



IRF24/2371

Gateway determination report – PP-2022-3132

23-27 Harold Street, Parramatta (+ 65 dwellings)

December 24



Published by NSW Department of Planning, Housing and Infrastructure

dpie.nsw.gov.au

Title: Gateway determination report – PP number

Subtitle: 23-27 Harold Street, Parramatta (+ 65 dwellings)

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Acknowledgment of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Owners and Custodians of the land on which we live and work and pays respect to Elders past, present and future.

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A – Planning Proposal (July 2024)
Appendix 1 – Council’s response to rezoning review (March 2024)
Appendix 2 – Rezoning Review Record of Decision (11 April 2024)

Appendix 3 – Urban Design Report (Architectus, July 2024)

Appendix 4 – Heritage Report

Appendix 5 – Addendum Heritage Impact Assessment letter

Appendix 6 – Traffic Report

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	City of Parramatta
PPA	Sydney Central City Planning Panel
NAME	23-27 Harold Street planning proposal
NUMBER	PP-2022-3132
LEP TO BE AMENDED	Parramatta Local Environmental Plan (LEP) 2023
ADDRESS	23-27 Harold Street, Parramatta
DESCRIPTION	Lot 3, 4 and 5 DP 18261
RECEIVED	18/09/2024
FILE NO.	IRF24/2371
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Objectives of planning proposal

The planning proposal contains objectives and intended outcomes that adequately explain the intent of the proposal.

The objective of the planning proposal is to facilitate redevelopment of the site by making the following amendments to Parramatta LEP 2023 (PLEP 2023):

- Increase the maximum Height of Buildings (HOB) from 11m to 40m;
- Increase the maximum Floor Space Ratio (FSR) from 0.8:1 to 3.6:1.

The objectives and intended outcomes of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal (**Attachment A**) seeks to amend the PLEP 2023 as set out in the following table:

Table 3 Current and proposed controls

Control	Current	Originally Proposed	Panel Recommendation
Zone	R4 High Density Residential	No change - R4 High Density Residential	No change - R4 High Density Residential
Maximum height of the building	11m	60m (inclusive of design excellence competition bonus)	40m (no design excellence provision is to apply to the site)
Floor space ratio	0.8:1	5:1 (inclusive of design excellence competition bonus)	3.6:1 (no design excellence provision is to apply to the site)
Number of dwellings	3	N/A	65 additional dwellings

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved. The proposed amendments to PLEP 2023 controls will provide the opportunity for additional housing growth on the subject site within walking distance of major transport infrastructure provide and close to employment opportunities and services within proximity to the Parramatta CBD.

1.4 Site description and surrounding area

The site is located at 23 – 27 Harold Street, Parramatta and is legally described as Lot 3 DP18261, Lot 4 DP18261, Lot 5 DP18261 (**Figure 1**). The site contains three detached residential dwellings, currently zoned R4 High Density Residential under the Parramatta LEP 2023.

Note: The land at 53 Sorrell Street has been removed from the proposal in line with the recommendation of the Sydney Central City Planning Panel.

The site is surrounded by residential and commercial buildings, including:

- A five-storey commercial building on the site adjoining to the west on land zoned MU1 Mixed Use (height limit of 80m and FSR of 6:1).
- Three-storey residential flat building adjoining to the south (rear) (32, 34 and 34A Fennell Street) on land zoned R4 High Density Residential.
- Opposite the site on the northern side of Harold Street are two medium density developments. One is a two-storey residential flat building on land zoned R4 High Density Residential, and another is a three-storey residential flat building on land zoned R3 Medium Density Residential. Adjoining these to the west is a six-storey residential building on land zoned MU1 Mixed Use.
- Opposite the site on the eastern side of Sorrell Street are detached dwellings on land zoned R2 Low Density Residential.
- Church Street is an arterial road located approximately 100m to the west, having an unsignalised intersection with Harold Street.

- The area is serviced by bus stops on Pennant Hills Road, Grose Street and Brickfield Street. Train services at Parramatta Station are approximately a 22-minute walk, and ferry service at Parramatta Wharf approximately an 18-minute walk. Parramatta Light Rail Stage 1 (Fennell Street stop) is located on Church Street approximately 150m to the west.

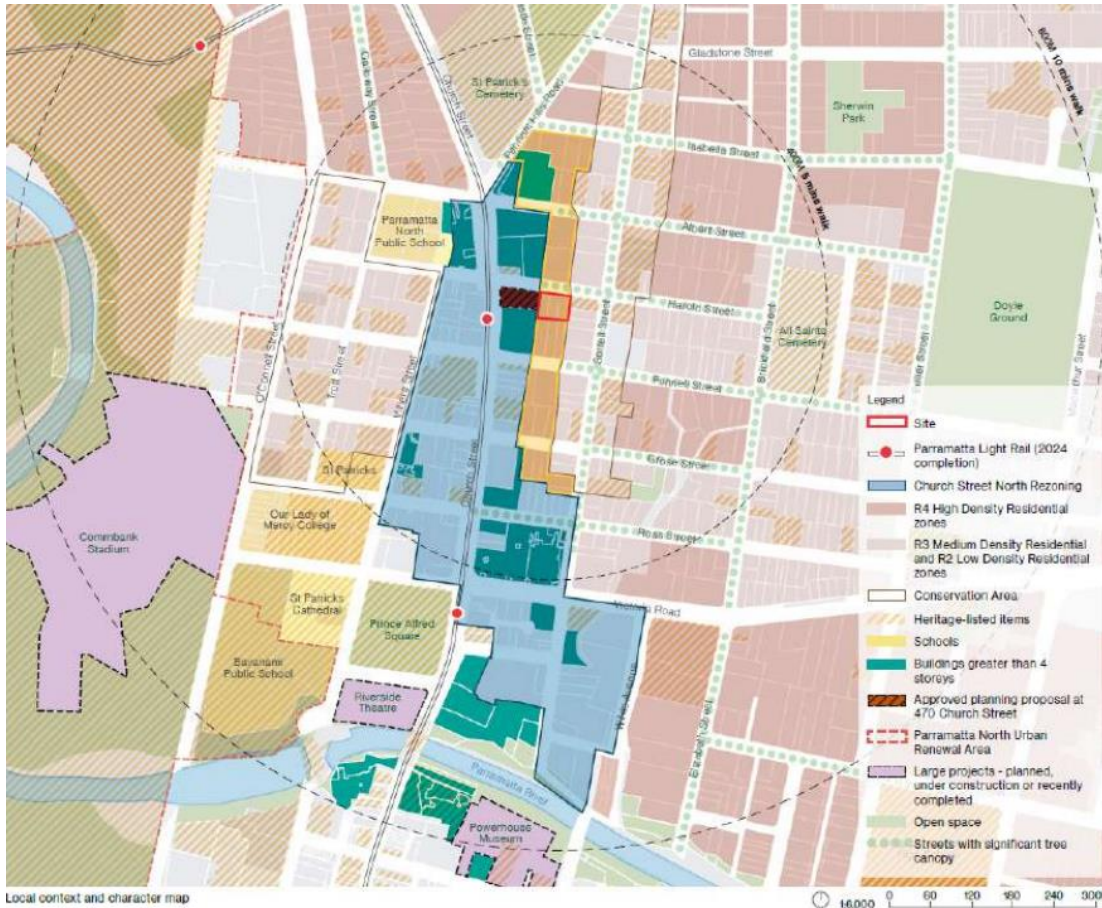
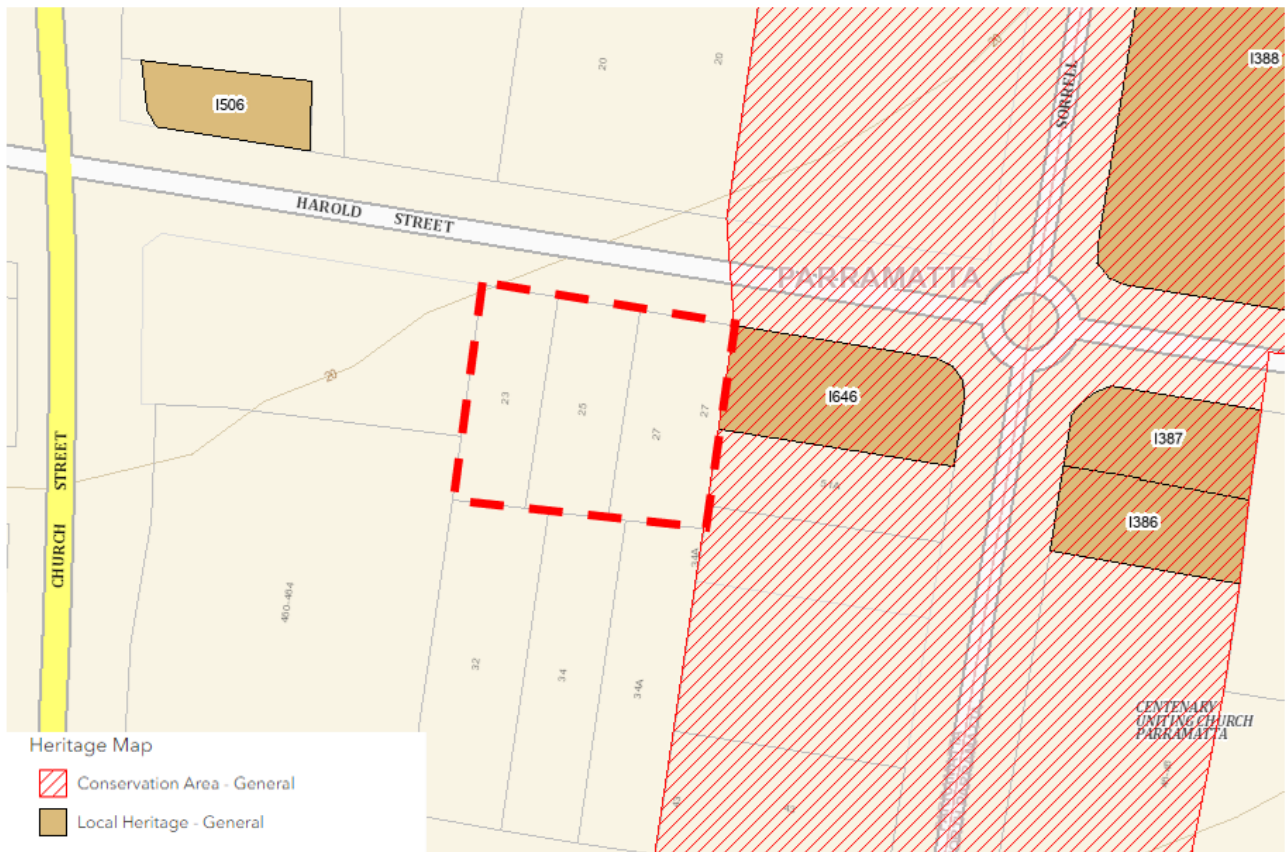


Figure 1: Subject site and surrounding context (source: Planning proposal PP-2022-3132, August 2024)

The site does not contain any heritage listed items or located within a heritage conservation area. The site adjoins 53 Sorrell Street (I646) 'Currawong House' and Sorrell Street Heritage Conservation Area (HCA). The subject site is also in proximity to a number of other local heritage items being I506 (476 Church Street), I386 (50 Sorrell Street), I387 (52 Sorrell Street) and I388 (54 Sorrell Street) (**Figure 2**).



1.5 Mapping

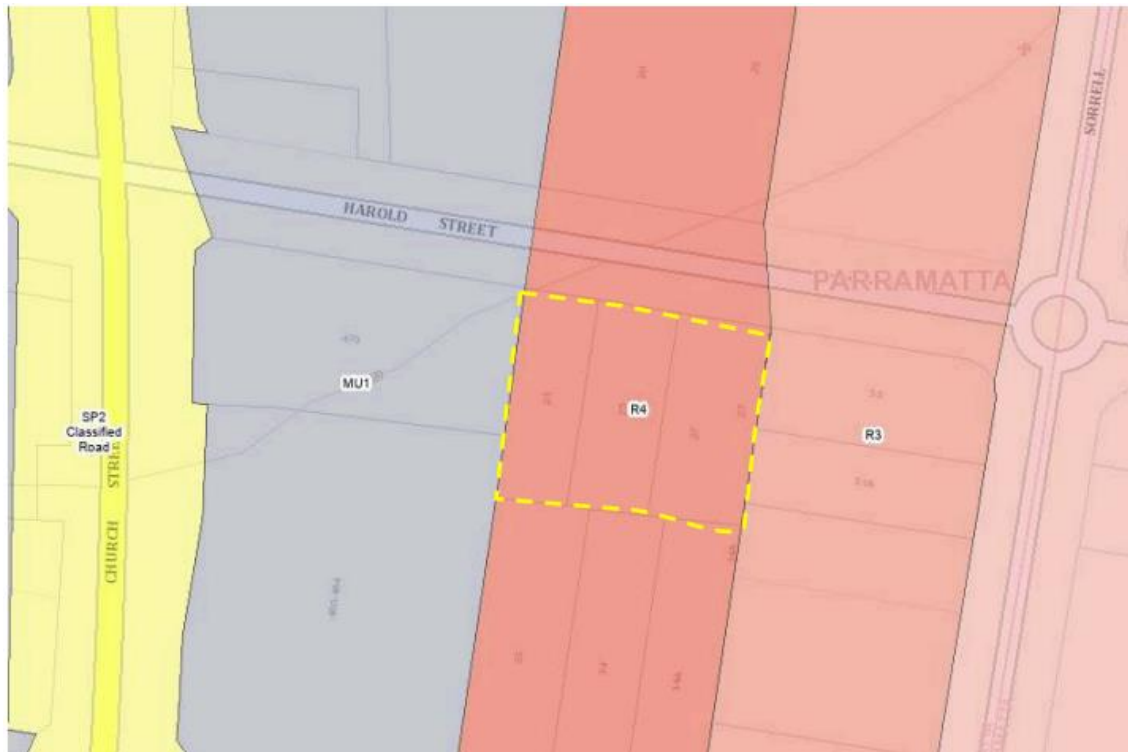


Figure 3 Current zoning map (source: Spatial View edited by the Department)

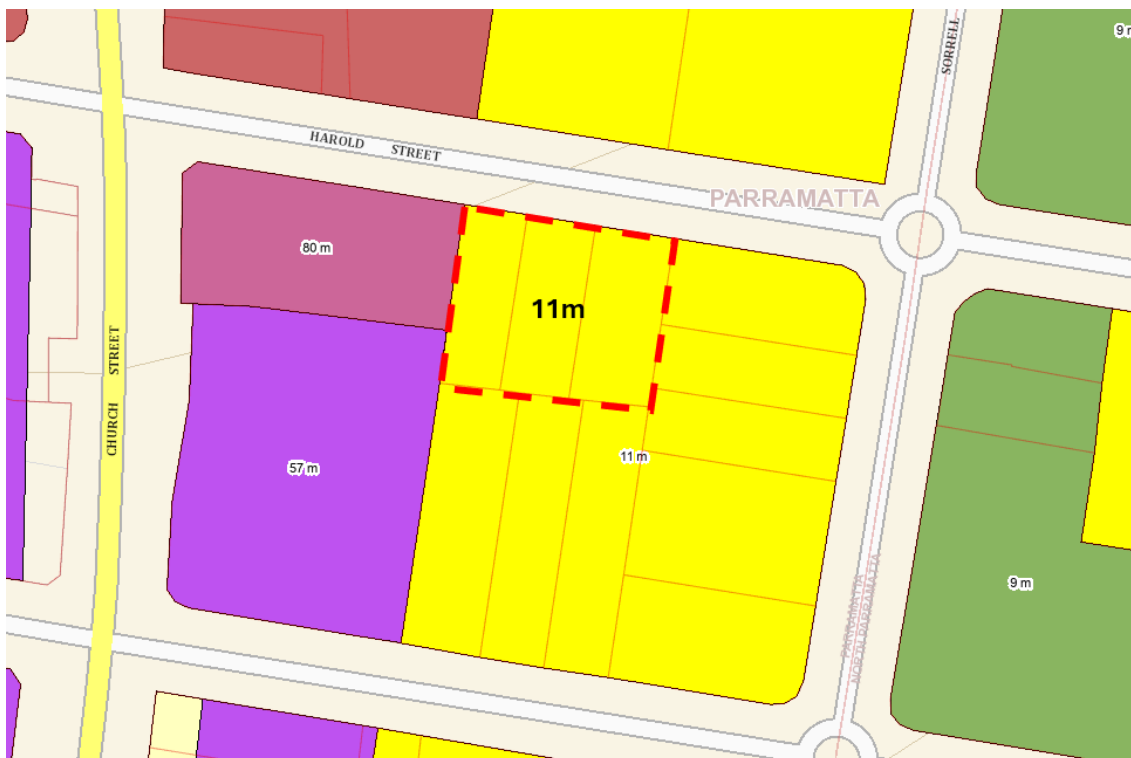


Figure 4: Current height of building map. Subject site identified in red (source: Spatial View edited by the Department)

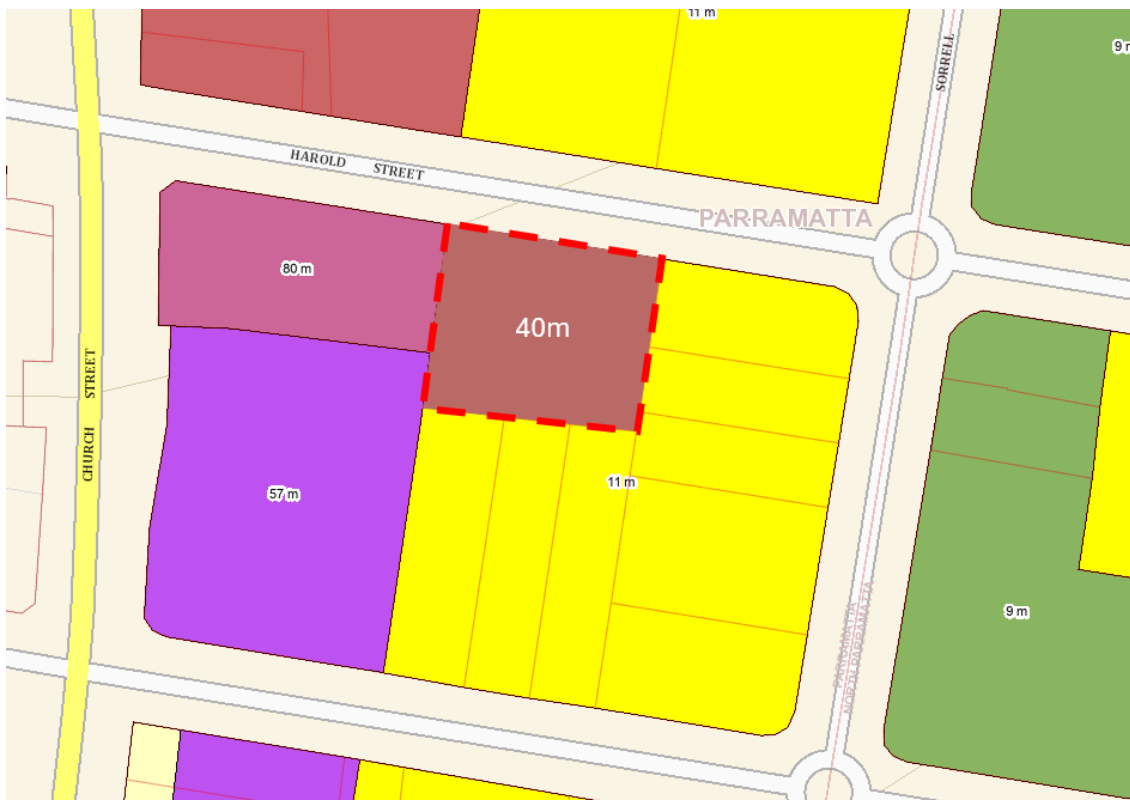


Figure 5: Proposed height of building map. Subject site identified in red (source: Spatial View edited by the Department)

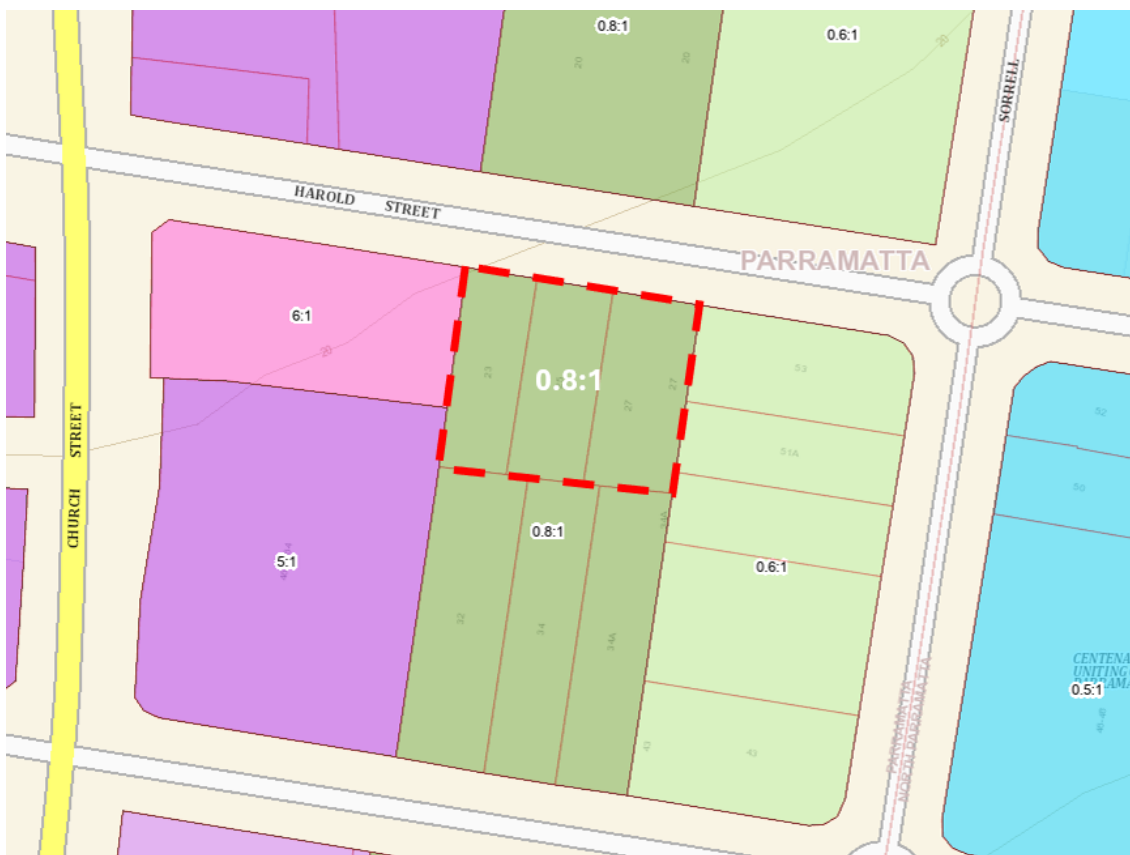


Figure 6: Current floor space ratio map. Subject site identified in red (source: Spatial View edited by the Department)

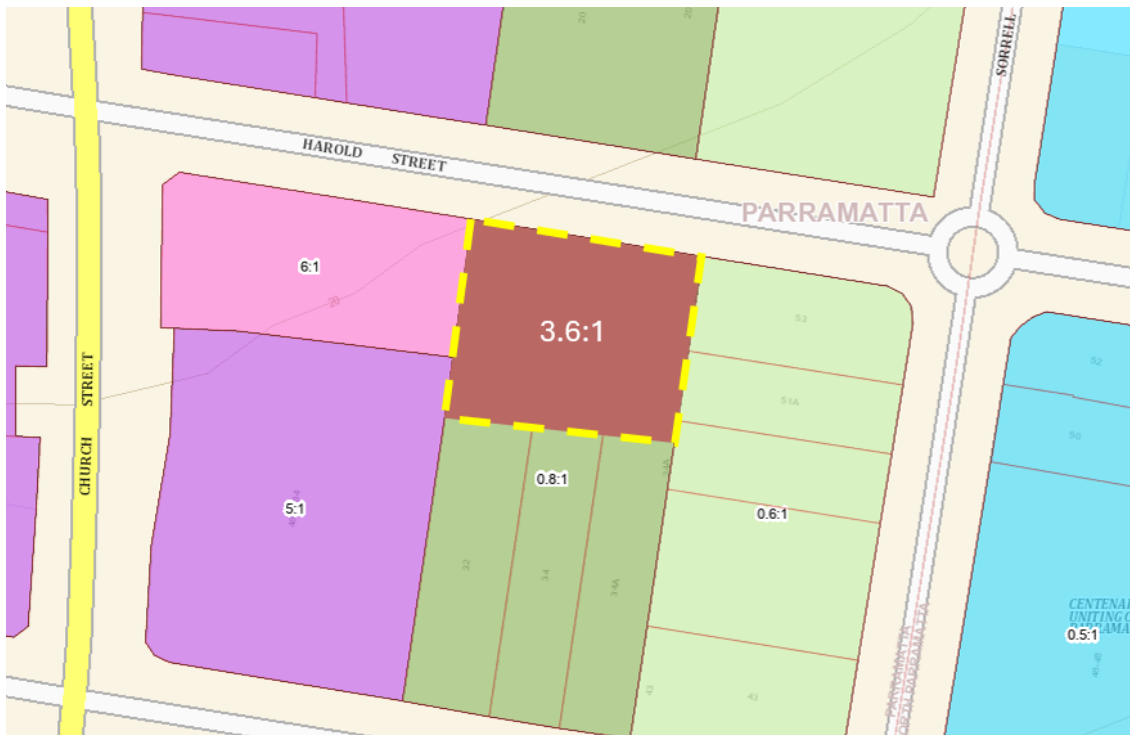


Figure 7: Proposed floor space ratio map. Subject site identified in red (source: Spatial View edited by the Department)

1.6 Background

The following timeline sets out the background to the proposal:

11 April 2016 - Council endorses the Parramatta CBD Planning Proposal (CBD PP) PP-2020-2616 to proceed to Gateway Determination, which proposed a maximum Floor Space Ratio (FSR) of 6:1 and maximum Height of Building (HOB) of 70m to the site of 23-27 Harold Street and 53 Sorrell Street (exclusive of bonuses).

28 September 2017 - Gateway determination issued for a previous site-specific planning proposal (PP-2020-2253) for 23-27 Harold Street, Parramatta. The site-specific proposal sought to deliver the changes to planning controls envisaged by the broader CBD PP.

13 December 2018 - Gateway determination issued for the Parramatta CBD Planning Proposal (CBD PP) PP-2020-2616. Determination includes conditions requiring Council to carry out further investigations for heritage interface areas including the Sorrell Street Heritage Conservation Area (HCA).

1 May 2019 - Council exhibits the site-specific planning proposal (PP-2020-2253), draft site-specific Development Control Plan and draft Planning Agreement.

25 November 2019 - Council resolves to remove R4 High Density Residential zones from the CBD PP which includes 23-27 Harold Street. The R4 High Density Residential area containing 23-27 Harold Street became part of the North-East Planning Investigation Area (NEPIA), in which Council resolved to further investigate the impacts of uplift whilst balancing the impacts on heritage and open space.

9 June 2020 - Council resolves to defer progression of the site-specific planning proposal (PP-2020-2253) until a planning strategy for the planning investigation area has been adopted. Council also resolved to prepare a Planning Strategy for NEPIA (containing the subject site) (**Figure 8**).

21 September 2020 - Public exhibition of CBD PP following amendments by Council, which excluded R4 zones from the CBD boundary.

16 March 2021 - Council's Draft Planning Strategy for NEPIA publicly exhibited.

20 March 2021 - The Department determined that the site-specific planning proposal (PP-2020-2253) should not proceed due to the removal of R4 zones from the CBD PP. The site-specific planning proposal was no longer consistent with the CBD PP which was critical to establishing strategic merit.

6 May 2022 - The Department finalised the CBD PP (Amendment 56) with post-exhibition changes removing all land north of Parramatta River, to allow further consideration of the built form outcomes and impacts on heritage, public open space, solar access and amenity.

31 August 2022 - Proponent lodges a new site-specific planning proposal at the sites of 23-27 Harold Street and 53 Sorrell Street, Parramatta (current proposal as modified) (PP-2022-3132) to Council.

October 2022 - The Department commences work on North Parramatta Place Strategy (NPPS), following which Council pauses work on NEPIA. NPPS includes the subject site in the investigations.

October 2023 - The Department discontinues work on NPPS and progresses the Church Street North Rezoning in its place. Church Street North Rezoning boundary is based off the previous exhibited CBD PP boundary and does not include the subject site.

13 December 2023 - The Department finalises Church Street North Rezoning with new controls to take effect from 1 July 2024.

31 January 2024 - Rezoning review for PP-2022-3132 requested for 23 – 27 Harold Street and 53 Sorrell Street, Parramatta. The proposal sought for a height of 60m, FSR of 5.1:1 and additional local provisions to allow a 15% design excellence bonus. No changes were proposed for 53 Sorrell Street.

4 March 2024 - Council responded to the request for a rezoning review (**Appendix 1**).

11 April 2024 - Panel decision issued that the proposal should be submitted for Gateway determination subject to changes.

10 September 2024 - Gateway Determination for NEPIA Planning Proposal issued.

18 September 2024 – The revised planning proposal was submitted for Gateway Determination.

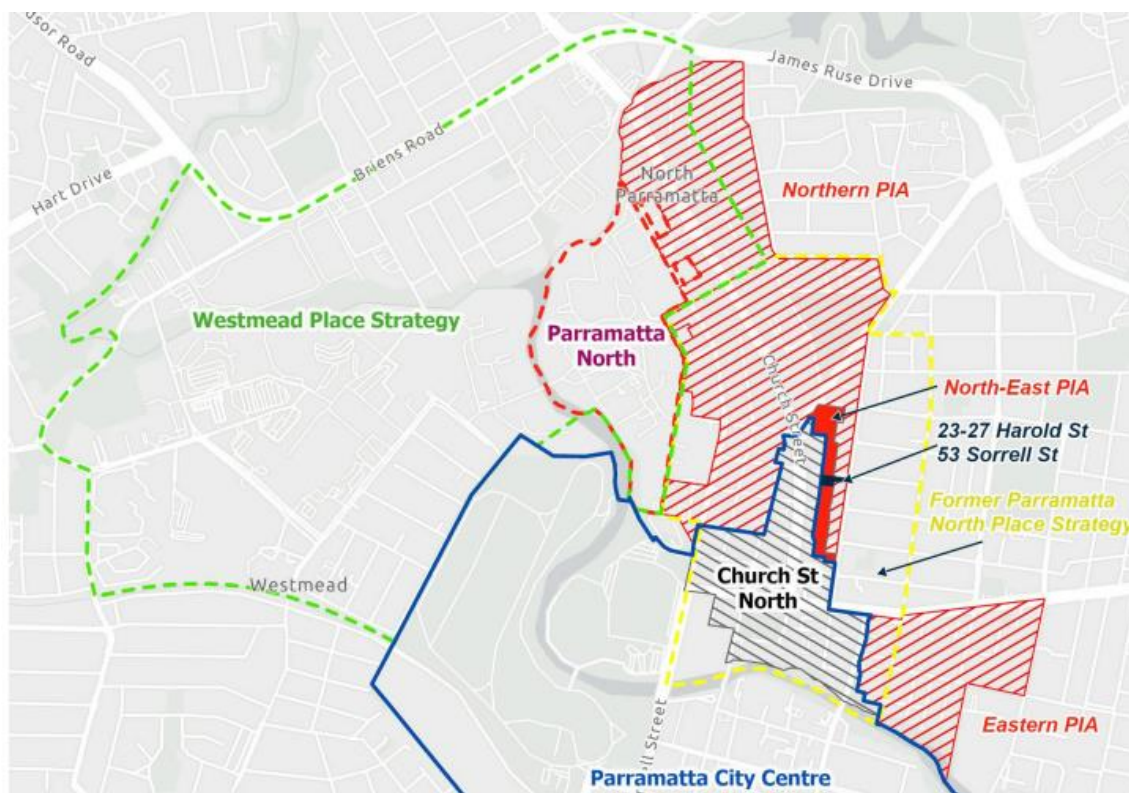


Figure 8: Subject site in the context of surrounding strategic planning (Source: Appendix 1)

2 Need for the planning proposal

The subject site is included in the NEPIA (PP-2024-1160), which was submitted based on the NEPIA Draft Planning Strategy prepared by Council in 2021. The NEPIA planning proposal is currently at the exhibition stage after receiving the Gateway Determination on 10 September 2024.

The planning proposal is required to fast track the site-specific planning control as the NEPIA proposal may require further refinement in terms of detailed design provisions which may cause delay.

Council did not consider the planning proposal within 90 days of the original lodgement given it is premature during the process of NEPIA work.

The proponent lodged a rezoning review request, and the planning proposal has been considered by the Sydney Central City Planning Panel with the recommendation to submit for a Gateway determination. The strategic direction of this planning proposal is in line with the NEPIA particularly with the changes made post rezoning review.

3 Strategic assessment

3.1 District Plan

The site is within the Parramatta District and the Greater Sydney Commission released the 'Central City District Plan' on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The planning proposal is consistent with the priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan as outlined below.

The Department is satisfied the planning proposal gives to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act 1979*. The following table includes an assessment of the planning proposal against relevant directions and actions.

Table 4 District Plan assessment

District Plan Priorities	Justification
C1 Planning for a city supported by infrastructure	The planning proposal will increase housing opportunities within proximity to the Parramatta CBD. The site is located in close proximity to Parramatta Light Rail (Stage 1) stops providing transport connections for future residents, workers and visitors to Parramatta CBD and other major centres for commercial and retail services. The planning proposal satisfies this priority.
C3 Provide services and social infrastructure to meet people's changing needs	The planning proposal will provide additional housing close to existing and planned transport links which will allow people to access jobs, services and other amenities.
C5 Providing housing supply choice and affordability with access to jobs, services and public transport	The planning proposal will facilitate the redevelopment of the area for approximately 65 residential dwellings, with a mix of studio, 1, 2 and 3 bedroom apartments. The proposal provides an opportunity to increase housing supply and diversity in the CBD. Future residents will be well located to access transport infrastructure, employment opportunities and services within the CBD.

C9 Delivering integrated land use and transport planning and a 30-minute city	The planning proposal will contribute to creating a 30-minute city by providing new homes near existing and planned public transport links being the Parramatta Light Rail Stage 1 (Fennell Street stop) and existing bus stops along Church Street. The planning proposal will enable residents to walk to the Parramatta CBD and access jobs within the CBD and nearby Westmead Health and Education Precinct.
C10 Growing investment, business opportunities and jobs in strategic centres	The planning proposal will contribute to the economic growth of the Parramatta CBD through the provision of employment opportunities within the development that is highly accessible to key public transport links.

3.2 Local

The proposal states that it is consistent with the following local plans and endorsed strategies. It is also consistent with the strategic direction and objectives, as stated in the table below:

Table 5 Local strategic planning assessment

Local Strategies	Justification
Parramatta 2036: Local Strategic Planning Statement	<p>Council's LSPS sets out a 20-year land use planning vision for the City of Parramatta.</p> <p>The planning proposal will give effect to the LSPS by:</p> <ul style="list-style-type: none"> • Planning priority 3 – improve connectivity to Parramatta CBD from the surrounding district, • Planning priority 4 – provide diverse housing types and sizes to meet community needs, and • Planning priority 10 - Implementing changes to enable suitable transport planning and reduce street parking reliance.
Parramatta Local Housing Strategy 2020 (LHS)	<p>The Parramatta Local Housing Strategy (LHS) was endorsed by the Department on 29 July 2021 and the aims of the planning proposal are to meet the objectives of the LHS in relation to:</p> <p>Encourage more diverse range of housing, focusing on medium density housing for new growth</p> <p>Housing growth is supported by the local infrastructure</p> <p>The City of Parramatta's residential neighbourhoods retain their character, provide housing diversity and preserve future housing opportunity.</p> <p>The planning proposal is consistent with the objectives of the LHS in addition to increasing housing supply.</p>

North-East Planning Investigation Area Planning Proposal (NEPIA PP) (PP-2024-1160)

On 10 September 2024, a Gateway determination was issued for the NEPIA PP which seeks to amend development controls to intensify residential development adjacent to the Parramatta CBD (**Figure 9**).

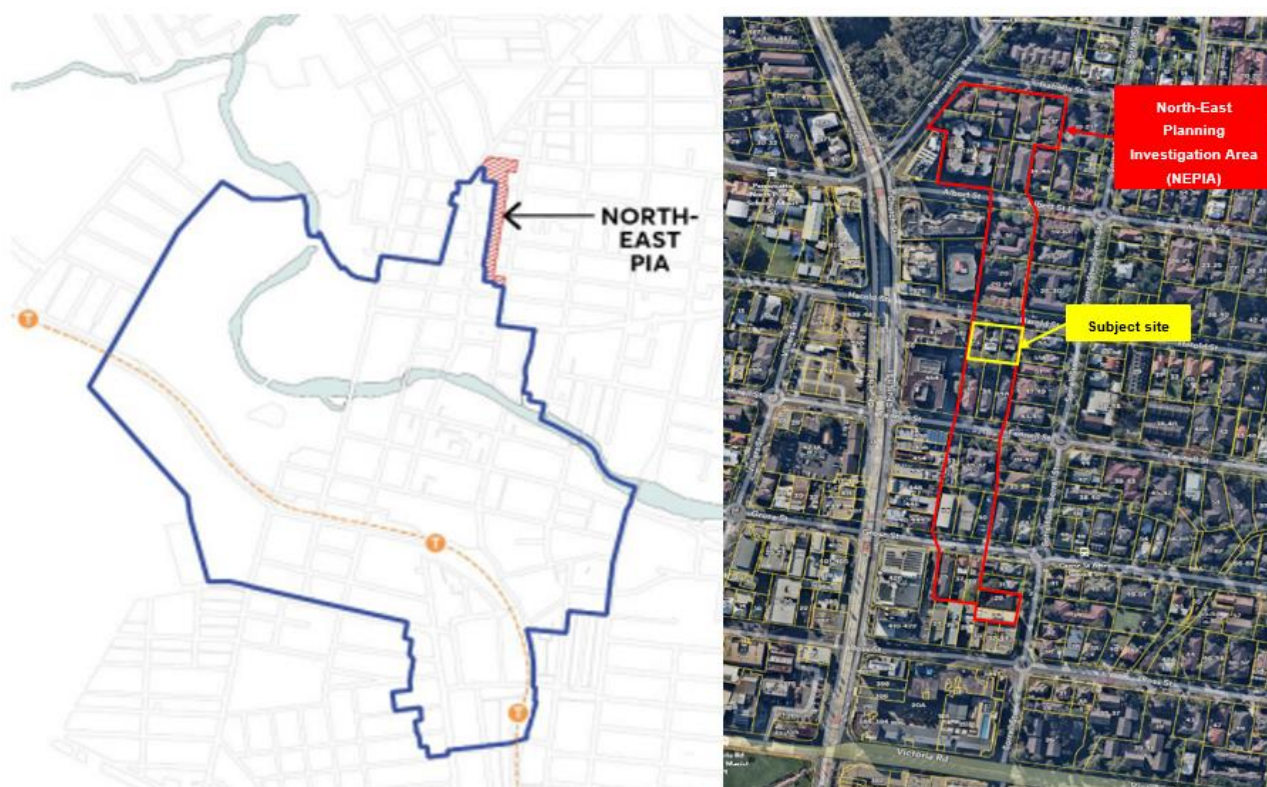


Figure 9: Subject site in the context of the NEPIA and Parramatta CBD (Source: NEPIA PP and edited by the Department).

The proposed controls for NEPIA are intended to complement the Parramatta CBD and provide a transitional built form response to the Sorrell Street HCA to minimise impacts on surrounding built form and heritage. These amendments will assist in providing opportunities for increased capacity for new dwellings near major transport infrastructure and employment opportunities. The NEPIA PP is currently on exhibition from 7 November 2024 until 19 December 2024.

Table 3 below outlines the alignment between the proposed controls under NEPIA PP and this site-specific PP for the subject site.

Control	NEPIA PP (PP-2024-1160)	Site-specific PP (PP-2022-3132)
Zone	No change - R4 High Density Residential	No change - R4 High Density Residential
Maximum height of the building	40m	40m
Floor space ratio	3.6:1	3.6:1

- no Design Excellence provision is to apply to the site; and
- update the planning proposal and supporting reports in accordance with the above points and the *LEP Making Guidelines (August 2023)* to reflect the Panel's decision.

The Panel also recommended that:

- the proponent works with Council to produce a site-specific Development Control Plan (DCP) with considers the NEPIA Strategy's proposed setbacks, including those addressing visual, heritage and landscaping issues; and
- the DCP, if practical, is to be placed on public exhibition alongside the planning proposal.

A revised planning proposal has been submitted in alignment with the panel's recommendations.

In response to the Panel's recommendation, a Gateway condition is recommended to ensure that a mechanism is identified in the planning proposal which facilitates the intended urban design outcomes.

3.4 Section 9.1 Ministerial Directions

The planning proposal's consistency with relevant section 9.1 Directions is discussed below:

Table 6 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan (LUIIP)	Yes	<p>This Direction seeks to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim (LUIIP) dated July 2017.</p> <p>The land is identified on the Greater Parramatta Priority Growth Area, as a potential precinct targeted for growth, particularly within proximity to the new light rail stops on Church Street. The proposal will enable the delivery of housing within an area well serviced by public transport infrastructure.</p> <p>The proposal is consistent with the broad objectives of the LUIIP and therefore this Direction.</p>
3.2 Heritage Conservation	Yes	<p>The objective of the direction to conserve items, areas, objectives and places of environmental heritage significance and indigenous heritage significance.</p> <p>The subject site adjoins a local heritage item and the Sorrell Street HCA to the east. The proposed built form is consistent with the broader strategic planning undertaken for NEPIA.</p> <p>The planning proposal is also supported by a Heritage Impact Assessment (Appendix 3) which notes that the planning controls respond to the adjoining HCA and low scale residential uses by transitioning the building heights towards downwards and protecting view corridors. The Department notes that the planning controls for NEPIA is consistent with the principles and strategies in the Department's Finalisation Report 2023 for the Church Street North Precinct and were determined using the 'viewshed' approach detailed in the Department-commissioned</p>

		<p>consultant study that informed mapped building heights in the Church Street North (CSN) SEPP amendment.</p> <p>The planning proposal states it will have minimal impact on the heritage significance of adjoining local and state heritage items and heritage conservation areas. The proposal does not seek to amend the heritage listings in the LEP or reduce the ongoing application of existing LEP and DCP provisions for heritage conservation.</p> <p>The proposal is considered consistent with this Direction. It is recommended that the proposal be forwarded to Department of Climate Change, Energy, the Environment and Water (DCCEEW) for comment.</p>
4.5 Acid Sulfate Soils	Inconsistent, justified	<p>The site is mapped as Class 5 acid sulfate soils on the Acid Sulfate Soils Map under the Parramatta LEP 2023.</p> <p>The proposal is inconsistent with this direction as an acid sulfate soils study was not submitted with the planning proposal to support the intensification of development.</p> <p>This inconsistency is of minor significance as this matter can be appropriately considered and addressed at the development application stage in accordance with clause 6.1 of PLEP 2023 (which requires an acid sulfate soils management plan to be submitted at the development application stage, if certain development thresholds are met).</p> <p>The planning proposal's inconsistency with the direction is considered to be of minor significance.</p>
5.1 Integrating Land Use and Transport	Yes	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations improve access to housing, jobs and services by walking, cycling and public transport.</p> <p>The planning proposal is consistent with this direction as it will facilitate redevelopment which will improve access to housing, jobs, and services by means of public transport and improved walkability. It is recommended that the proposal be forwarded to Transport for NSW for comment given its proximity to the Parramatta Light Rail Stage 1 stop.</p>
6.1 Residential Zones	Yes	<p>The objectives of this direction are to encourage a variety and choice of housing types, make efficient use of existing infrastructure and services and minimise the impact of residential development.</p> <p>The planning proposal is consistent with this direction as it aims to retain the R4 High Density Residential zoning and increase dwelling numbers through increases to HOB and FSR. The proposal is well connected to transport infrastructure ensuring future residential population will be well connected to essential services.</p>

3.5 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs as discussed in the table below.

Table 7 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
State Environmental Planning Policy (Housing) 2021	The SEPP aims to provide diverse housing types, including affordable housing in appropriate locations. The SEPP also aims to improve the design quality of residential apartment development.	Yes	The planning proposal is not inconsistent with the SEPP. The amendment proposed is likely to expand opportunities for diverse housing. It is noted that detailed compliance with the Apartment Design Guide will be demonstrated at the time of making a development application for the site.
State Environmental Planning Policy (Sustainable Buildings) 2022	The SEPP aims to encourage the design and delivery of sustainable buildings and provide a consistent assessment framework for sustainable development.	Yes	The planning proposal is consistent with the aims of this SEPP and future development will be subject to the provisions of this SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	The SEPP aims to facilitate the effective delivery of infrastructure.	Yes	The planning proposal is consistent with the SEPP and further consideration and assessment under this SEPP will occur in the development application stage.

4 Site-specific assessment

4.1 Environmental

Urban Design and Built Form

The planning proposal is supported by an urban design report (**Appendix 3**). The planning proposal seeks to increase the HOB from 11m to 40m and FSR from 0.8:1 to 3.6:1 to enable an additional 65 dwellings in comparison to current planning controls.

The urban design report notes that the proposed built form is consistent with controls for the NEPIA and the proposed height is appropriate to form the transition from the concentrated height on Church Street towards the Sorrell Street HCA (**Figure 11**). The justification for the proposed built form for NEPIA is based on urban design principles identified under the Church Street North (CSN) SEPP amendment. This includes transitioning building heights downwards, protecting view corridors ('viewshed' approach) and a mapped skyline strategy – all consistent with the approach used for the CSN SEPP controls and the Council's recent drafting of CSN DCP 2024 (**Figure 12**).



Figure 11: Proposed built form in context of NEPIA built form (Source: Appendix 3)

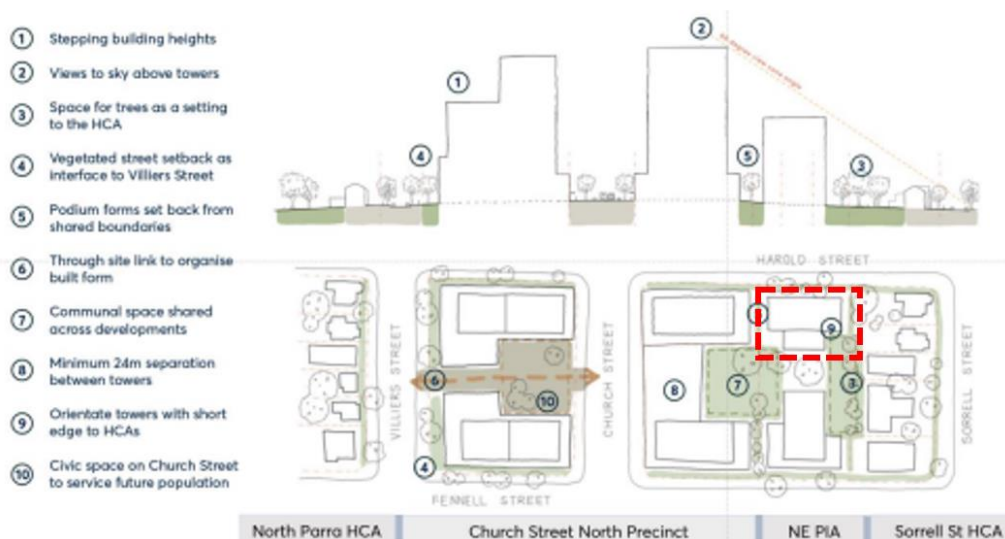


Figure 12: Urban design principles and the subject site (Source: NEPIA PP)

In addition, the Panel has recommended that the proponent and Council prepare a site-specific DCP which considers the NEPIA strategy's proposed setbacks including those addressing visual, heritage and landscaping issues. In response to the Panel's recommendation, a Gateway condition is recommended to ensure that a mechanism is identified in the planning proposal which facilitates the intended urban design outcomes, which may be satisfied by a DCP.

Traffic, Transport and Parking

The proposal is supported by a Transport Report (**Appendix 6**). The assessment has been prepared with respect to access, traffic, parking, road network, and public and active transport.

The study reports the planning proposal is projected to generate a net increase of up to 7 and 1 vehicle trips in the AM and PM peak hours respectively. The report has concluded that the proposal will not have unacceptable traffic, parking or servicing implications due to its proximity to the Parramatta Light Rail stop.

Regarding car parking, the proposal would potentially generate a need for approximately 68 more carparking spaces at the site. The study concludes that the incremental impact of the traffic that would be generated by the use of these additional carparking spaces on traffic movements in the CBD would be acceptable.

Given its proximity to Church Street and the Light Rail stop, it is recommended that the proposal be forwarded to Transport for NSW for comment.

4.2 Social and economic

The following table provides an assessment of the potential social and economic impacts associated with the proposal.

Table 9 Social and economic impact assessment

Social and Economic Impact	Assessment
Social and economic impacts	<p>The planning proposal will facilitate additional dwellings in proximity to the Parramatta CBD. As such the planning proposal will provide positive social and economic impact through the delivery of well located housing close to the Light Rail Stop with access to potential employment opportunities.</p> <p>Council's Development Contributions Plan will be used to manage any required contributions as part of any future development for the delivery of any community infrastructure. It also indicates an increase in dwelling numbers will assist in improving in social outcomes by providing housing and access to public transport, education facilities, open space, health and community services, employment and recreational facilities.</p> <p>It is considered that any social and economic impacts can be managed.</p>
Access to public open space	<p>The subject site is located within 200-800m walking distance to the following open space and recreation facilities:</p> <ul style="list-style-type: none">• The Parramatta River, which includes cycleway links east and west.• Doyle Ground which includes a playground and sporting facilities.• Rosslyn Blay Park which includes a children's playground.• Belmore Park which includes sporting facilities and amenities.• Sherwin Park which includes children's playground.• CommBank Stadium which hosts major sporting events and has outdoor gym equipment and courts. <p>The proposal will provide for additional housing supply and dwelling choice in an area with established public open spaces, existing walking and cycling links, and sporting and recreational facilities.</p>

4.3 Infrastructure

The following table provides an assessment of the adequacy of infrastructure to service the site and the development resulting from the planning proposal and what infrastructure is proposed in support of the proposal.

Table 10 Infrastructure assessment

Infrastructure	Assessment
Local Infrastructure	<p>The subject site is accessible to local schools, public open space and transport infrastructure.</p> <p>The City of Parramatta collects development contributions under a range of plans to fund local infrastructure for the community including parks, libraries, traffic and transport infrastructure. The funding of local infrastructure is assisted in part by developer contributions (Section 7.11 or 7.12 contributions).</p>
State Infrastructure	<p>The Housing and Productivity Contribution (HPC) commenced on 1 October 2023 and applies to the Parramatta Local Government Area. The HPC will apply to residential development that intensifies land use where new dwellings are created, such as houses, apartments, terraces and dual occupancies, among others. It is noted that some types of development may be exempt, such as public and affordable housing.</p> <p>The HPC will go towards the provision of state and regional infrastructure needed to unlock development and support forecast growth, such as roads, parks, hospitals and schools. Infrastructure investment will align with timeframes for land use planning, rezoning and forecast development. Funds will also be provided to support Council in delivering infrastructure that supports housing and productivity.</p>

5 Consultation

5.1 Community

The planning proposal is categorised as standard under the LEP Making Guidelines (September 2022). Accordingly, a community consultation period of 20 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

It is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- Department of Climate Change, Energy, the Environment and Water (DCCEEW); and
- Transport for NSW (TfNSW).

6 Timeframe

The LEP Plan Making Guidelines (August 2023) establishes maximum benchmark timeframes for planning proposal by category. This planning proposal is categorised as a standard.

The Department recommends an LEP completion date of 15 August 2025 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

The Sydney Central City Planning Panel has not requested delegation to be the Local Plan-Making authority.

In this instance it is considered appropriate that the Department retain the Local Plan Making Authority role.

8 Assessment summary

The planning proposal is supported to proceed with conditions for the following reasons:

- It addresses Council's Local Strategic Planning Statement City Plan 2036 which identifies the need for housing and economic growth, while also protecting and enhancing housing diversity, heritage and local character.
- The proposal will facilitate the delivery of housing diversity within the precinct and increase the availability of housing within an existing high density residential zone with changes to the HOB and FSR controls.
- The proposal is consistent with the NEPIA as a distinct precinct that interfaces with key residential, commercial and heritage areas.

9 Recommendation

It is recommended the delegate of the Secretary:

- Agree that any inconsistencies with section 9.1 Directions 4.5 Acid Sulfate Soils is minor and justified.

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

The following conditions are recommended to be included on the Gateway determination:

1. Prior to community consultation, the planning proposal is to be updated to:
 - a) Include an updated timeline in line with the Gateway determination; and
 - b) Identify an appropriate mechanism which facilitates the intended urban design outcomes;
2. Consultation is required with the following public authorities:
 - Transport for New South Wales (TfNSW)
3. The planning proposal should be made available for community consultation for a minimum of 20 working days.
4. Prior to finalisation:

- a) Ensure the planning proposal appropriately considers and responds to its alignment with Council's North-East Planning Investigation Area planning proposal (PP-2024-1160).
- b) Ensure an appropriate mechanism is in place which facilitates the intended urban design outcomes.

The timeframe for the LEP to be completed is on or before 15 August 2025.



9 December 2024

Holly Villella
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9 December 2024

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