development.
SEPP (Infrastructure) 2007	Consistent	The proposed development will be referred to the RMS when the DA is lodged.
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not Applicable	
SEPP (Kurnell Peninsula) 1989	Not Applicable	
SEPP (Major Development) 2005	Consistent	The proposal does not inhibit operations of the former Part 3A provisions or the replacement measures.
SEPP (Rural Lands) 2008	Not Applicable	
SEPP (State and Regional Development) 2011	Not Applicable	
SEPP (Sydney Drinking Water Catchment) 2011	Not Applicable	
SEPP (Sydney Region Growth Centres) 2006	Not Applicable	
SEPP (Urban Renewal) 2010	Not Applicable	
SEPP (Western Sydney Employment Area) 2009	Not Applicable	
SREP No. 8 – Central Coast Plateau Areas	Not Applicable	
SREP No. 9 – Extractive Industry (No 2 – 1995)	Not Applicable	
SREP No. 16 – Walsh Bay	Not Applicable	
SREP No. 18 – Public Transport Corridors	Not Applicable	
SREPP No. 19 – Rouse Hill Development Area	Not Applicable	
SREP No. 20 – Hawkesbury –	Not Applicable	

State environmental planning policies		
SEPP	Consistent	Comments
Nepean River (No 2 – 1997)		
SREP No. 24 – Homebush Bay Area	Not Applicable	
SREP No. 25 – Orchard Hills	Not Applicable	
SREP No. 26 – City West	Not Applicable	
SREP No. 30 – St Marys	Not Applicable	
SREP No. 33 – Cooks Cove	Not Applicable	
SREP (Sydney Harbour Catchment) 2005	Not Applicable	

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

The planning proposal is consistent with all relevant S117 Directions. The assessment of these is outlined in the table below.

Section 117 Ministerial Directions			
Clause	Direction	Consistent	Comments
1 Employment and Resources			
1.1	Business and Industrial Zones	Consistent	The planning proposal does not seek to change the land use zoning and therefore does not seek to reduce the extent of business zones in the locality. The proposal provides for a mix of retail, restaurant/bar and residential ensuring compatibility and consistency with its mixed-use zoning. The proposal will support the viability of Sydney's Premier Regional City and second CBD.
2 Environment and Heritage			
2.3	Heritage Conservation	Not Applicable	The LEP contains heritage provisions. This planning proposal does not seek to amend these. Heritage aspects in relation to the Church Street streetscape and neighbouring properties will be considered as part of the future DA.
3 Housing, Infrastructure and Urban Development			
3.1	Residential Zones	Consistent	The proposal allows for a range of residential unit types, which are consistent with the existing trends and market demands.
3.2	Caravan Parks and Manufactured Home Estates	Not Applicable	
3.3	Home Occupations	Not Applicable	
3.4	Integrating Land Use and Transport	Consistent	The site is within walking distance to a range of retail and business services and is easily accessible by public transport, particularly the Parramatta Train Station and potential new light rail line and Westconnex, Motorway which are significant government infrastructure investments.
3.5	Development Near Licensed Aerodromes	Not Applicable	
4 Hazard and Risk			
4.1	Acid Sulphate Soils	Consistent	Parramatta LEP 2011 contains acid sulphate soils (Class 4) provisions and this Proposal does not seek to amend them. Acid sulphate soils investigations and analysis will accordingly be undertaken as part of any future development of the land.

Section 117 Ministerial Directions			
Clause	Direction	Consistent	Comments
4.2	Mine Subsidence and Unstable Land	Not Applicable	
4.3	Flood Prone Land	Consistent	<p>The site is not identified as flood prone, however the street in which it fronts (Church Street) is impacted by a Probable Maximum Flood (PMF) event.</p> <p>To minimise the impact of the proposal with respect to flood events greater than the 1 in 100 year event (including and up to the PMF) principles and measures will be incorporated into any future detailed design. This will include an early warning system including sirens, appropriate signage, depth indicators, refuge areas and overall building management.</p> <p>Further details of these design features and evacuation measures, including a designated on-site evacuation area and protection in the basement car park when flooding occurs will be addressed as part of the Design Excellence and Development Application process</p>
4.4	Planning for Bushfire Protection	Not Applicable	
5 Regional Planning			
5.1	Implementation of Regional Strategies	Consistent	The planning proposal is generally consistent with the Draft Central West and North West Subregional Strategy as referred to above.
5.2	Sydney Drinking Water Catchments	Not Applicable	
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable	
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable	
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (Revoked 18 June 2010)	Not Applicable	
5.6	Sydney to Canberra Corridor (Revoked 10 July 2008. See Amended Directions 5.1)	Not Applicable	

Section 117 Ministerial Directions			
Clause	Direction	Consistent	Comments
5.7	Central Coast (Revoked 10 July 2008. See amended Directions 5.1)	Not Applicable	
5.8	Second Sydney Airport: Badgerys Creek	Not Applicable	
6 Local Plan Making			
6.1	Approval and Referral Requirements	Consistent	The proposal does not include consultation, referral or concurrence provisions, nor identifies any development as designated development.
6.2	Reserving Land for Public Purposes	Consistent	The proposal does not contain any land that has been reserved for a public purpose, and no requests have been made to reserve such land.
6.3	Site Specific Provisions	Consistent	The Planning proposal amends existing site specific provisions, without being unnecessarily restrictive.
7. Metropolitan Planning			
7.1	Implementation of the Metropolitan Strategy	Consistent	The proposal is consistent with the aims, objectives and provisions of the Metropolitan Plan for Sydney 2036 (The Metropolitan Plan replaced the Metropolitan Strategy in 2010).

3.3 Section C – Environmental, social and economic impact

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

3.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The planning proposal will not result in any impact of critical habitat or threatened species, populations or ecological communities or their habitats.

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

Any substantial environmental impacts can be appropriately dealt with as part of the assessment of the development proposal for the site. The existing development controls under the LEP 2011 and Parramatta DCP 2011 are considered to provide sufficient guidance to ensure that a high quality mixed use development outcome is achieved under the additional development standards established under the planning proposal. Matters including residential amenity, visual impact, heritage, design outcomes and overshadowing have been assessed in the formulation of the current scheme. Further discussions and assessment of environmental and urban context are discussed below.

Built form and context

The planning proposal is accompanied by a Concept Design Report which discusses in detail the design of the building and relationship with the future potential future surrounding urban form, refer to Appendix 2.

The proposed built form incorporates a 2-3 level podium (with a maximum street frontage height of 12m to Church Street) which creates a more pedestrian scale whilst it defines the edge of Church Street and the proposed pedestrian lane and is consistent with the height datum of the Church Street streetscape. The tower element above the podium is slender and setback from Church Street. Refer to Figure 10 for the proposed building envelope.

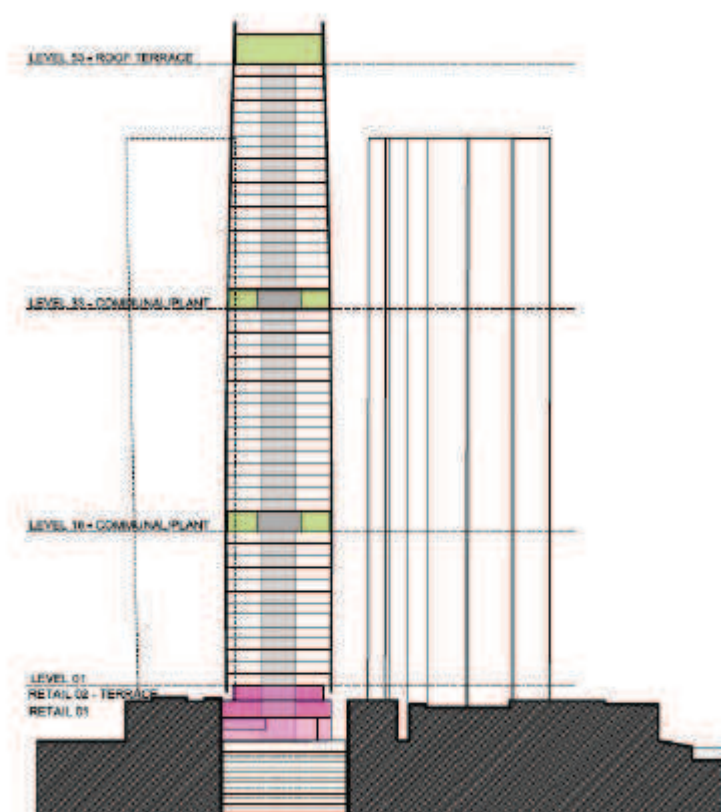


Figure 10 – Proposed building envelope

Source: Grimshaw

The proposed building envelope has been designed to respond to the surrounding future built form context. In particular, the proposed built form envelope has been designed to relate to the future built form envelope of the development proposals identified in the table below and illustrated in Figure 10.

Built form of surrounding future development			
The Site	Status	Building Height	Floor Space Ratio
330 Church Street (Meriton)	Approved	109.3m - 177m	8.25:1
12-14 Phillip Street and 331A-339 Church Street (Riverside)	Approved by JRPP	150m	12:1
2-10 Phillip Street	Planning Proposal	Approx 185m	Approx. 17:1



Figure 11 – Indicative building envelopes of surrounding development

Source: Grimshaw

The proposed increase in building height and floor space on the site recognises the identification of Parramatta as a ‘Premier Regional City’ and more importantly Greater Sydney’s second CBD within the Draft Metropolitan Strategy for Sydney 2031 (DMS). The creation of a tall and slender landmark building of high architectural quality will define the edge of Church Street and reinforce the gateway to Parramatta city centre.

The proposed built form has been considered in the context of the rapidly evolving nature of the Parramatta CBD, which is illustrated in Figure 11 above. The proposed built form also relates to the other major sites at the secondary Parramatta Square Precinct to the south of the site which supports taller tower forms with the Aspire Tower at 160-182 Church Street (subject to a maximum building height of 280m). The building will further contribute and enhance the Parramatta city skyline as illustrated in Figure 12.

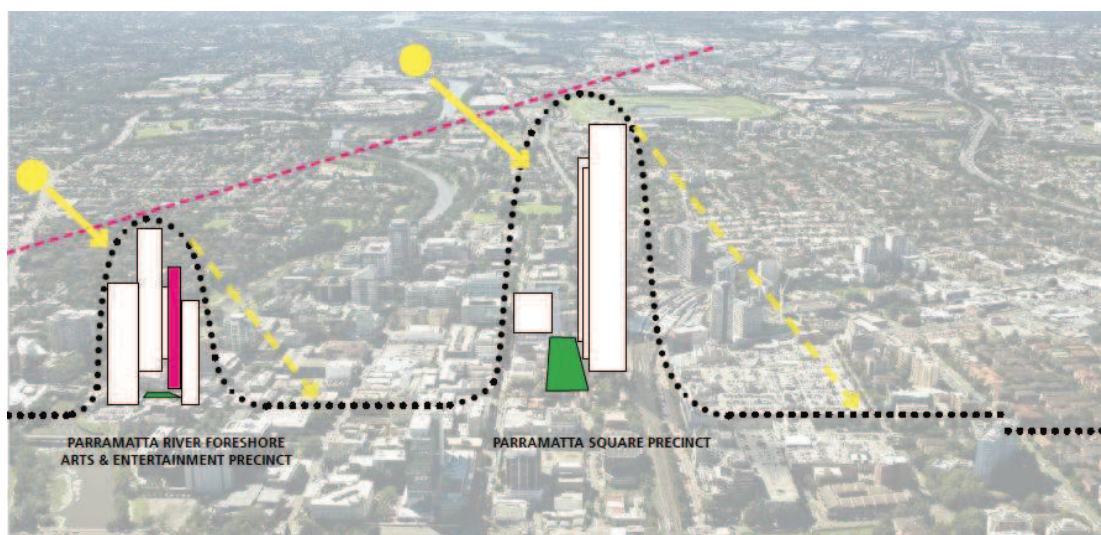


Figure 1 – Proposed Parramatta skyline

Source: Woods Bagot

Heritage Conservation

The planning proposal is accompanied by a Heritage Report prepared by City Plan Heritage, refer to Appendix 3.

The site is not a heritage item nor fall within a heritage conservation area. Adjoining to the south of the site are a number of heritage items including 281 – 293 Church Street which incorporate a strip of 2 storey retail/commercial shops. The heritage items have local significance under the Parramatta LEP 2011.

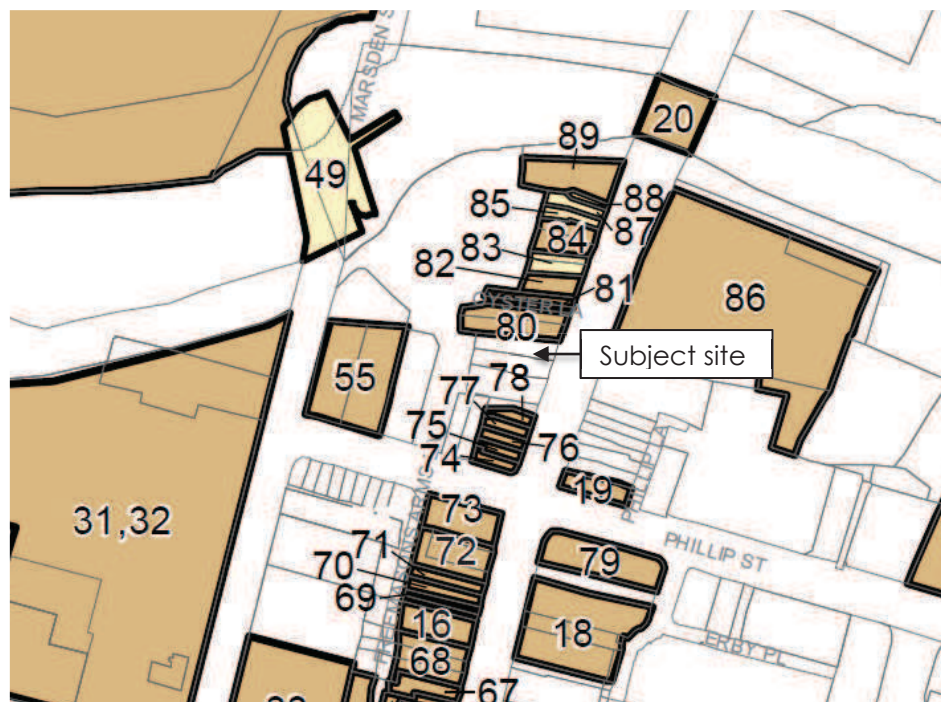


Figure 23 – Surrounding heritage items

Source: Parramatta LEP 2011

The proponent has engaged City Plan Heritage Consultants to provide advice throughout the design development process. Refer to the Heritage Impact Statement attached at Appendix 3 for more details. A summary of the heritage items in the vicinity of the site and the potential heritage impacts of the proposal is detailed below.

Old Government House and Domain

A Technical Report titled 'Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values' has been prepared by the Department of Sustainability, Environment, Water, Population and Communities (SEWPAC) in collaboration with Council and the Department of Planning and Environment to assist in determining the type of development that should be considered a controlled action, and to guide development in the Parramatta CBD.

Overshadowing

The location, height and bulk of the tower has been designed to reduce the extent of the overshadowing to the public domain, surrounding future potential development proposals and existing residential development. The slender building form will ensure the shadow cast will be fast moving and will not overshadow the public domain or any surrounding development for extended periods of time.

Refer to Figure 14 which shows the extent of additional overshadowing the future built form will create at every hour between 9am and 3pm at mid winter (21 June). The shadow cast from the building will not extend further to the west towards Parramatta Park than other buildings already under assessment in the precinct.

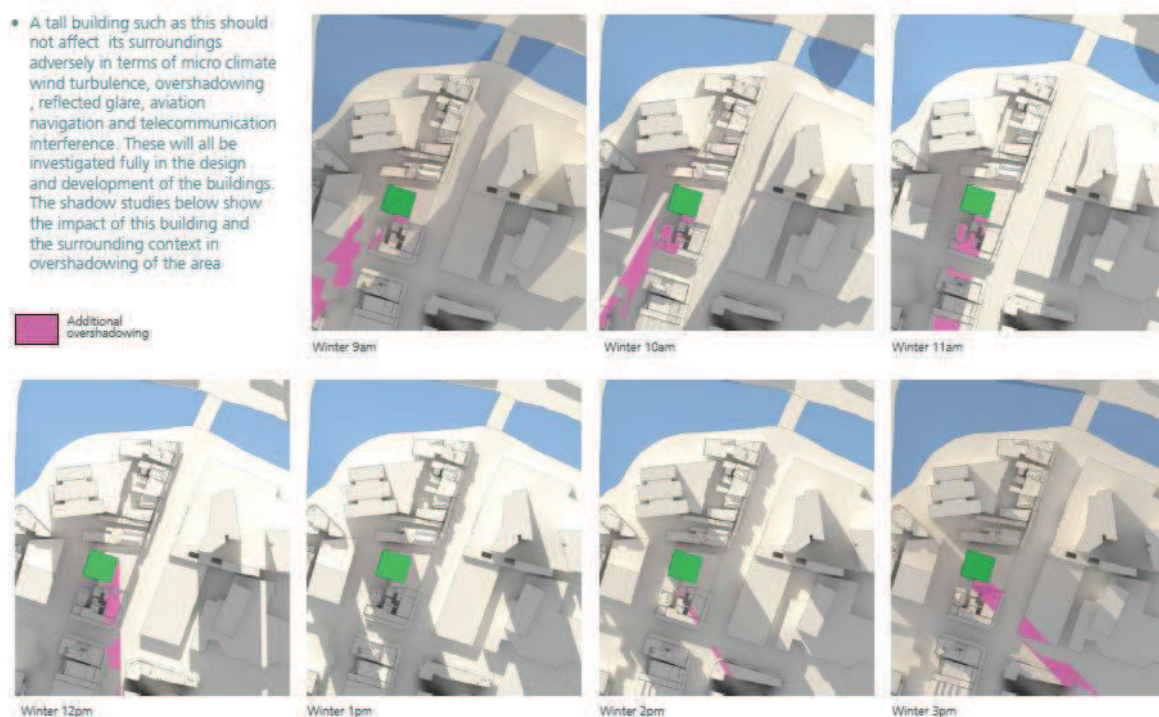


Figure 34 – Surrounding heritage items

Source: Parramatta LEP 2011

The shadow diagrams show that additional shadows will predominately fall onto the public road or commercial properties which is not of significant concern. The proposal will not create any additional overshadowing to Church Street. The overshadowing is considered to be reasonable and will not result in any adverse impacts upon the amenity of the public domain and any potential future surrounding high density development proposals.

Parking, Traffic and Access

The proposal will improve access and permeability of the site by creating a pedestrian lane to the north of the site, which will connect Church Street with Phillip Lane, and to the river foreshore. The proposal will also improve the parking and access arrangements to the rear of the site via Phillip Lane. Refer to Figure 15 which illustrates the proposed vehicle and pedestrian access.



Figure 45 – Vehicle and pedestrian access

Source: Grimshaw

The planning proposal is accompanied by a Traffic Impact Assessment prepared by Traffix, refer to Appendix 4.

The report provides an assessment of the traffic implications created as a result of the planning proposal. According to the traffic report the proposed development would generate an additional 46 trips in the morning peak and 37 trips in the afternoon peak on the surrounding road network which is considered to be minor. The assessment indicated the intersections surrounding the site would be able to cater for the additional traffic generated from the proposed development.

The parking rates within the Parramatta LEP 2011 are based on a maximum rate whilst the Parramatta DCP 2011 parking rates (for car sharing, service vehicle and bicycles) are a minimum. It is proposed that compliance is achieved with these controls, however the parking rates will be further detailed at the DA stage. It is anticipated that the all the service vehicle spaces can be accommodated on site which improves the existing parking impact of service vehicles on Phillip Lane. Refer to Figure 16 showing the potential pedestrian activation of the public link between Church Street and Phillip Lane, which will also provide greater permeability within the precinct.

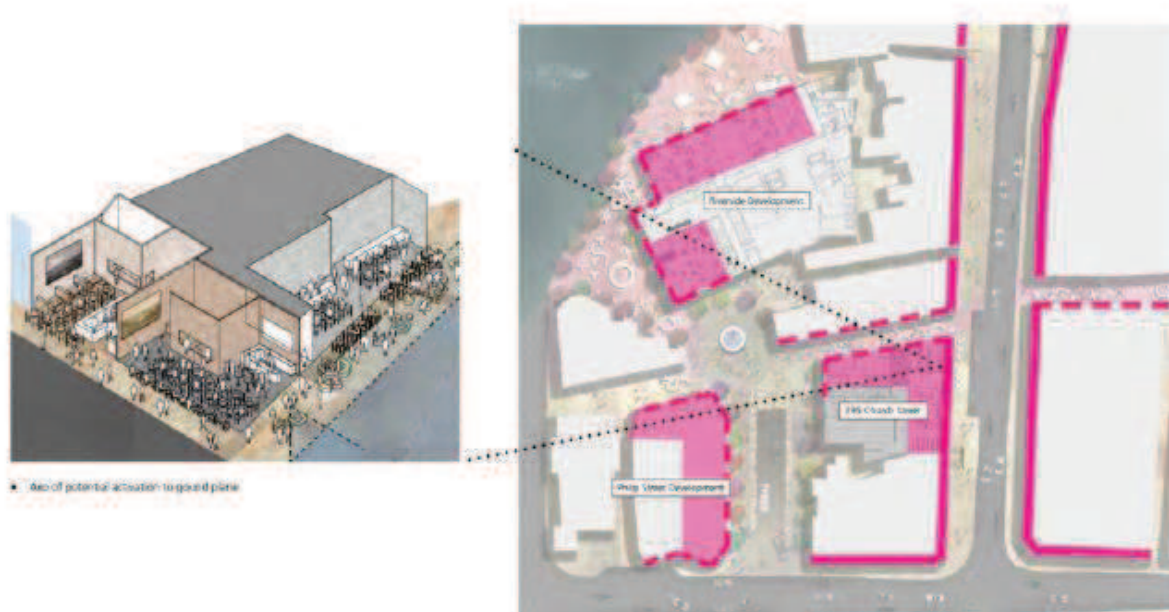


Figure 56 – Pedestrian access and retail activation of the laneway

Source: Grimshaw

Flooding

As illustrated below in Figure 17 the site abuts a flood prone area along Church Street. A Flood study will be undertaken as part of the preparation of the DA if necessary.



Figure 67 – Flooding map

Source: Parramatta LEP 2011

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

The planning proposal will result in positive social and economic impacts upon the Parramatta City Centre.

The proposed increased density of residential uses will support the viability of Sydney's Premier Regional City and second CBD and create a nighttime destination by activating the CBD beyond business hours.

The planning proposal will facilitate redevelopment of the site which is currently underdeveloped and will increase housing choice in close proximity to a range of services and public transport.

The provision of retail and restaurant/bar uses will support the Parramatta River Foreshore Arts and Entertainment Precinct and the residents and workers in the city centre whilst they will attract visitors to Parramatta which will significantly contribute to the local economy.

The planning proposal will result in a number of short-term economic benefits. The density will permit a development, which has a higher capital value and generates more construction jobs than a smaller development within the existing controls. In addition, the planning proposal will likely result in a number of ongoing jobs during the operation of the residential and retail uses.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

The subject site is currently serviced with electricity, water supply, telecommunications, sewer and stormwater. The site is also well serviced by existing public transport, infrastructure and services. Further investigations will be undertaken as part of the preparation of the DA to determine whether any upgrade of existing facilities is necessary.

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

At this stage, the views of appropriate State and Commonwealth public authorities have not been obtained. This will occur following the Gateway Determination.

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.

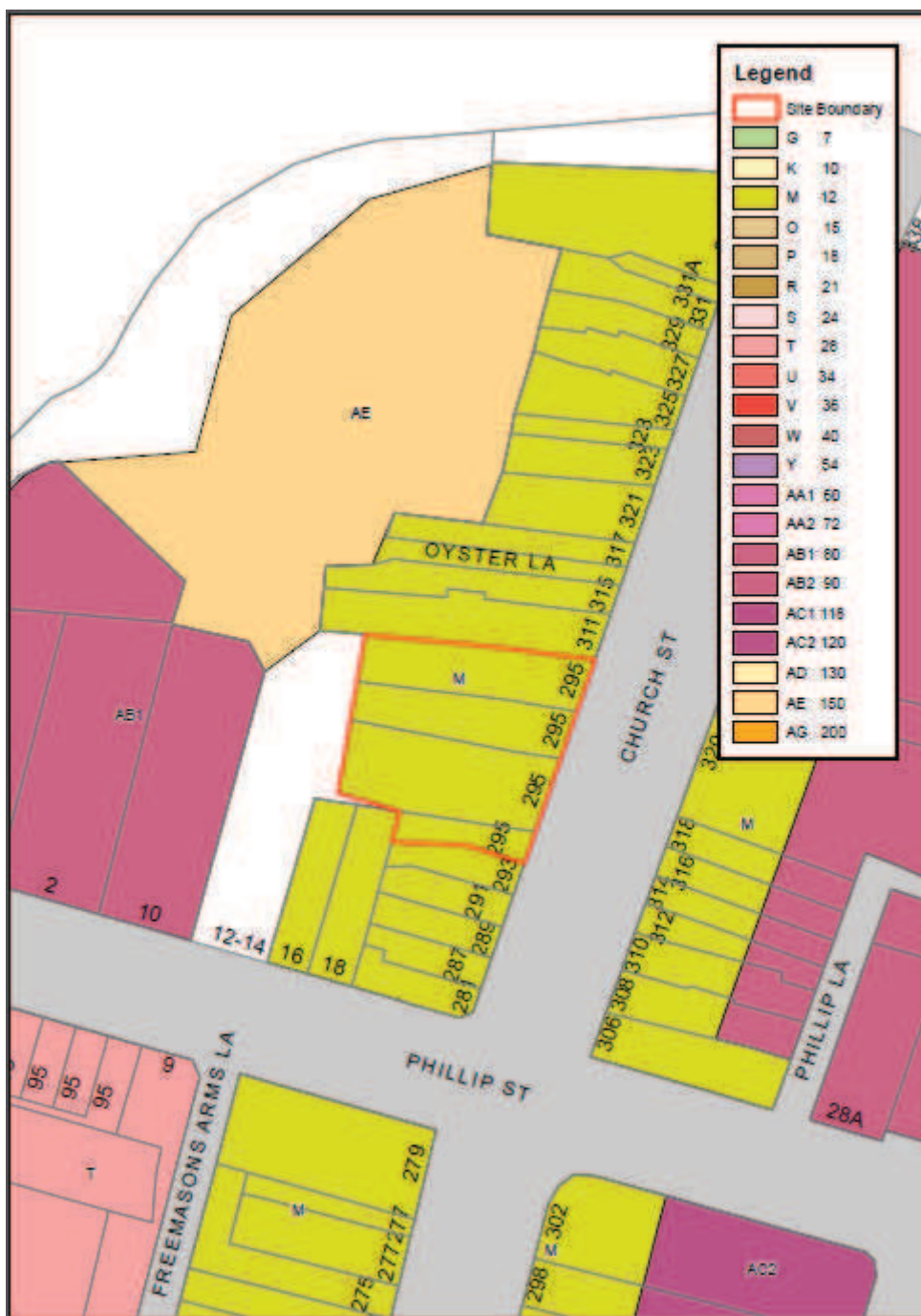


Figure 78 – Subject site current Parramatta LEP 2011 Height map

Figure 18 above illustrates the existing 12 metre height limit applying to the site.

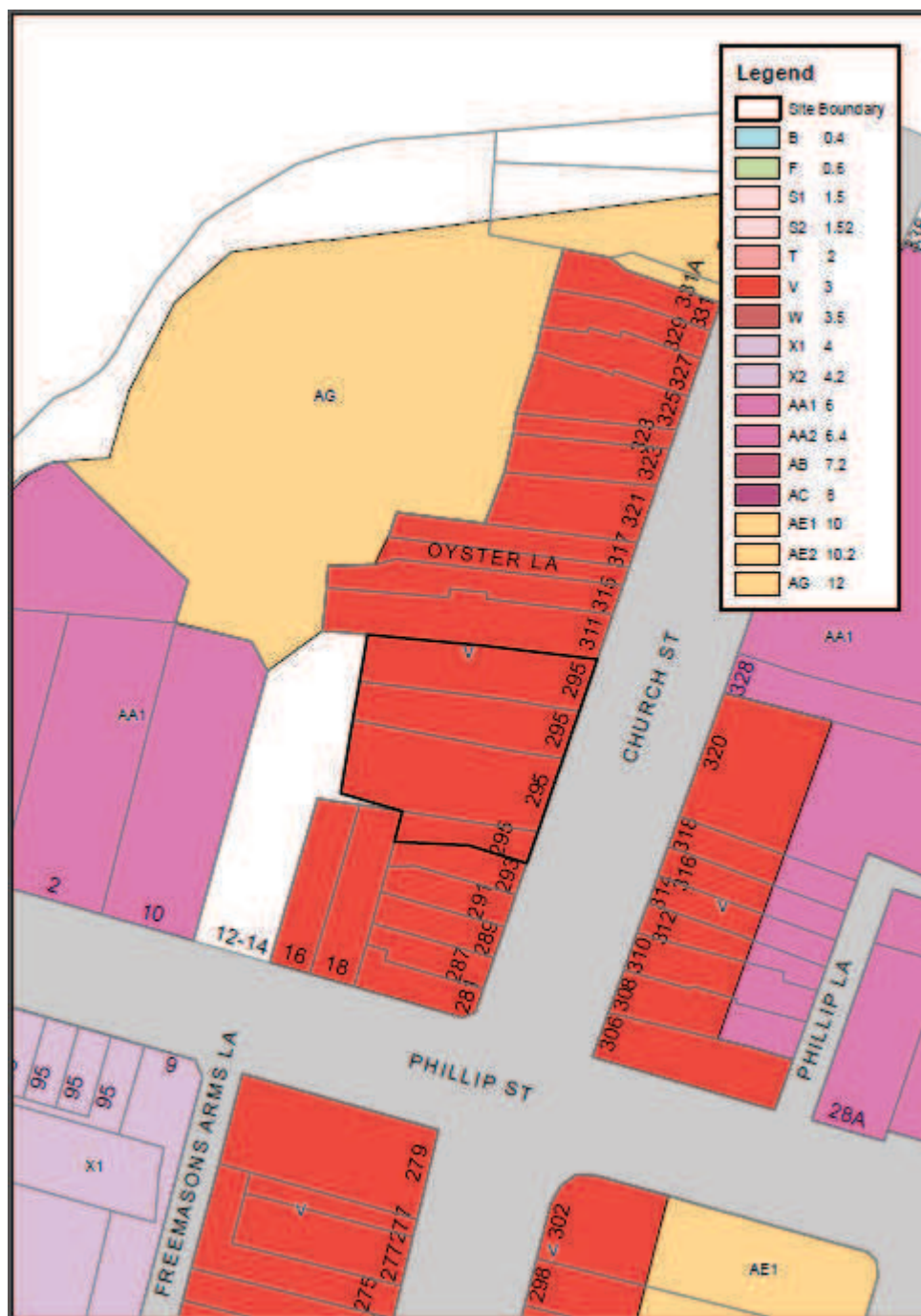


Figure 19 – Existing floor space ratio extracted from the PLEP 2011 Floor Space Ratio Map

Figure 19 above illustrates the existing 3:1 FSR which applies to the site.

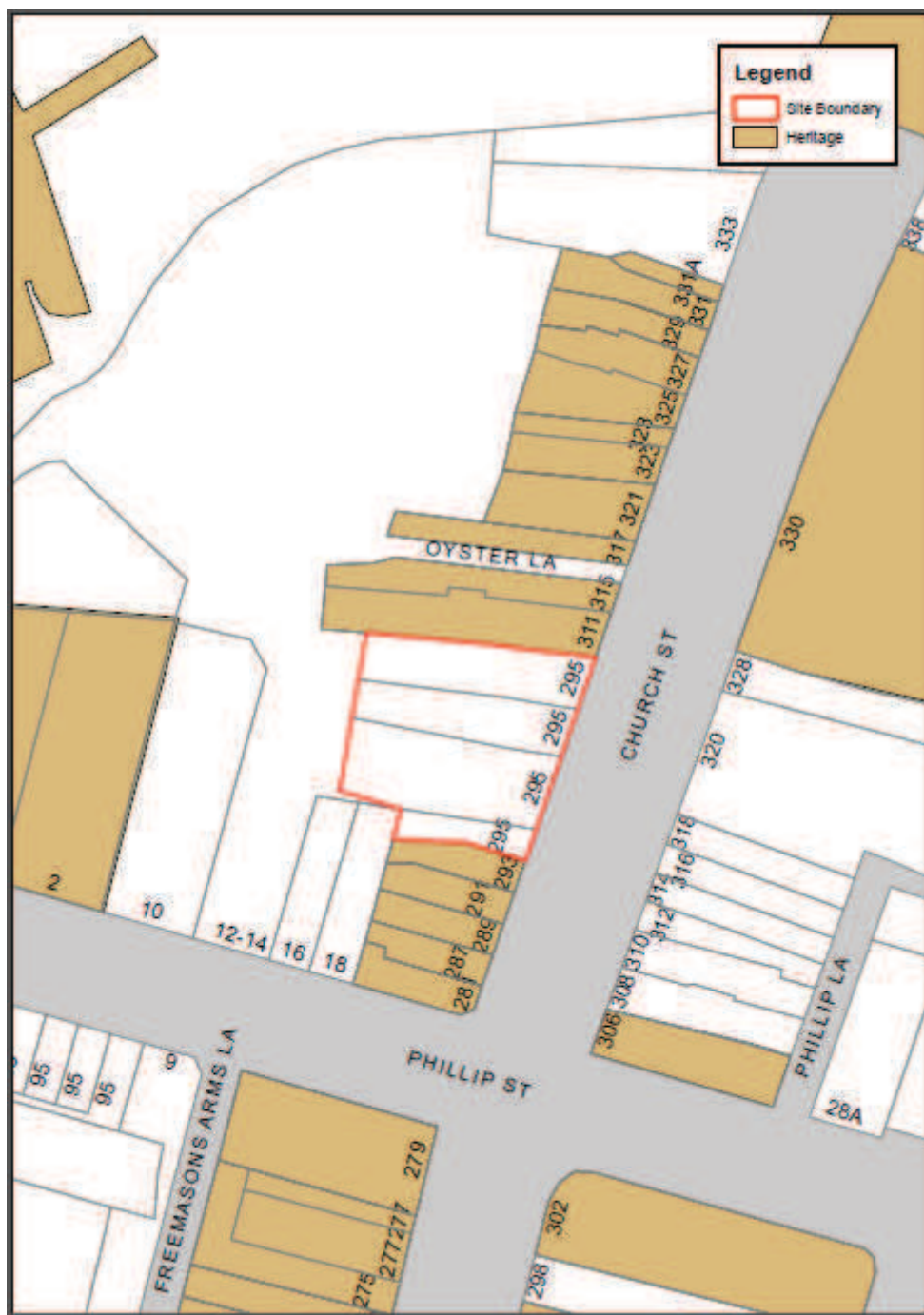


Figure 20 – Existing heritage items extracted from the PLEP 2011 Heritage Maps

Figure 20 above illustrates the heritage sites which are located in the near vicinity of the site.

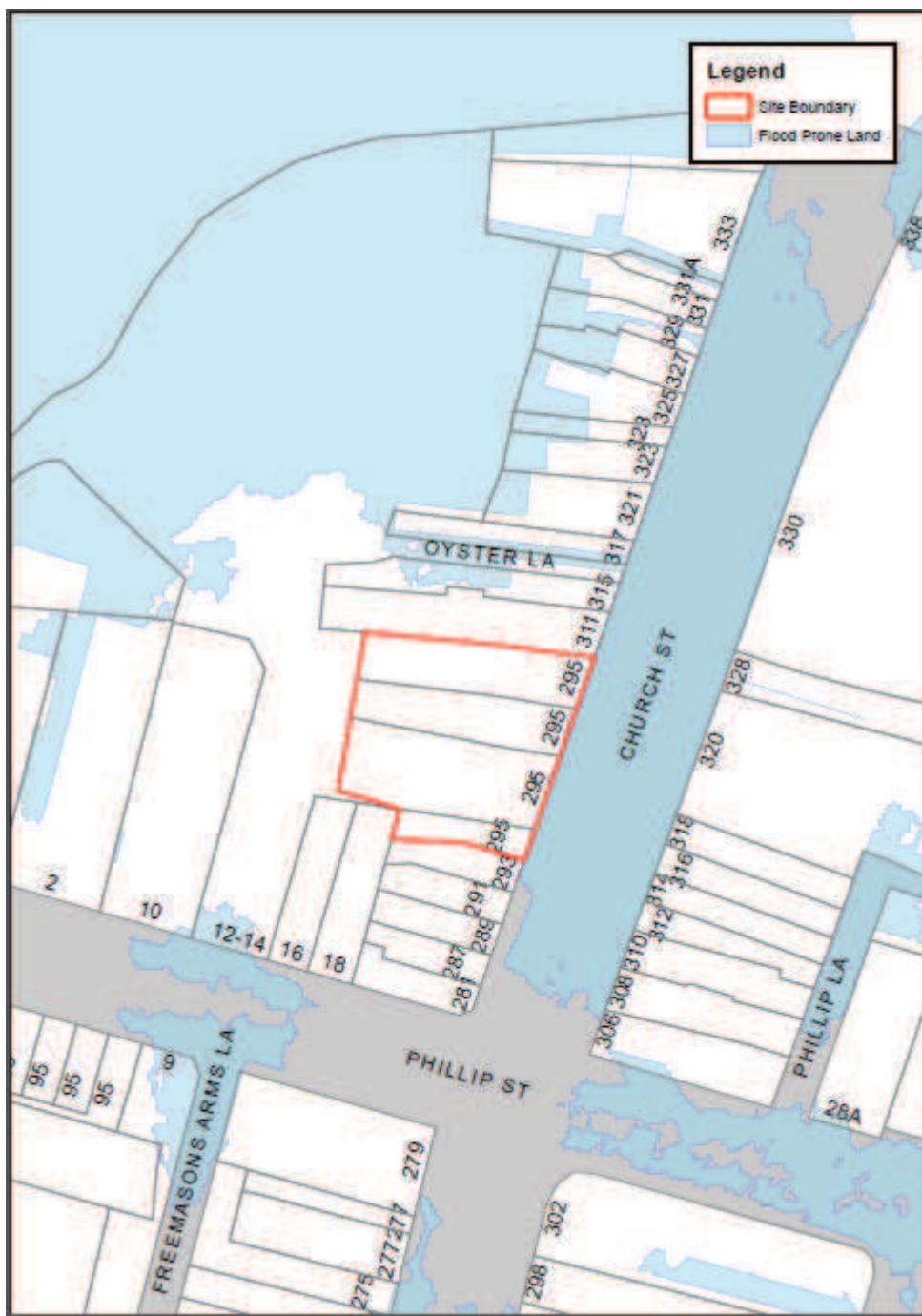


Figure 21 – Existing flooding extant extracted from the PLEP 2011 Flooding Maps

Figure 21 above illustrates the flooding extant in the vicinity of the site.

4.2 Proposed controls

The figures in this section (Figures 22 and 23) illustrate the proposed building height and floor space ratio controls sought by this planning proposal.

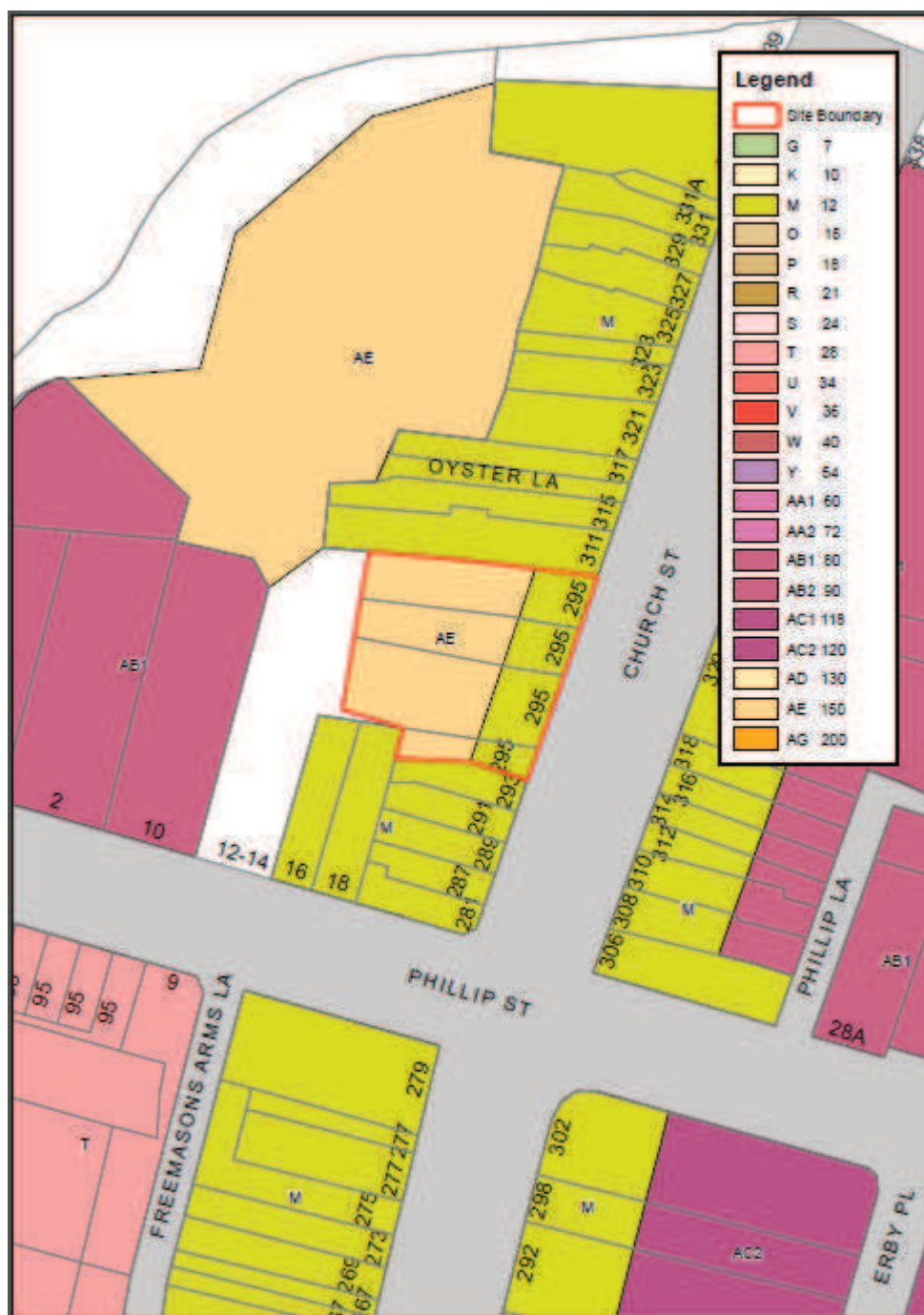


Figure 22 – Proposed amendment to the PLEP 2011 Height of Building Map

Figure 22 above illustrates the proposed retention of the 12 metre maximum building height in the first 10 metres of the site as it fronts Church Street and 150 metre maximum building height for the remainder of the site.

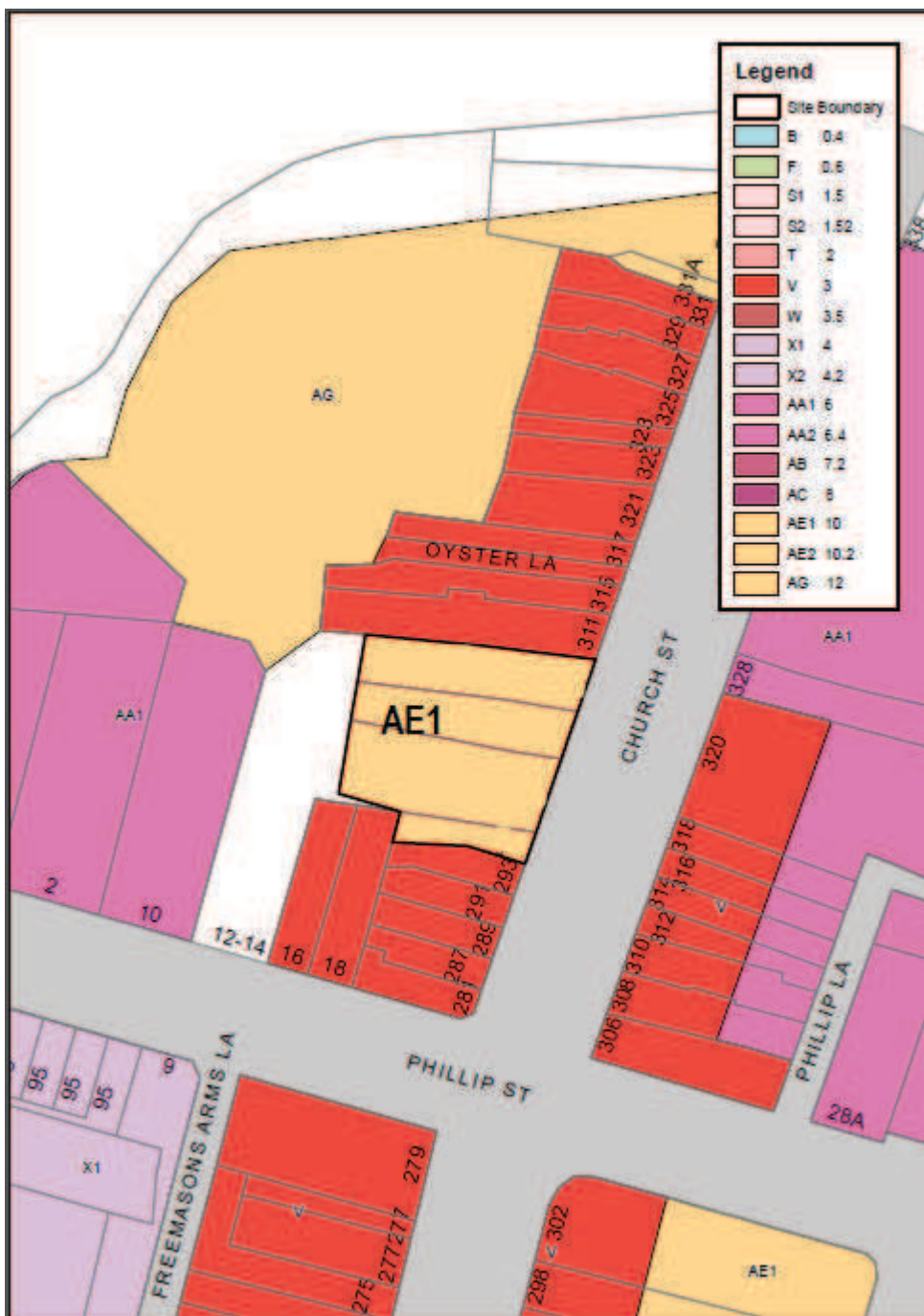


Figure 23 – Proposed amendment to the *PLEP 2011* Floor Space Ratio Map

Figure 23 above illustrates the proposed 10:1 FSR over the site.

PART 5 – COMMUNITY CONSULTATION

In accordance with Section 57(2) of the *EP&A Act 1979*, the Director-General of Planning must approve the form of the planning proposal, as revised to comply with the gateway determination, before community consultation is undertaken.

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.

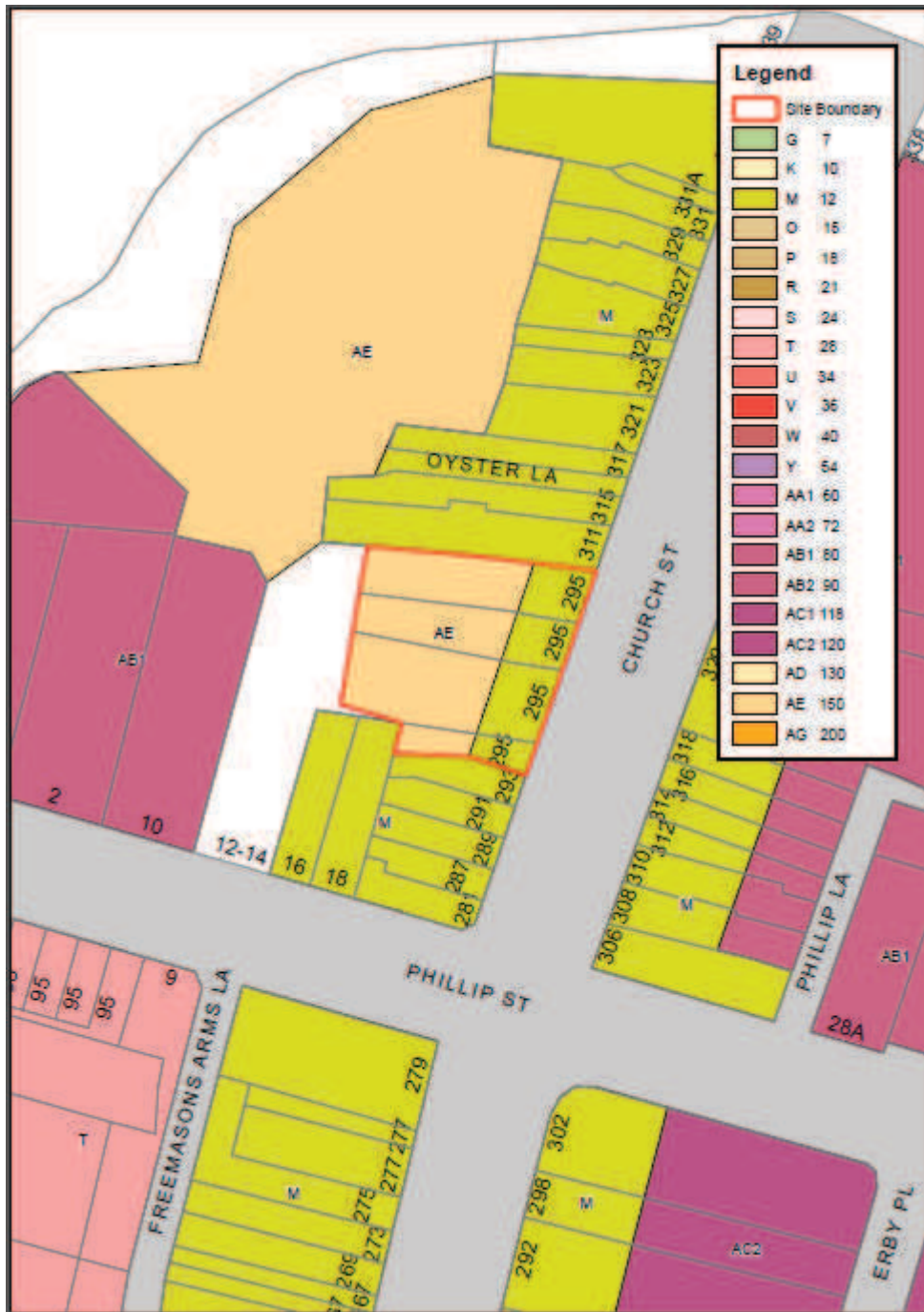
PART 6 – PROJECT TIMELINE

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

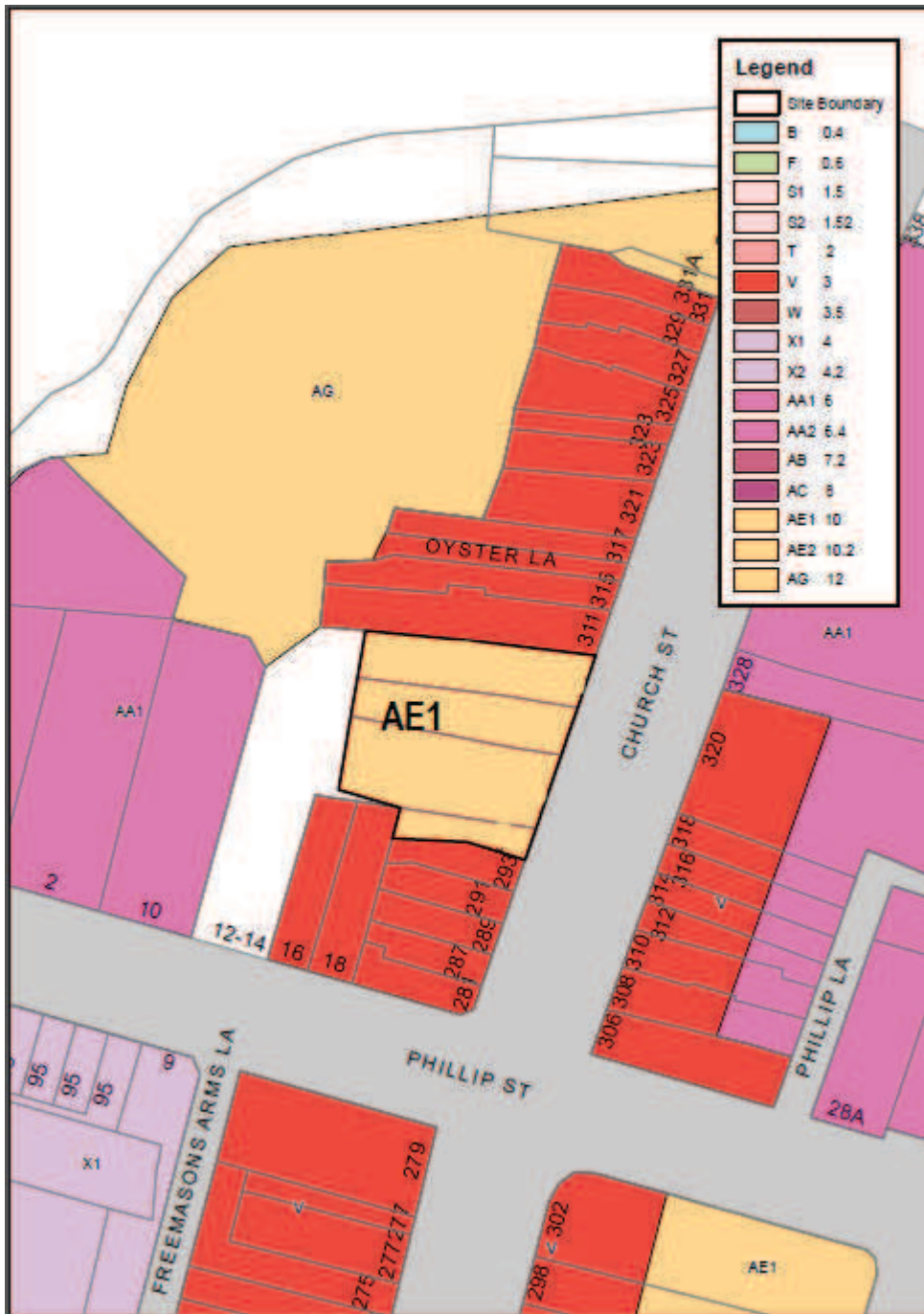
The following steps are anticipated:

- Referral to Minister for a Gateway determination (December 2015)
- Commencement and completion dates for public exhibition period and government agency notification (March 2016)
- Consideration of submissions (April 2016)
- Consideration of proposal post exhibition and reporting to Council (May 2016)
- Submission to the Department to finalise the LEP (June 2016)
- Notification of instrument (September 2016)

Appendix 1 – LEP maps



Proposed amendment to the PLEP 2011 Height of Building Map



Proposed amendment to the PLEP 2011 Floor Space Ratio Map