

Exhibition of Planning Proposal 23-27 Harold St Parramatta (PP-2022-3132)

The planning proposal seeks to increase height and floor space ratio controls to enable high density mixed-use development.

Site description

The site is known as 23-27 Harold Street, Parramatta (Lot 3, 4 and 5 DP 18261) and is zoned R4 High Density Residential under the Parramatta Local Environmental Plan (LEP) 2023. It is regular shaped, approximately 1,654.2m², contains three detached residential dwellings and is surrounded by a mix of residential and commercial buildings.

The Fennel Street Parramatta Light Rail stop is located approximately 150 meters to the west of the site on Church Street. The site adjoins a heritage item, 53 Sorrell Street (I646) 'Currawong House' and Sorrell Street Heritage Conservation Area.

The site is included in Council's planning proposal and draft Development Control Plan (DCP) for the North-East Planning Investigation Area (NEPIA) (PP-2024-1160). The subject planning proposal seeks to implement the same planning controls for the site that are included within the Council led Planning Proposal for the NEPIA. The public exhibition of the Planning Proposal and draft DCP for NEPIA was held between 7 November and 19 December 2024. For more information, please see the following link: <https://participate.cityofparramatta.nsw.gov.au/north-east-planning-investigation-area>.

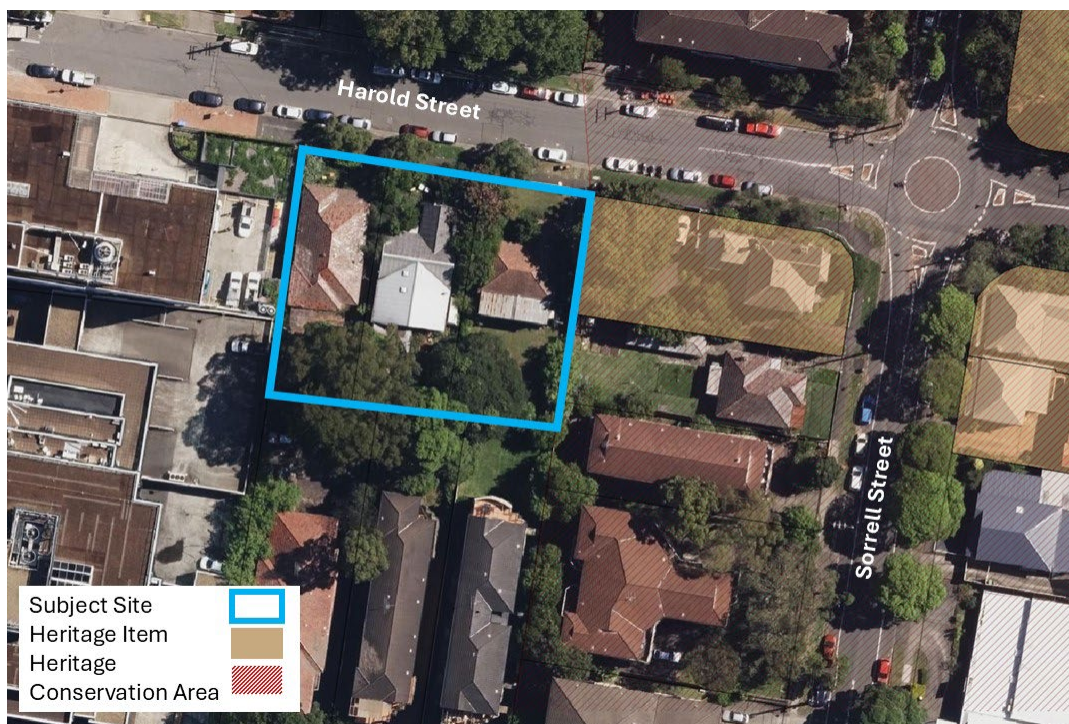


Figure 1 - Subject site (Source: NSW Spatial Viewer, 2025)

What the planning proposal will do

The planning proposal seeks to amend the Parramatta Local Environmental Plan 2023 to facilitate the delivery of a mixed-use development.

In summary, it seeks to:

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

More information about the proposal can be found on the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/23-27-harold-street-53-sorrell-street-parramatta.

What is a planning proposal?

A planning proposal (or “PP”) explains the intended effect of a proposed LEP or proposed amendments to an LEP. It describes the intended outcomes and proposed LEP provisions, identifies and addresses the potential impacts that the changes may have and provides justification for making the LEP.

A planning proposal is a key part of the LEP making process because it describes how a new or amended LEP will ‘give effect’ to strategic and site-specific planning outcomes. It is the first step in making the statutory link between strategic plans and planning controls which apply to development.

Note: Any physical development of the land occurs under separate planning processes.

What is an LEP?

An LEP provides a statutory framework for the way land can be developed and used.

An LEP contains land use zones which establish where residential, commercial, recreation and other uses can occur. It has development controls for buildings and land, including controls for maximum building heights, floor space, subdivision and lot size.

LEPs also include provisions which address local matters, hazards and constraints, such as flooding, protection of biodiversity, heritage conservation, or land that is being reserved by the government to build more public infrastructure in the future.

An LEP is made under the *Environmental Planning and Assessment Act 1979*.

What are the Council’s, the Sydney Central City Planning Panel (Panel) and the Departments role in the process?

The Council’s role for this planning proposal

This planning proposal originally was submitted to City of Parramatta Council on 31 August 2022. On 31 January 2024, Council failed to provide support for the proposal in the mandatory time period. The proponent subsequently lodged a rezoning review request for the proposal, which resulted in the Sydney Central City Planning Panel supporting the proposal progression for Gateway determination in April 2024 and appointing itself as the PPA. Council is now considered a key stakeholder and will be consulted as part of the public exhibition.

Council has recently exhibited the North-East Planning Investigation Area draft DCP, which applies to the subject site. The proposed building height and floor space ratio within this planning proposal, align with the urban design outcomes of Councils draft DCP. The Panel and the Department of Planning, Housing and Infrastructure will not participate in the development and adoption of this DCP.

Sydney Central City Planning Panel's role for this proposal

The Sydney Central City Planning Panel acts as the independent body in rezoning reviews within the City of Parramatta Local Government Area. Given Council did not support the progression of the planning proposal, the Panel was requested by the proponent to review the rezoning request.

The Panel determined that the proposal demonstrated strategic and site-specific merit and should proceed to Gateway determination. The Panel was appointed as the Planning Proposal Authority and is therefore responsible for preparing the package of planning proposal documents for public exhibition and running the public consultation. The Panel will consider public submissions on the planning proposal prior to making a decision about whether the planning proposal should proceed to finalisation.

The Department's role for this planning proposal

The Department assesses and guides planning proposals through the LEP making process. This includes active management of the planning proposal through the LEP making process, issue resolution, and finalising the LEP (if the Minister is the local plan-making authority).

On 18 September 2024, the planning proposal was submitted to the Department for Gateway determination. An assessment of the proposal was undertaken, and a Gateway determination was issued on 9 December 2024 stating the proposal should proceed subject to the conditions, including the public exhibition of the proposal.

A final assessment of the planning proposal will be undertaken by the Department after the public exhibition. At this stage further amendments may be made to respond to matters raised by community members or public authorities. The Department is the local plan-making authority and will determine if the LEP amendment will be made.

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/23-27-harold-street-53-sorrell-street-parramatta.

Your submission must be lodged by **5pm on Thursday, 27 March 2025** and must include:

- if the submission relates to the planning proposal
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*.

We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact the Planning Proposal Authority team at planningproposalauthority@dphi.nsw.gov.au.

What is a Planning Proposal Authority (PPA)?

In the planning proposal process, the PPA is responsible for preparing the package of planning proposal documents and submitting them to the Department for a Gateway determination.

A Gateway determination is an approval required before the proposal can proceed to public exhibition. This approval is usually subject to conditions.

The PPA is responsible for satisfying the conditions of the Gateway determination, public exhibition of the planning proposal, and finalisation.

An alternate PPA may be appointed under certain circumstances, where directed by the Minister. As the planning proposal is the result of a rezoning review Sydney Central City Planning Panel is the Planning Proposal Authority and the Department will be the Local Plan-Making Authority.

What is a Local Plan-Making Authority (LPMA)?

The LPMA is the authority responsible for making the LEP as identified by the Gateway determination. This may be the Minister (or delegate) or the relevant council. The LMPA undertakes the statutory functions in making the LEP.