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**PLANNING PROPOSAL**

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<b>ITEM NUMBER</b>	6.2
<b>SUBJECT</b>	Request for Gateway and public exhibition: Planning Proposal for North-East Planning Investigation Area
<b>REFERENCE</b>	F2022/03176 -
<b>APPLICANT/S</b>	City of Parramatta
<b>OWNERS</b>	N/A
<b>REPORT OF</b>	Team Leader Land Use Planning

**PURPOSE**

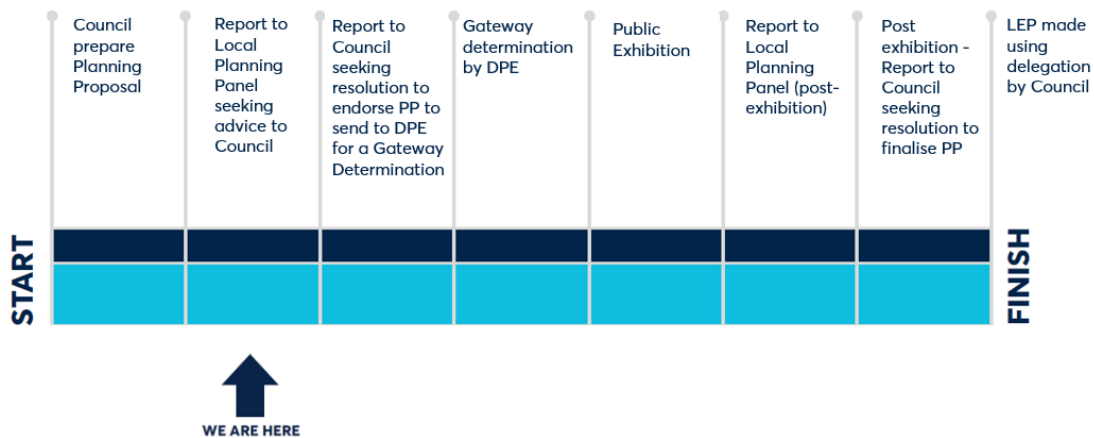
The purpose of this report is to seek the Parramatta Local Planning Panel's advice to Council on a request to the Department of Planning, Housing and Infrastructure for a Gateway Determination for a Planning Proposal for the land identified as the North-East Planning Investigation Area.

**RECOMMENDATION**

The Parramatta Local Planning Panel consider the following Council Officer recommendation in its advice to Council:

- (a) That Council approve:
  - i) The Planning Proposal at **Attachment 1** for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure, for the land identified as the North East Planning Investigation Area which seeks the following changes to the Parramatta Local Environmental Plan 2011:
    - a. Increase the Maximum Floor Space Ratio from 0.8:1 to a range between 2:1 and 3.6:1.
    - b. Increase the Maximum Height of Building from 11m to a range between 24m and 40m (approximately 6 – 12 storeys).
  - ii) The supporting draft DCP amendments at **Attachment 2** applying to the land in the North East Planning Investigation Area for the purposes of public exhibition.
- (b) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.
- (c) That Council authorise the CEO if the Gateway determination is issued by the Department, that the draft DCP amendments are placed on public exhibition concurrently with the Planning Proposal.
- (e) That Council delegates authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.

## PLANNING PROPOSAL TIMELINE



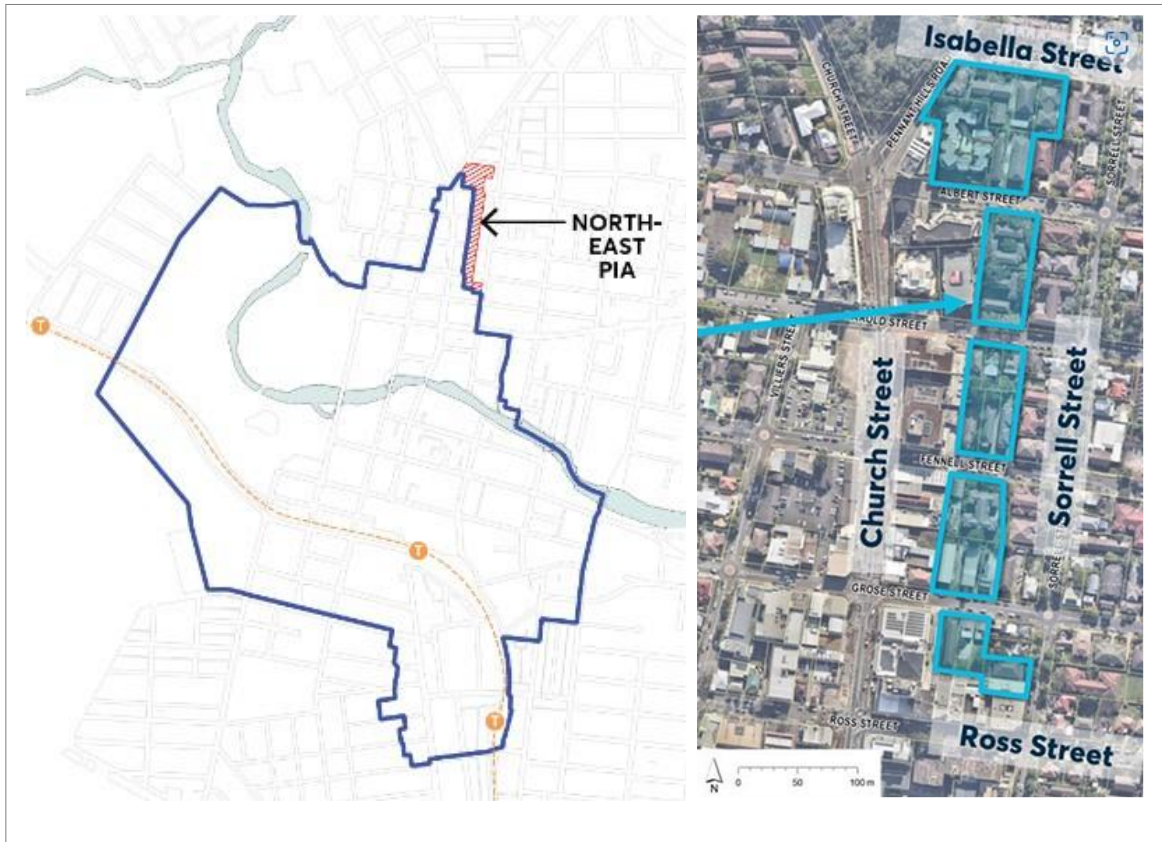
## SUMMARY

1. This report seeks the advice of the Parramatta Local Planning Panel on a Planning Proposal for land identified as the North-East Planning Investigation Area for the purposes of seeking a Gateway Determination from the Department Planning, Housing and Infrastructure.
2. The Planning Proposal seeks to amend Parramatta Local Environmental Plan (LEP) 2023 and Parramatta Development Control Plan (DCP) 2023 to enable an appropriate response to the changes to the planning controls that come into effect on 1 July 2024 for the Church Street North Precinct that were made by the State Government through a State Environmental Planning Policy (SEPP).
3. The proposed LEP and DCP amendments for the North-East Planning Investigation Area respond to matters raised in the Church Street North SEPP Finalisation Report and the outcomes from the NEPIA Planning Strategy exhibition providing a transition in heights and density from the Church Street North Precinct to the Sorrell Street Heritage Conservation Area to the east.
4. The Planning Proposal forms part of 'Phase 1' of the work program endorsed by Council on 20 November 2023 to review the planning controls for the 'Planning Investigation Areas' adjacent to the Parramatta City Centre.

## SITE DESCRIPTION

5. The North-East Planning Investigation Area (NEPIA) is a collection of 25 sites in the suburb of Parramatta adjacent to the east of the City Centre boundary as shown in **Figure 1** below.

**Figure 1:** Parramatta City Centre (left) and the North-East Planning Investigation Area Boundaries (right)



6. The sites included are:

- 17, and 36, 38 and 40 Albert Street
- 1, 9, 11 and 17 Isabella Street
- 20, 23, 25 and 27 Harold Street
- 32, 33, 34, 34A and 37 Fennell Street
- 35, 36, 37, 38, 39 and 40 Grose Street
- 25 and 29 Sorrell Street

### CURRENT PLANNING CONTROLS

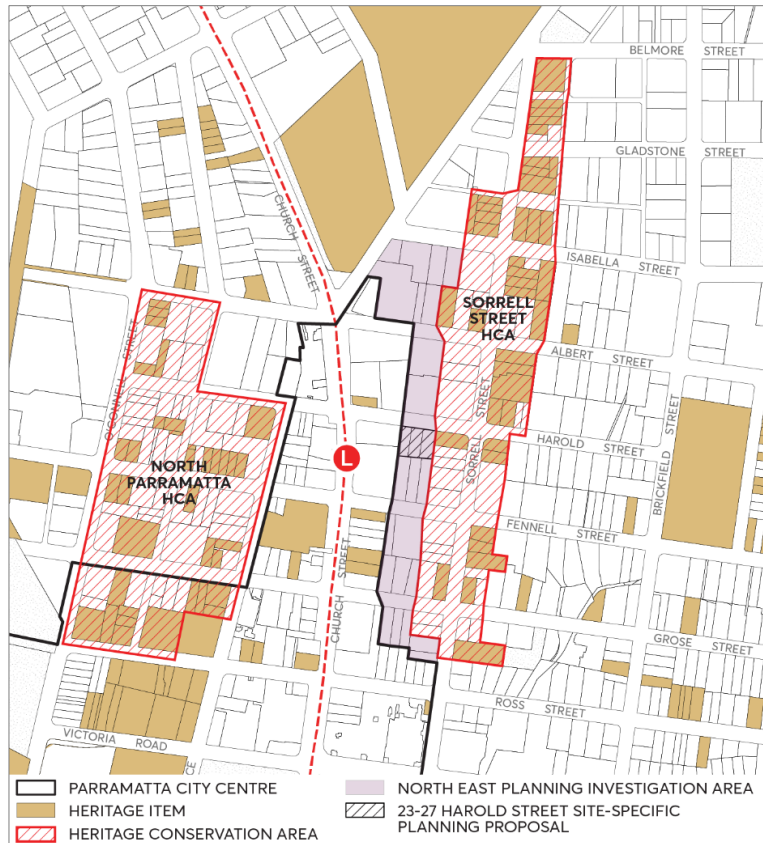
7. The current *Parramatta LEP 2023* controls that apply to the NEPIA are:

- Zoning R4 High Density Residential
- Maximum Height of Building control of 11 metres; and
- Maximum Floor Space Ratio (FSR) of 0.8:1.

8. No sites within the NEPIA are heritage listed; however, as shown in **Figure 2** below, the NEPIA is adjacent to several heritage items and the Sorrell Street Heritage Conservation Area under Schedule 5 of the PLEP 2023.

9. The general DCP controls that apply to all R4 High Density Residential precincts in the LGA apply to this Precinct. There are no precinct specific controls.

**Figure 2:** Relevant planning and heritage considerations within proximity of the NEPIA.



## OTHER RELEVANT PLANNING MATTERS

10. The western boundary of the NEPIA adjoins the Church Street North Precinct. The Department prepared [SEPP \(Church Street North Precinct\) 2023](#) which introduces new planning controls for the land north of the river (refer to **Figure 4**) and is set to commence on 1 July 2024. A separate process is currently underway to progress amendments to Parramatta DCP 2023 to provide appropriate DCP controls that respond to, and correlate with, the Church Street North SEPP amendments, and anticipated to be reported to Council in the coming weeks.
11. Additionally, a proponent led site-specific planning proposal located within the NEPIA at 23-27 Harold Street, Parramatta (see black hatched area in **Figure 2**) is currently subject to a rezoning review. At the time of writing this report, the outcome of this review was not known to Council Officers.

## BACKGROUND

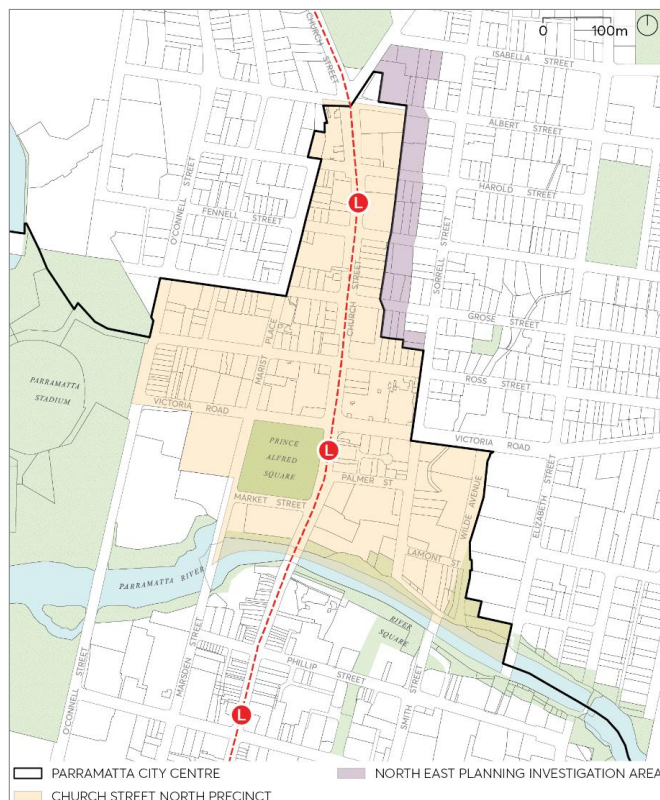
12. On 20 November 2019, Council considered a report on the Parramatta CBD Planning Proposal (CBD PP) and resolved to defer a number of areas,



including an area known as the North-East Planning Investigation Area from the broader CBD PP Planning Proposal it was considering at that time. This precinct was deferred to allow further options to be considered.

13. In June 2020, Council resolved to prepare a Planning Strategy for the NEPIA in response to a number of planning proposals that were submitted for parcels in the area. Public exhibition of the Planning Strategy occurred from March to April in 2021 and an overview of submissions received, and Council's response is detailed further below in this report and in **Attachment 3**.
14. In finalising the CBD Planning Proposal (CBD PP) now formally known as *Parramatta Local Environmental Plan 2011 (Amendment No 56)*, the Department removed the area north of the Parramatta River (known as the Church Street North Parramatta (refer to **Figure 4**)) from the CBD PP to undertake a State-led *planning process*.
15. In December 2023, the Department finalised a State Environmental Planning Policy (Church Street North Precinct) ('CSN SEPP') for the land north of the river that was previously removed from the CBD PP. As shown in **Figure 3**, the NEPIA is not subject to planning work by the State Government and thus Council can re-commence planning and technical investigation for the NEPIA.

**Figure 3:** Relationship between the forthcoming Parramatta City Centre boundary, the Department's Church Street North Precinct (as per the SEPP); as well as the North East Planning Investigation Area.



### NEPIA Planning Strategy

16. As discussed above Council endorsed a Planning Strategy for the NEPIA which sought feedback from the community on six built form options. A total

of 194 submissions were received in response to the public exhibition with a stakeholder breakdown of:

- **Landowners, Residents and Individuals:** 181 Submissions
- **Planning Consultants:** 5 Submissions
- **Public Authorities, Institutions and Interest Groups:** 8 Submissions

17. **Table 1** below displays a breakdown of the options preferred by submitters:

**Table 1:** Submitter preferred NEPIA Planning Strategy Options

Option	FSR and height proposed in Option for the entire NEPIA	Number in support	Percentage
Option 1	(0.8:1, 11m)	94	46.1%
Option 2	(2:1, 28m)	17	8.3%
Option 3	(3:1, 40m)	6	2.9%
Option 4	(4:1, 54m)	1	0.5%
Option 5	(5:1, 67m)	4	2.0%
Option 6	(6:1, 80m)	34	16.7%
Not Indicated	N/A	48	23.5%
Total		204	100%

Note: The total number of preferred options (204) is larger than the number of submissions (194) due to recording submitters who expressed their support for more than one option.

18. Key themes in the submissions included heritage impacts, scale and density, infrastructure pressures, traffic/ parking, character and overshadowing. **Attachment 3** provides an analysis of the submissions and Council officer responses to the key themes.
19. The themes and issues raised in the submissions were used to inform the key design aspects of the proposed changes to the NEPIA.

## DESCRIPTION OF THE PLANNING PROPOSAL

20. The Planning Proposal for the NEPIA seeks to amend the FSR and HOB Maps of the Parramatta LEP 2023 as per **Table 2** below. Supporting DCP controls are also proposed as outlined below and detailed in **Attachment 2**. The proposed controls for the NEPIA consider the CSN SEPP and feedback from community submissions made to the exhibition of the NEPIA Planning Strategy in 2021.

**Table 2:** Existing and proposed LEP controls for the NEPIA

Controls	Current	Proposed
Land Zoning	R4	No Change (R4)
Floor Space Ratio	0.8:1	2:1, 3:1, 3.6:1
Height of Buildings	11m	24m (6 storeys), 40m (12 storeys)

The following section details the mapped changes between existing and proposed PLEP 2023 controls for the NEPIA.

Figure 4: Current and proposed amendments to PLEP 2023 maps

Land Zoning	
Existing	Proposed – <b>NO CHANGE</b>
<b>*No change to land use zoning in the NEPIA</b>	
Floor Space Ratio (FSR)	
Existing	Proposed



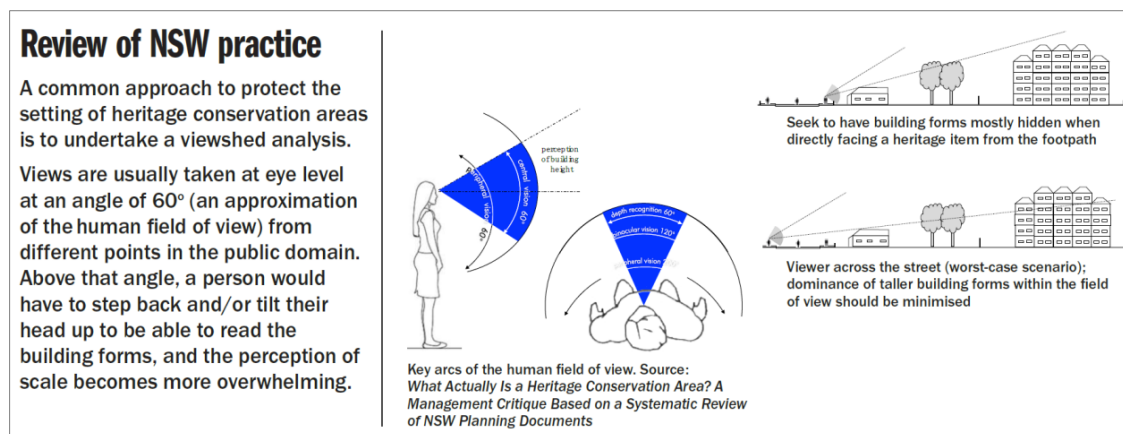


### *Determining the height of building control and FSR for the NEPIA*

21. The recommended height of building controls for the NEPIA are based on:

- the 'viewshed' approach detailed in the Department-commissioned consultant study that informed mapped building heights in the CSN SEPP. Applying a 60-degree field of view sightline, views to sky are maintained above buildings providing a transition in height and protecting the setting of the heritage conservation area. An extract from the consultant study on the viewshed approach is provided in **Figure 5**.
- creating a mapped skyline strategy which steps down from the concentrated height on Church Street towards the Sorrell Street HCA, but also northwards towards the surrounding low-scale residential areas of North Parramatta, as per **Figures 6 and 7**.
- an acknowledgement of sites within the CSN precinct north of Harold Street that are unlikely to redevelop due to large, 6- to 8-storey residential strata subdivisions.

**Figure 5:** Extract from the consultant report explaining the field of view sightline application (Source: [Church Street North Urban Design Study](#))



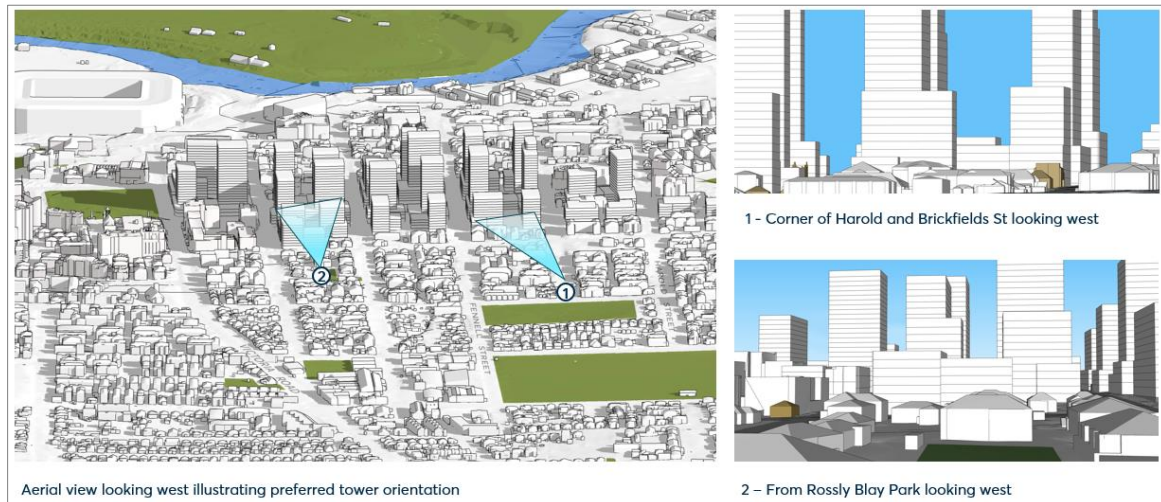
22. The recommended FSR controls for the NEPIA are based on:

- Achieving workable FSRs that align with the proposed height of building controls.
- Reinforcing the height transition through inter building setbacks, street setbacks, building orientation, and location of landscape areas (see **Figure 8**).
- Creating workable residential floor plates within a slender tower form and podium, with space for deep soil and communal open space.

23. The recommended FSR and height limit for the site at 23-27 Harold Street, Parramatta (which is also currently subject to a rezoning review), was determined using the same built form principles and outcomes-based approach for the NEPIA. The maximum FSR of 3.6:1 and a 40m height limit is proposed for site noting this slightly higher FSR reflects the efficiencies of a

smaller sized site (see **Figure 4**). Further details are contained in **Attachment 1**.

**Figure 6:** Council officer modelling showing how the stepped height of buildings as well as the inter building separation with views to sky creates the transition between the Church Street North precinct and the sites within the NEPIA. Note that sites on Church Street North have been modelled to include potential design excellence and place based bonuses. View 1 and 2 are taken from the public domain using 60 degree human view cone and illustrate that when bonuses are applied, the tops of towers can no longer be perceived. This reinforces the importance of combining principles of height transition with other methods of transition in the NEPIA.



### Amendments to the Parramatta DCP 2023

24. To support the proposed amendments to the LEP outlined above, amendments are proposed to Part 8, Section 8.3 Neighbourhood Precincts in Parramatta DCP 2023.
25. Area specific DCP controls are considered necessary for the NEPIA primarily due to the heritage sensitivities and need to provide transition between the HCA and forthcoming new LEP controls for the Church Street North precinct. This new section of the Parramatta DCP will include objectives and controls for:
  - The desired future character of the area, with consideration for existing context and how this precinct will redevelop incrementally over time,
  - Minimum site requirements and preferred site amalgamation to ensure the objectives of future development in the area can be met,
  - Heritage transition achieved through specified setbacks, street wall heights and building orientation,
  - Deep soil and landscaping requirements for future amenity and to create a vegetated heritage setting,
  - Consistent street setbacks that maintain heritage items as the dominant features of the streetscape and enable large canopy tree planting within the front setback zone,



- Tower separation to enable views to sky when observed from the Sorrell Street HCA (east), and
- Bespoke car parking rates that respond to the proximity to the City Centre and light rail infrastructure (see further discussion below).

**Figure 7:** Area specific DCP controls are proposed to achieve the Structure Plan for the North East PIA (buildings coloured red) and part of the Church Street North precinct (buildings coloured yellow).



26. Given the NEPIA consists only of R4 High Density Residential zoned land, the following Parts of the DCP will continue to apply in addition to the new site specific provisions proposed in Part 8: Part 2: Design in Context, Part 3: Residential Development, Part 5: Environmental Management, Part 6: Traffic and Transport and Part 7: Heritage and Archaeology. The details of these changes can be found in **Attachment 2**.

## PLANNING PROPOSAL ASSESSMENT

### Strategic Merit

27. A summary of how the subject Planning Proposal is consistent with the relevant policies is provided below, with **Attachment 1** providing a full assessment of the Proposal's consistency against relevant State Planning Policies and Ministerial Directions.

#### Greater Sydney Region Plan (GSRP) and Central City District Plan (CCDP)

28. The Planning Proposal is generally consistent with relevant state policies and planning strategies including the Greater Sydney Region Plan, Central City District Plan, and Ministerial Directions under Clause 9.1 of the Environmental Planning and Assessment Act 1979.

#### Local Strategies

29. The NEPIA falls just outside of the Parramatta CBD growth precinct identified within the LSPS and the LHS. The LSPS aims to encourage a more diverse range of housing, focusing on medium density housing for new growth and defining areas that meet the criteria to be a Housing Diversity Precinct. The NEPIA satisfies this diversity criteria and, with the proposed LEP controls in this Planning Proposal, can contribute to the delivery of a diversity of housing within Parramatta.

### Site-Specific Merit

#### Urban design and heritage matters

30. Previous Council commissioned heritage studies (as discussed in the [NEPIA Planning Strategy](#)) are superseded by the SEPP process for the Church Street North precinct and the recommended principles and strategies in the Department's *Finalisation Report 2023* developed by specialist urban design and heritage input. For the NEPIA the relevant principles and strategies include responding to the adjoining HCAs and low scale residential uses by transitioning building heights downwards towards them and protecting view corridors.
31. The design process for the NEPIA has been carried out concurrent with the drafting of the Church Street North DCP. Consequently, these precincts and their surrounds have been treated as a whole to determine a recommended outcome. Based on a spatial analysis of the area, several key design objectives have been established to guide the design approach. These are related to:
- Creating continuity between the City Centre from south of the river, northwards along the Church.
  - Considering a more residential focus for future development outcomes in North Parramatta.
  - Providing transition to heritage conservation areas to be achieved through both stepped building heights and space between buildings through setbacks and building separation.

- Maintaining the highly vegetated character of North Parramatta for tree canopy within street setbacks and rear gardens at mid-block.
- Establishing building alignments that respond to the prevailing alignment of heritage items in the area.
- Responding to the landscape and river setting with a skyline that follows the topography along the ridge.

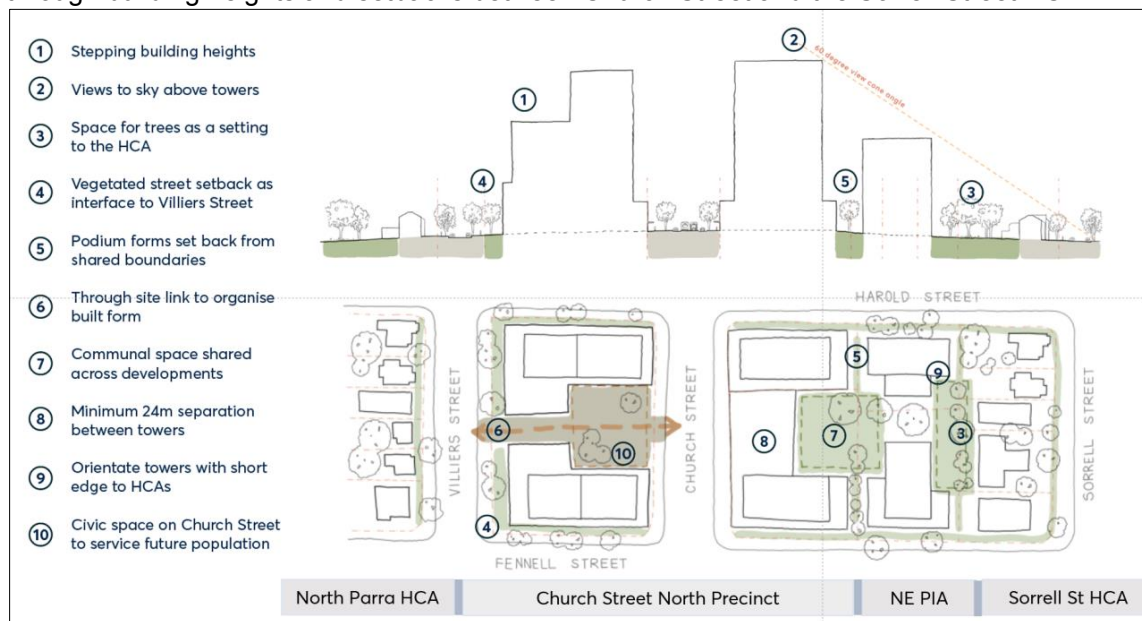
Although the design objectives and principles were developed for the whole area, the proposed LEP and DCP controls for the NEPIA are drafted so that they apply independently of the CSN SEPP area.

32. The recommendations for NEPIA are based on **comprehensive approach to transition** as required by the Department that includes a combination of both building height and site planning. The method for transition includes stepping in building height from Church Street properties to the Sorrell Street HCA, but also includes:

- Utilising detached buildings to mediate between perimeter block, podium tower development along Church Street and existing apartments and houses within the HCA,
- Locate vegetated setbacks and communal open space on the ground to provide landscape space as a frame/backdrop to heritage buildings and the HCA,
- Supporting deep soil zones on development sites, which enables canopy tree planting to be a setting to heritage,
- Ensuring any future development is setback from the prevailing heritage alignment on the street and that front setback zones support large canopy tree planting,
- Orientating the short edge of towers towards the HCA to minimise the bulk of towers perceived from the HCA,
- Maximising separation between towers where it can increase views to sky when observed from the HCA, and
- Encouraging slender tower forms and finer grain street wall typologies to tie into the surrounding lower scale context of North Parramatta.

This multifaceted approach to transition that has been applied to NEPIA sites is illustrated in **Figure 8** below.

**Figure 8:** Methods for achieving transition and unifying development across the precinct through building heights and setbacks between Church Street and the Sorrell Street HCA.



### Potential impacts from State Government Reforms

33. If the **Department's proposed Low- and Mid-Rise Housing Reforms** exhibited in late 2023 were to come into effect, the FSR and height of building control that would apply to the NEPIA and the Sorrell Street HCA are 3:1 and 21m, as both areas are within 400 metres of a transport node.
34. This does not include any additional density possible under the **Housing SEPP's 30% FSR and height bonus for affordable housing** and was not factored into the Department's Low- and Mid-Rise Housing Reforms. The impact of this on the CSN precinct and NEPIA is difficult to predict.
35. What is known is that for the NEPIA, the planning controls under the Reforms and as recommended in this report, would both result in approximately 500 dwellings; however, under the reforms because of the mismatch between the proposed FSR and height as identified in Council's 26 February 2024 [submission on the reforms](#), the following impacts are likely: Buildings will be bulky and setbacks to boundaries insufficient for the scale, with significant impacts upon deep soil and tree canopy loss contributing to reduced amenity and heat island effects.
36. In the Finalisation Report for CSN, the Department referred to the housing crisis and the need to provide certainty and accelerate housing delivery along the Parramatta light rail corridor. The proposed controls recommended by this Planning Proposal for the NEPIA demonstrate to the Department Council's willingness to provide for additional density in areas well serviced by public transport and in a way that can responds sensitively to the heritage issues consistent with the principles and strategies in the Department's Finalisation Report 2023.



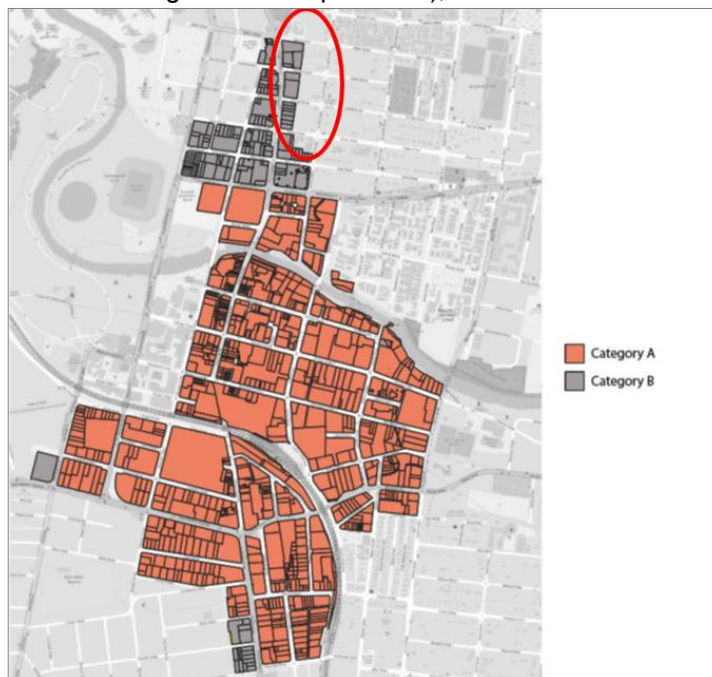
### Transport

37. The NEPIA is considered suitable for higher density residential development due to its proximity to the City Centre, accessibility to transport and employment opportunities. The site is located within a range of 100m to 350 metres walking distance to the Parramatta Light Rail stop and existing bus services; and highly accessible to pedestrian pathways and cycleways.

### Traffic, Parking and Access

38. Council's Integrated Transport Plan (ITP) considered growth as a result of the CBD PP and modelled residential parking rates delineating the difference between locations that are within 800m or a 10-minute walk approximately from Parramatta train station (Category A) and other locations at the CBD fringes considered remote from heavy rail (Category B) as shown in **Figure 9**.
39. Currently, Category A car parking rates apply to the City Centre (including the Church Street North precinct) via the LEP and are a *maximum*. Car parking rates for most areas outside the City Centre including the NEPIA are contained in PDCP 2023 and are a *minimum*. See **Table 3** for a comparison of the car parking rates.
40. Work is currently underway to implement recommendations of the ITP, and Officers are recommending the 'Category B' ITP parking rates as outlined in **Figure 9** as part of progressing the CBD PP 'orange matters'. A separate LPP report on the CBD PP 'orange matters', will soon be reported to the Local Planning Panel.

**Figure 9:** Parramatta Residential Parking Rate Categories (taken from the Parramatta Integrated Transport Plan), the NEPIA is within the red circle.



**Table 3:** Comparison of number of car parking space requirements

Residential Parking Rate	Parramatta DCP current general controls that apply to the NEPIA – Minimum required number of spaces	ITP ‘Category A’ controls in PLEP 2023 Part 7 City Centre – Maximum required number of spaces	ITP ‘Category B’ recommended controls for inclusion in PDCP 2023 Part 8 precinct controls for the NEPIA – Maximum required number of spaces (proposed)
<b>Studio</b>	0.6	0.1	<b>0.2</b>
<b>1 bedroom</b>	0.6	0.3	<b>0.4</b>
<b>2 bedroom</b>	0.9	0.7	<b>0.8</b>
<b>3+ bedroom</b>	1.4	1.0	<b>1.1</b>

41. This report recommends applying the Category B parking rates to the NEPIA as a DCP control (see **Attachment 2**) for the following reasons:
- proximate to the City Centre and light rail, and generally subject to the same traffic conditions as the Church Street precinct, and
  - the anticipated development typology (podium and tower) is the same as Church Street.

#### Flooding

42. Council has more recently exhibited the draft Parramatta River Flood Study 2023 and while the draft study is yet to be endorsed by Council, it is prudent for Council to assess the Planning Proposal against this updated Study. The Planning Proposal is also required to address Local Planning Direction 4.1 – Flooding, issued by the Minister for Planning under Section 9.1(2) of the *EP&A Act 1979*. Planning Proposals are required to demonstrate that they are consistent with the Direction and any inconsistency is required to be justified.
43. The draft Parramatta River Flood study shows that the majority of the NEPIA is unaffected by flooding except for a part of Fennell Street and Sorrell Street which are now subject to increased risk of Probable Maximum Flood (PMF) and increased hazard risk (see **Figure 10**), compared to current flood information.
44. For the affected sites in Fennell Street, the recommended pattern of lot consolidation as proposed in the area specific DCP controls for the NEPIA (**Attachment 2**) means egress to an unaffected part of the street with rising road access outside PMF is possible. For the affected sites in Sorrell Street, even with the recommended pattern of lot consolidation, horizontal egress is not a safe option. In this case, vertical evacuation would be required with the specific requirements able to be managed at the Development Application stage.



45. Any future development on the site will need to respond to the Flood Risk Development Manual and the relevant controls contained within the PLEP 2011 and the Parramatta Development Control Plan 2011.

**Figure 10:** Extract of the NEPIA consolidation/ structure plan showing the sites under the draft Parramatta Flood Study 2023 affected by the PMF and the hazard affectation.



46. Infrastructure, social, economic and environmental impacts are considered minimal and discussed in the Planning Proposal at **Attachment 1**.

#### PLAN MAKING DELEGATIONS

47. Plan making delegations were announced by the then Minister for Planning and Infrastructure in October 2012 allowing councils to make LEPs of local significance. On 26 November 2012, Council resolved to accept the delegation for plan making functions, and for these functions be delegated to the Chief Executive Officer.
48. It is recommended that Council request to the Department of Planning, Housing and Infrastructure to exercise its plan making delegations for this Planning Proposal. This means that after the Planning Proposal has received a Gateway Determination, complied with any conditions (including any requirements for public exhibition), Council officers can deal directly with the Parliamentary Counsel on the legal drafting and finalisation of the amendment to the LEP facilitated by this Planning Proposal.

## FINANCIAL IMPLICATIONS FOR COUNCIL

49. If Council resolves to endorse this report in accordance with the recommendation, there are no unbudgeted financial implications for Council's budget. Costs associated with the public exhibition of the Planning Proposal and the DCP will be funded from existing Strategic Land Use Planning budget allocations.
50. The table below summarises the financial impacts on the budget arising from approval of this report.

	FY 22/23	FY 23/24	FY 24/25	FY 25/26
<b>Revenue</b>				
Internal Revenue				
External Revenue				
<b>Total Revenue</b>	NIL	NIL	NIL	NIL
<b>Funding Source</b>	NIL	NIL	NIL	NIL
<b>Operating Result</b>				
External Costs				
Internal Costs				
Depreciation				
Other				
<b>Total Operating Result</b>	NIL	NIL	NIL	NIL
<b>Funding Source</b>	NIL	NIL	NIL	NIL
<b>CAPEX</b>				
CAPEX				
External				
Internal				
Other				
<b>Total CAPEX</b>	NIL	NIL	NIL	NIL

## CONSULTATION AND TIMING

### Councillor Consultation

51. The following Councillor consultation has been undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Response	Officer Responsibility
18 March 2024	Standard briefing session prior to Council meeting	In relation to the NEPIA, include in the exhibition documentation an explanation and visual representation of the height and FSR that may be achieved under the State Government's exhibited Low and	Council's website which includes FAQs that form the NEPIA notification will include the required information.	Group Manager – City Strategic Planning

		Mid Rise Housing Reforms.		
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## CONCLUSION AND NEXT STEPS

52. This report recommends Council endorse and forward the Planning Proposal at **Attachment 1** to the Department with a request for a Gateway Determination, and that Council endorse the DCP amendment at **Attachment 2** for public exhibition concurrently with the Planning Proposal.
53. Community consultation will be undertaken as required by the Gateway Determination.







Issa Trad  
**Team Leader Land Use Planning**

Janelle Scully  
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Jennifer Concato  
**Executive Director City Planning and Design**

## ATTACHMENTS:

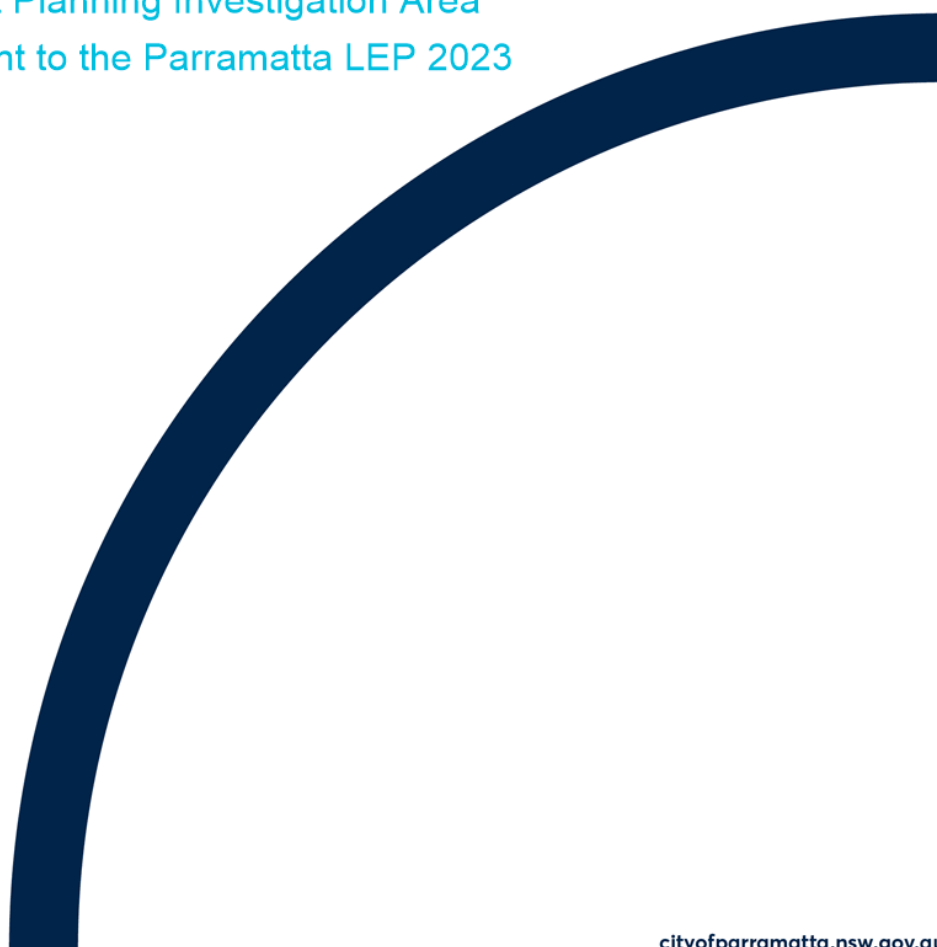
- |   |   |  |          |
|---|---|--|----------|
| 1 |   | North-East Planning Investigation Area Planning Proposal | 47 Pages |
| 2 |   | Proposed DCP Amendments                                  | 17 Pages |
| 3 |   | NEPIA Planning Strategy Community Engagement Report      | 11 Pages |

## REFERENCE MATERIAL



# PLANNING PROPOSAL

North-East Planning Investigation Area  
Amendment to the Parramatta LEP 2023



[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)



# PLANNING PROPOSAL

North-East Planning Investigation Area  
Amendment to the Parramatta LEP 2023

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PLANNING PROPOSAL – North-East Planning Investigation Area

### Planning Proposal drafts

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel and Council on the assessment of Planning Proposal

PLANNING PROPOSAL – North-East Planning Investigation Area

# INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to the *Parramatta Local Environmental Plan 2023* (LEP) relating to the land identified as the North-East Planning Investigation Area (NEPIA) in the City of Parramatta.

The proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning, Housing and Infrastructure's (the Department) *Local Environmental Plan Making Guideline* (August 2023).

## Background and context

The Planning Investigation Areas (PIAs) were originally identified as possible expansions to the City Centre in the *Parramatta CBD Planning Strategy* (2015). Strategic work associated with the PIAs have been subject to numerous Council resolutions that have impacted the boundaries between 2015 and 2021. These changes have influenced the progression of strategic planning work for the NEPIA.

Summary of the key decisions related to the NEPIA are outlined below in **Table 1**:

**Table 1:** Summary of the key decisions related to the NEPIA

Date of decision	Key outcome
April 2015	The Parramatta CBD Planning Strategy was adopted by Council.
April 2016	Council endorsed the Parramatta CBD Planning Proposal (CBD PP) which included the NEPIA for forwarding to the Department seeking Gateway Determination, the CBD PP proposed potential investigation for expansion of boundaries to the City Centre boundary.
December 2018	Gateway Determination for the Parramatta CBD Planning Proposal (CBD PP) was issued by the Department which included the NEPIA.
November 2019	Council resolved to defer a number of areas from the CBD PP, including the NEPIA.
November 2020	Council resolved to prepare a Planning Strategy for the NEPIA, Council's response is detailed further below in this report and in Attachment 3.
October 2022	The Department removed the area north of the Parramatta River (known as North Parramatta) from the CBD PP.
October 2023	The Department committed to pursue planning controls for the area identified as Church Street North.
November 2023	Council resolved to endorse a work program from the 'Planning Investigation Areas', with the NEPIA forming 'Phase 1'.
December 2023	The Department finalised the State Environmental Planning Policy (Church Street North Precinct) ('CSN SEPP') to commence on 1 July 2024.

**Figure 1** illustrates the context of the NEPIA and its relationship to the Parramatta City Centre.

The *Parramatta LEP 2011 (Amendment No 56)* was notified on the NSW Legislation website on 6 May 2022 which came into effect on 14 October 2022. *Parramatta LEP 2023* as finalised by the Department deferred the area north of the CBD.

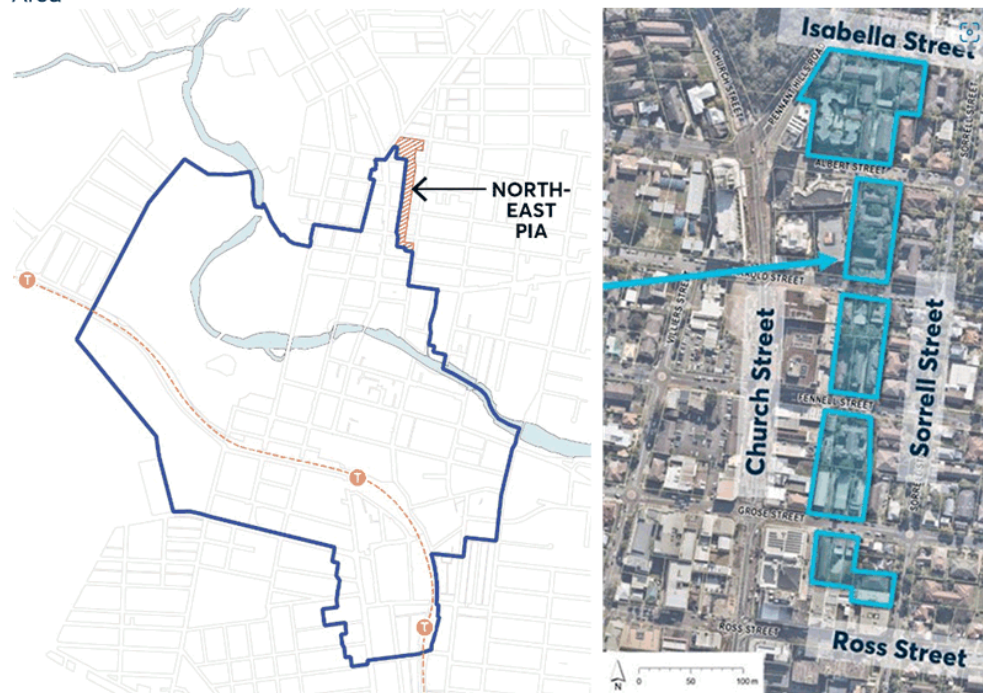
Council resolved to progress a phased work program to review the planning controls for the planning investigation areas that were excised from the CBD PP with this Planning Proposal forming the first phase to commence in early 2024.

## PLANNING PROPOSAL – North-East Planning Investigation Area

**The Area identified by this Planning Proposal**

The subject area of this planning proposal is known as the North-East Planning Investigation Area identified in **Figure 2** which includes twenty-five (25) allotments in the suburb of Parramatta comprising of the following parcels of land shown below.

**Figure 1:** Left - The North-East Planning Investigation Area adjoins the Parramatta City Centre to the west and south; Right – The subject sites that form the North-East Planning Investigation Area

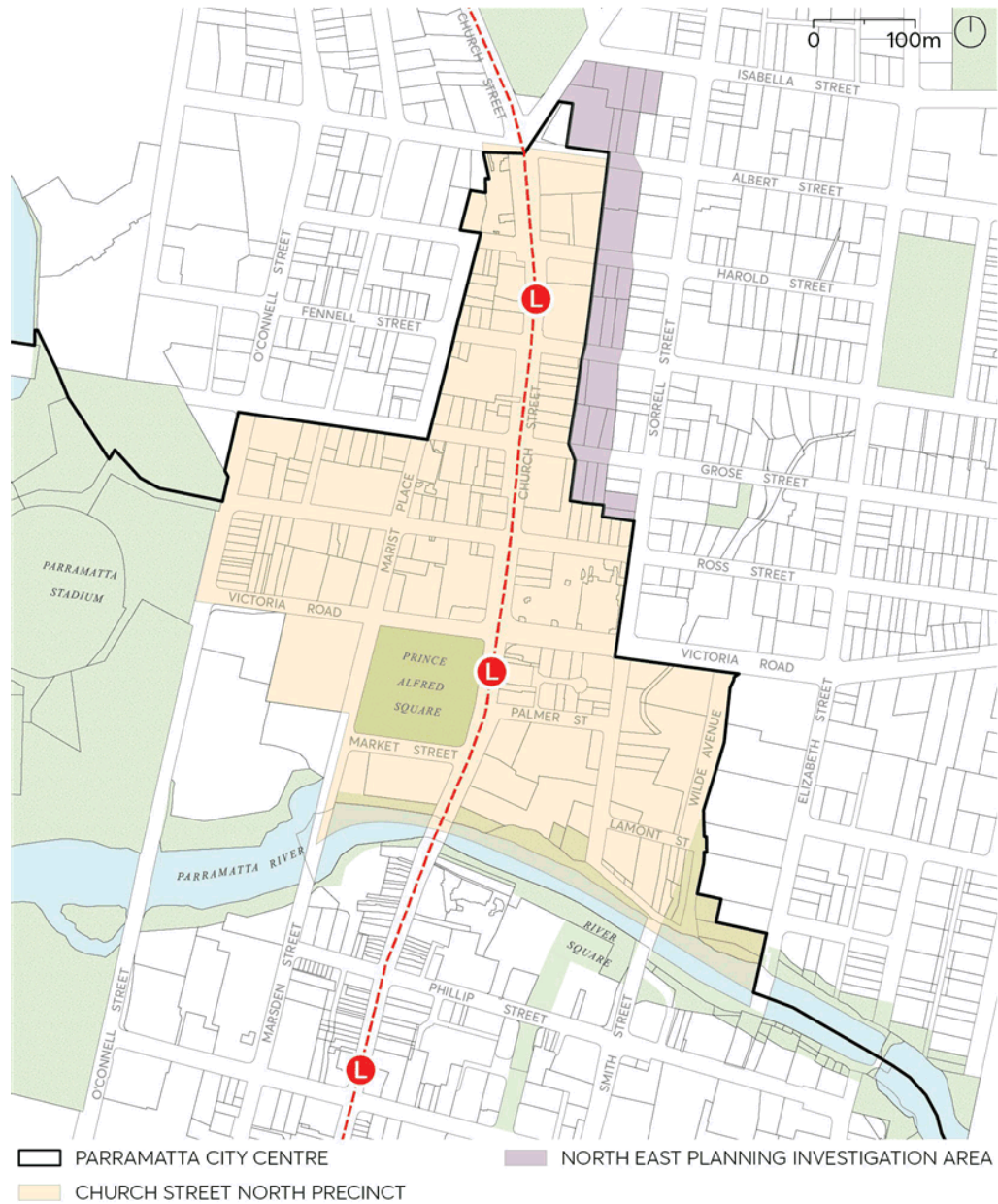


The sites included are,

- 17, and 36, 38 and 40 Albert Street
- 1, 9, 11 and 17 Isabella Street
- 20, 23, 25 and 27 Harold Street
- 32, 33, 34, 34A and 37 Fennell Street
- 35, 36, 37, 38, 39 and 40 Grose Street
- 25 and 29 Sorrell Street

PLANNING PROPOSAL – North-East Planning Investigation Area

**Figure 2:** Map showing the relationship between the NEPIA, CSN Precinct and City Centre Boundary



The properties making up the NEPIA are located between the land parcels fronting Church Street to the west and the Sorrell Street Heritage Conservation Area (HCA) (displayed in **Figure 3** below) and extends from Isabella Street in the north to Ross Street in the south.

As outlined above, in **June 2020**, Council resolved to prepare a Planning Strategy for the NEPIA in response to a number of planning proposals that were submitted in the area.



## PLANNING PROPOSAL – North-East Planning Investigation Area

In November 2020, the NEPIA Planning Strategy was endorsed by Council for exhibition which sought feedback from the community on six built form options for the area. Public exhibition of the Planning Strategy occurred from 16 March to 15 April in 2021 and an overview of submissions received, and Council's response is discussed in **Attachment 3** to the Local Panel Report.

A total of 194 submissions were received in response to the public exhibition with a stakeholder breakdown of:

- **Landowners, Residents and Individuals:** 181 Submissions
- **Planning Consultants:** 5 Submissions
- **Public Authorities, Institutions and Interest Groups:** 8 Submissions

**Table 2:** Submitter preferred NEPIA Planning Strategy Options

Option	FSR and height proposed in Option for the entire NEPIA	Number in support	Percentage
Option 1	(0.8:1, 11m)	94	46.1%
Option 2	(2:1, 28m)	17	8.3%
Option 3	(3:1, 40m)	6	2.9%
Option 4	(4:1, 54m)	1	0.5%
Option 5	(5:1, 67m)	4	2.0%
Option 6	(6:1, 80m)	34	16.7%
Not Indicated	N/A	48	23.5%
<b>Total</b>		<b>204</b>	<b>100%</b>

**Note:** The total number of preferred options (204) is larger than the number of submissions (194) due to recording submitters who expressed their support for more than one option.

Key themes in the submissions included heritage impacts, scale and density, infrastructure pressures, traffic/ parking, character and overshadowing. **Attachment 3** to the Local Planning Panel Report dated 16 April 2024 provides an analysis of the submissions and Council officer responses to the key themes.

The themes and issues raised in the submissions to this non-statutory exhibition were used to inform the key design aspects of the proposed changes to the NEPIA.

### Current Planning Controls

The following provisions of the *Parramatta Local Environmental Plan 2023* (LEP) apply:

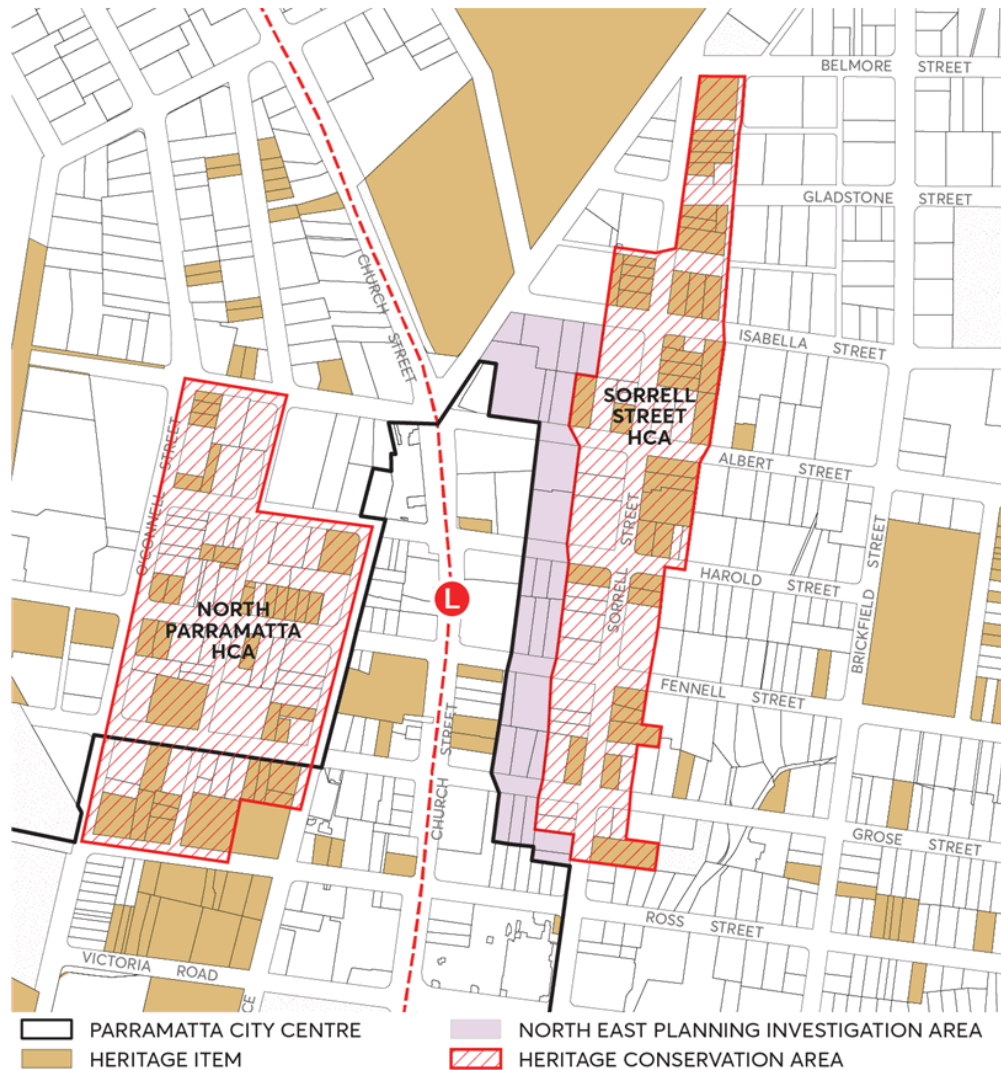
- R4 High Density Residential zone;
- Maximum building height of 11 metres; and
- Maximum floor space ratio (FSR) of 0.8:1;

### Heritage context and site surrounds

No sites within the NEPIA are heritage listed; however, as shown in **Figure 3** below, the NEPIA is adjacent to several heritage items and the Sorrell Street Heritage Conservation Area under Schedule 5 of the PLEP 2023.

## PLANNING PROPOSAL – North-East Planning Investigation Area

Figure 3: NEPIA Heritage Relationships



Previous Council commissioned heritage studies (as discussed in the [NEPIA Planning Strategy](#)) are superseded by the SEPP process for the Church Street North precinct and the recommended principles and strategies in the Department's *Finalisation Report 2023* developed by specialist urban design and heritage input. For the NEPIA the relevant principles and strategies include responding to the adjoining HCAs and low scale residential uses by transitioning building heights downwards towards them and protecting view corridors.



PLANNING PROPOSAL – North-East Planning Investigation Area

## PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the *Parramatta LEP 2023* to provide for the North-East Planning Investigation Area the appropriate development standards that allows redevelopment to respond to CSN SEPP recently introduced by the State Government. The proposed changes to the development standards for the NEPIA align with the Department's *Finalisation Report for Church Street North 2023* and the outcomes from the NEPIA Planning Strategy exhibition, providing a transition in heights and density from the Church Street North Precinct to the Sorrell Street Heritage Conservation Area to the east.

The objectives of the Planning Proposal are to:

- Provide diverse and increased dwellings in high density residential apartments that are within walking distance of major transport infrastructure;
- Enhance heritage values by facilitating renewal and maintaining the existing character of North Parramatta;
- Integrate benefits to productivity and sustainability within North Parramatta and the wider LGA by proposing increased density alongside the Parramatta Light Rail and setting maximum rates for private vehicle parking;
- Provide dwellings closer to employment opportunities and services;

The intended outcomes of the Planning Proposal are to:

- Increase housing diversity and availability of housing within the precinct (approximately 540 dwellings);
- Expand the supply and offerings of housing within an existing high density residential zone;
- Reinforce the NEPIA as a distinct precinct that interfaces with key residential, commercial and heritage areas;
- Provide certainty around future development within the NEPIA and to ensure the impacts upon the surrounding built form and heritage are minimised;
- Respond to the Department's *Finalisation Report 2023* and related State Environmental Planning Policy (Church Street North Precinct)
- Complete 'Phase 1' of Council's Planning Investigation Areas phased work program.

The review of planning controls is in accordance Council's resolution from [November 2023](#), a phased work program was reported to Council and subsequently endorsed a continuation of the Planning Investigation Areas which came out of the Parramatta CBD Planning Framework. The Planning Proposal forms part of 'Phase 1' of the work program.

The planning controls that should apply to the NEPIA have been a matter under consideration by Council since the inception of the Parramatta CBD Planning Review. The finalisation of the State Environmental Planning Policy (Church Street North Precinct) 2023 ('CSN SEPP') by the State Government and will commence on 1 July 2024 now allows Council to determine the appropriate transition between Church Street and the Sorrell Street HCA. The controls outlined in this planning proposal will respond to the surrounding area by emphasising the preservation of heritage conservation areas, view corridors, reducing bulk and creating appropriate transitions from Church Street down to the existing HCA.

The Planning Proposal seeks to achieve these intended outcomes through amendments to the LEP Floor Space Ratio Map and to the Height of Buildings Map as detailed below.

PLANNING PROPOSAL – North-East Planning Investigation Area

## PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *Parramatta Local Environmental Plan 2023 (LEP)* in relation to the height and floor space ratio controls for land known as the North-East Planning Investigation Area (NEPIA) which is a collection of 25 sites in the suburb of Parramatta (see **Figure 1** above).

In order to achieve the desired objectives, the following amendments to the *PLEP 2023* would need to be made:

1. The **Floor Space Ratio (FSR) Map** be amended from 0.8:1 to apply a range between 2:1 and 3.6:1. Refer to **Figure 10 & 15** in Part 4 of this Planning Proposal.
2. The **Height of Buildings (HOB) Map** be amended from 11m to apply a combination of heights of 24m and 40m which equate to approximately 6 and 12 storeys respectively. Refer to **Figure 11 & 16** in Part 4 of this Planning Proposal.

The increase in FSR and HOB is to facilitate an uplift in density in the NEPIA more suitable for the R4 High Density Residential zoning in proximity to transport infrastructure and the City Centre; and to provide a transition between the Sorrell Street HCA and the forthcoming LEP controls in the Church Street North Precinct.

### Other relevant matters

#### Draft DCP

Amendments to the DCP are proposed to provide area specific controls for the NEPIA to be inserted into the existing DCP. These controls respond to the outcomes intended for the Church Street North precinct and site conditions exclusive to the NEPIA including heritage, flooding, traffic, parking and other matters guided through DCP provisions. The intention of this Planning Proposal is to amend Part 8 of the DCP by inserting a new section called 8.3.10 North-East Parramatta in 8.3 Neighbourhood Precincts.

## 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 outcomes and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

#### 3.1.1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

**Yes**

This Planning Proposal is an outcome from the Parramatta CBD PP planning framework and the State Environmental Planning Policy (Church Street North Precinct) (CSN SEPP). Finalisation report. The Planning Proposal interlinked with numerous Council resolutions, proponent-initiated Planning Proposals and State and Local strategic plans starting from 2015 through to 2023, see 'Introduction' above for more detail.

The most recent and relevant Council resolution resulting in the preparation of this Planning Proposal was the 20 November 2023 resolution to progress with a phased work program of the Planning Investigation Areas that were excised from the CBD PP. This Planning Proposal additionally builds upon the work that was exhibited in 2021 for the draft North-east Planning Investigation Area Planning Strategy.

This Planning Proposal is consistent with the planning changes that have occurred in the area adjacent to the NEPIA which were introduced by the State Government through the CSN SEPP. The heritage technical studies carried out for the CBD PP have been superseded by the studies carried out as part of the CSN SEPP process. The studies carried out to inform the CSN SEPP have informed this Planning Proposal.

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

**Yes**

This Planning Proposal is necessary to amend the HOB and FSR controls in the *Parramatta LEP 2023* and responds to Council's resolution from November 2023 to review the planning controls for the NEPIA as 'Phase 1' of the Planning Investigation Areas work program. It is also to ensure compatibility with the finalised controls of the CSN SEPP.

The finalisation of the CSN SEPP reinforces the built form outcomes approach for the NEPIA, which is to provide a 'transition' from the higher density Church Street Spine to the low-density Sorrell Street HCA. A Planning Proposal is required to amend the LEP to enable Council to guide the built form to respond appropriately to achieve the desired outcome. This provides certainty around future development within the NEPIA and also ensures the impacts upon the Sorrell Street HCA are minimised.

### 3.2. Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key

## PLANNING PROPOSAL – North-East Planning Investigation Area

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. Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?**

This Planning Proposal has strategic merit with both State and local planning frameworks. Amending the controls in the NEPIA supports Parramatta as Greater Sydney's second city by leveraging recent infrastructure projects, such as the Parramatta Light Rail, Sydney Metro and the recent planning changes made to the Church Street North Precinct.

**Housing Crisis**

Recent communication from the State Government regarding the current 'housing crisis' identifies the need to factor housing delivery into planning decisions including when assessing Planning Proposals. The subject proposal will facilitate the delivery of an estimated 540 dwellings contributing toward the overall goal of housing delivery.

**A Metropolis of Three Cities**

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney for the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain potential indicators and, generally, a suite of objective/s supported by a Strategy or Strategies. This planning proposal is consistent with the vision and directions of the GSRP.

The controls proposed as part of this Planning Proposal address numerous Directions from the GSRP in relation to:

- Providing an increase in diverse dwelling supply in a high-density residential setting that is within walking distance of major transport infrastructure;
- Enhancing heritage values by facilitating renewal and maintaining the existing character of North Parramatta; and
- Integrating benefits to productivity and sustainability within North Parramatta and the wider LGA by proposing increased density alongside the Parramatta Light Rail and setting maximum rates for private vehicle parking.

The uplift that will be provided by this Planning Proposal will expand the supply and offerings of housing within an existing high density residential zone. It will additionally reinforce the NEPIA as a distinct precinct that interfaces with key residential, commercial and heritage areas proximate to the Parramatta City Centre.

**Infrastructure and Collaboration**

An assessment of the Planning Proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in Table 3, below.

**Table 3** – Consistency of Planning Proposal with relevant GSRP Actions – Infrastructure and Collaboration



## PLANNING PROPOSAL – North-East Planning Investigation Area

Infrastructure and Collaboration Direction	Relevant Objective	Comment
<b>A city supported by infrastructure</b>	<p><b>O1:</b> Infrastructure supports the three cities</p> <p><b>O2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p><b>O3:</b> Infrastructure adapts to meet future need</p> <p><b>O4:</b> Infrastructure use is optimised</p>	<p>The Planning Proposal aligns with these objectives by facilitating an increase in residential dwellings within proximity to transport infrastructure, employment opportunities and existing services in Parramatta City Centre.</p> <p>The resultant increase in density makes use of existing State Government infrastructure investment including the nearby Parramatta Light Rail with two stations within proximity to the NEPIA. Connections to the City Centre and alternative modes of transport allows for the NEPIA to easily access other town centres putting it in line with the Region Plan.</p> <p>The resultant development from the provision of higher FSR and HOB will be subject to the 'Outside CBD s7.11 Development Contributions Plan 2021 – Amendment No.1'. This will provide for the capacity to fund more local infrastructure in accordance with the Community Strategic Plan (CSP), ensuring the community continues to be serviced by an adequate level of infrastructure which supports the intended growth.</p>

**Liveability**

An assessment of the Planning Proposal's consistency with the GSRP's relevant Liveability objectives is provided in Table 4, below.

**Table 4 – Consistency of Planning Proposal with relevant GSRP Actions – Liveability**

Liveability Direction	Relevant Objective	Comment
<b>A city for people</b>	<p><b>O6:</b> Services and infrastructure meet communities' changing needs</p> <p><b>O7:</b> Communities are healthy, resilient and socially connected</p> <p><b>O8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p><b>O9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>The Planning Proposal enables utilisation of rapid transit that has been implemented as part of the Parramatta Light Rail. The Light Rail will provide residents with an efficient and accessible public transport option connected to key destinations such as the Westmead Health Precinct and the Parramatta CBD.</p> <p>Provisions are contained in the DCP to provide for Lot amalgamation and desirable lot configuration to facilitate opportunities for maximising open green space to residents.</p> <p>The changes proposed by this Planning Proposal are to enhance the liveability of North Parramatta with greater consideration to its existing character and its relationship with adjoining areas. The proposed amendments will promote heritage-compatible redevelopment to maintain the historic significance of North Parramatta.</p> <p>The NEPIA will contribute towards the urban renewal of the precinct which will provide a transition to the Sorrell Street HCA and provide a vibrant place for residents to live near a high level of services.</p>
<b>Housing the city</b>	<b>O10:</b> Greater housing supply	The Planning Proposal enables additional scale and density to be achieved whilst maintaining a transition to

## PLANNING PROPOSAL – North-East Planning Investigation Area

A city of great places	<b>O11:</b> Housing is more diverse and affordable	the Sorrell Street HCA and higher density spine on Church Street in North Parramatta. The proposed plan leverages the existing R4 High Density zoning making provisions for better built form outcomes of larger scale buildings to accommodate more dwellings within proximity to the City Centre. The proposal intends to provide approximately 540 residential dwellings within the precinct. Increasing the planning controls to 3:1 and 40m heights in general in conjunction with a DCP requirement for lot amalgamation will facilitate potential for increased dwelling numbers boosting housing supply. The proposed height and FSR controls will also increase the potential for creative designs and diverse housing.
	<b>O12:</b> Great places that bring people together	Parramatta Light Rail is within 80m to 350m walking distance from all sites within the NEPIA.
	<b>O13:</b> Environmental heritage is identified, conserved and enhanced	The Planning Proposal recognises the NEPIA's proximity to the adjoining Sorrell Street HCA and other key heritage listed sites. The importance of heritage to the NEPIA and North Parramatta is a consistent theme of this Planning Proposal informing the proposed controls.  One of the primary objectives of this Planning Proposal is to emphasise the NEPIA's role as a transition area for the built form from Church Street to the Sorrell Street HCA and vice versa. Using the 'viewshed' approach detailed in the Department-commissioned consultant study that informed mapped building heights in the CSN SEPP, The Planning Proposal seeks to protect heritage views as well as maintaining views to sky above buildings providing a transition in height and protecting the setting of the heritage conservation area.

**Productivity**

An assessment of the Planning Proposal's consistency with the GSRP's relevant Productivity objectives is provided in Table 5, below.

**Table 5 – Consistency of Planning Proposal with relevant GSRP Actions – Productivity**

Productivity Direction	Relevant Objective	Comment
A well-connected city	<b>O14:</b> The plan integrates land use and transport creates walkable and 30 minute cities	Increases to density from this Planning Proposal aligns with the GSRP's objective of a 30-minute city. The NEPIA is within walking distance to the Parramatta Light Rail which will offer services between 7am to 7pm and there will be light rail every 7.5 minutes.  Frequent light rail connections to and from the CBD will promote modal shifts from private vehicle use to public transport and improve connectivity to other economic corridors within Greater Sydney.
	<b>O15:</b> The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	Furthermore, these additional transport connections to heavy rail and the future Parramatta Metro station improve connectivity to other parts of Greater Sydney.  Stage 2 of the Parramatta Light Rail will further improve connectivity to the eastern part of the LGA allowing for public connections to other major



## PLANNING PROPOSAL – North-East Planning Investigation Area

precincts such as Melrose Park, Wentworth Point and Sydney Olympic Park.

### Sustainability

An assessment of the Planning Proposal's consistency with the GSRP's relevant Sustainability objectives is provided in Table 6, below.

**Table 6 – Consistency of Planning Proposal with relevant GSRP Actions – Sustainability**

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	<b>O28:</b> Scenic and cultural landscapes are protected	The Planning Proposal seeks to provide a transition down in scale from the higher density on Church Street to the HCA and low-scale residential areas of North Parramatta by using the viewshed analysis described above, and a mapped skyline strategy as can be seen in <b>Figure 5</b> . This approach mitigates environmental impacts on heritage items and the HCA and protects the existing character of North Parramatta.
	<b>O31:</b> Public open space is accessible, protected and enhanced	<p>The Planning Proposal aligns with this objective and maximises the use of existing open space. The NEPIA is located within 200-800m walking distance to</p> <ul style="list-style-type: none"> <li>- The Parramatta River, which includes cycleway links east and west,</li> <li>- Doyle Ground which includes a play ground and sporting facilities</li> <li>- Rosslyn Blay Park which includes a children's play ground</li> <li>- Belmore Park which includes sporting facilities and amenities</li> <li>- Sherwin park which includes children's play ground,</li> <li>- CommBank Stadium which hosts major sporting events and has outdoor gym equipment and courts,</li> </ul> <p>The proposed amendments through this Planning Proposal provide for more dwellings within established public open spaces, existing walking and cycling links, and sporting and recreational facilities.</p>

### Implementation

An assessment of the Planning Proposal's consistency with the GSRP's relevant Implementation objectives is provided in Table 7, below.

**Table 7 – Consistency of Planning Proposal with relevant GSRP Actions – Implementation**

Implementation Direction	Relevant Objective	Comment
Implementation	<b>O39:</b> A collaborative approach to city planning	This Planning Proposal aims to facilitate carefully planned outcomes that are compatible with surrounding area and respond to the recent State Government led changes to the Church Street North Precinct. The Planning Proposal will take into consideration its proximity to heritage conservation areas, mass transit and the City Centre to deliver the goals of the '30-minute city' objective within the GSRP.

## PLANNING PROPOSAL – North-East Planning Investigation Area

### Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* ("CCDP") is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions. Those Planning Priorities and Actions relevant to this Planning Proposal are discussed below.

### Infrastructure and Collaboration

An assessment of the Planning Proposal's consistency with the CCDP's relevant Infrastructure and Collaboration Priorities and Actions is provided in Table 8, below.

**Table 8** – Consistency of Planning Proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
<b>A city supported by infrastructure</b> <b>O1:</b> Infrastructure supports the three cities <b>O2:</b> Infrastructure aligns with forecast growth – growth infrastructure compact <b>O3:</b> Infrastructure adapts to meet future need <b>O4:</b> Infrastructure use is optimised	<b>PP C1: Planning for a city supported by infrastructure</b> <ul style="list-style-type: none"> <li><b>A3:</b> Align forecast growth with infrastructure</li> <li><b>A4:</b> Sequence infrastructure provision using a place based approach</li> <li><b>A6:</b> Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities</li> </ul>	<p>The changes to the Church Street North Precinct by the NSW Government, which aims to increase the supply of housing that is supported by nearby public transit.</p> <p>This Planning Proposal would enable approximately 540 additional dwellings to access the newly developed Parramatta Light Rail infrastructure improving the areas access to both the Parramatta CBD and other locations along the railway line from Westmead to Carlingford through the Parramatta CBD and Camellia with a 2-way track spanning 12 kilometres.</p> <p>Local attractions and key sites such as the Parramatta CBD, Westmead Health Precinct, Parramatta Park and Western Sydney University will all be easily accessible for people utilising the Light Rail from the NE PIA.</p> <p>Additionally, the Sydney Metro West project which has recently resumed development by the NSW Government will accommodate the transport needs of people within the NE PIA.</p>

### Liveability

An assessment of the Planning Proposal's consistency with the CCDP's relevant Liveability Priorities and Actions is provided in Table 9, below.

**Table 9** – Consistency of Planning Proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
<b>A city for people</b> <b>O6:</b> Services and infrastructure meet	<b>PP C3: Provide services and social infrastructure to</b>	<p>This Planning Proposal provides additional housing capacity for the City of Parramatta and is located within close proximity of the Parramatta Light Rail. This allows for people</p>

## PLANNING PROPOSAL – North-East Planning Investigation Area

communities' changing needs	<p><b>meet people's changing needs</b></p> <ul style="list-style-type: none"> <li>• <b>A8:</b> Deliver social infrastructure that reflects the need of the community now and in the future</li> <li>• <b>A9:</b> Optimise the use of available public land for social infrastructure</li> </ul>	<p>of all ages and abilities to access public transport infrastructure in addition to being able to access their employment centres and other lifestyle amenity services.</p> <p>The minimisation of impacts on heritage are also essential to developing a City that values the retention of heritage and the character of the precinct.</p> <p>The urban design outcomes outlined in the Planning Proposal aim to preserve as much open space as possible which maintains tree canopy and green space as key forms of environmental and social infrastructure.</p> <p>This NEPIAs proximity to the Parramatta Light Rail reflects the delivery of infrastructure that provides for the needs of residents in North Parramatta.</p> <p>The Community Infrastructure Strategy outlines requirements for community infrastructure in Parramatta CBD that is provided within private developments, and ensures the infrastructure will support the needs of residents and help meet the demand for local community. The controls proposed as part of this PP aim to expand and maintain the existing green space and canopy cover existing within NEPIA and ensure adequate access to green spaces for residents.</p>
<p><b>O7:</b> Communities are healthy, resilient and socially connected</p> <p><b>O8:</b> Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p><b>O9:</b> Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p><b>PP C4: Working through collaboration</b></p> <ul style="list-style-type: none"> <li>• <b>A10:</b> Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d).</li> <li>• <b>A15:</b> Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places</li> </ul>	<p>This PP intends to provide walkable places at a human scale with an active street life and an appropriate response to the surrounding heritage context. It also prioritises opportunities for people to walk, cycle and use public transport due to its proximity to the Parramatta Light Rail and City Centre.</p> <p>The area subject to this PP was identified as a potential extension of the Parramatta City Centre boundary and the initial intention was to include it as part of the City Centre and its resultant function as part of the CBD. As a result, this PP aims to continue this with a detailed approach to planning its relationship to the CBD, the Sorrell Street HCA and North Parramatta holistically.</p>
<p><b>Housing the city</b></p> <p><b>O10:</b> Greater housing supply</p> <p><b>O11:</b> Housing is more diverse and affordable</p>	<p><b>PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport</b></p> <ul style="list-style-type: none"> <li>• <b>A16:</b> Prepare local or district housing strategies that address housing targets [abridged version]</li> </ul>	<p>The Planning Proposal intends to amend the LEP for higher FSR and HOB controls. The majority of the NEPIA will experience an uplift in planning controls up to a maximum FSR of 3.6:1 and maximum height of 40m. Considering this higher development potential and desired lot amalgamation pattern Planning Proposal will also facilitate increases to housing diversity.</p> <p>In combination with the R4 zoning within the area, the capacity for new dwellings will increase provisioning for contributions to increased housing supply.</p>

## PLANNING PROPOSAL – North-East Planning Investigation Area

<b>A city of great places</b> <b>O12:</b> Great places that bring people together <b>O13:</b> Environmental heritage is identified, conserved and enhanced	<b>PP C6: Creating and renewing great places and local centres, and respecting the District's heritage</b> <ul style="list-style-type: none"> <li>• <b>A19:</b> Identify, conserve and enhance environmental heritage by (a-c)</li> </ul>	<p>There are no heritage listed sites within the NEPIA boundary. However, heritage is a primary consideration of this Planning Proposal due to its interface with the Sorrell Street HCA. The proposed controls will facilitate a 'transition' from the Church Street spine eastward to the Sorrell Street HCA and nearby heritage items.</p> <p>Amendments to the Parramatta DCP 2023 will accompany this Planning Proposal to achieve appropriate built form outcomes to ensure compatibility between the NEPIA, the CBD and the Sorrell Street HCA. The DCP will contain controls relating to the minimisation of overshadowing to heritage sites.</p>
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**Productivity**

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 10, below.

**Table 10** – Consistency of Planning Proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
<b>A well-connected city</b> <b>O19:</b> Greater Parramatta is stronger and better connected	<b>PP C7: Growing a stronger and more competitive Greater Parramatta</b> <ul style="list-style-type: none"> <li>• <b>A23:</b> Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged]</li> <li>• <b>A26:</b> Prioritise infrastructure investment [abridged]</li> </ul>	<p>The Parramatta Light Rail allows for easy travel from North Parramatta to both the Westmead Health District and the Parramatta CBD. This reduces the use of private vehicles and creates opportunities for economic activity along the corridor.</p> <p>The Planning Proposal leverages the Light Rail as a key transport node improving connectivity across key centres of Parramatta. Stage 2 of the Parramatta Light Rail will further improve connectivity to the east towards precincts such as Melrose Park, Wentworth Point and Sydney Olympic Park.</p>
<b>Jobs and skills for the city</b> <b>O15:</b> The Eastern, GOP and Western Economic Corridors are better connected and more competitive	<b>PP C8: Delivering a more connected and competitive GOP Economic Corridor</b> <ul style="list-style-type: none"> <li>• <b>A29:</b> Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GOP Economic Corridor</li> <li>• <b>A30:</b> Prioritise transport investments that enhance access to the GOP between centres within GOP</li> </ul>	<p>The Planning Proposal intends to make use of the Parramatta Light Rail to connect priority precincts within the GOP.</p> <p>The NEPIA will be able to access the Parramatta Light Rail to travel to key destinations such as the Westmead Health and Education Precinct and the Parramatta CBD.</p> <p>Usage of the PLR will encourage modal shifts from private vehicles to public transport.</p>
<b>O14:</b> The plan integrates land use and transport creating walkable and 30-minute cities	<b>PP C9: Delivering integrated land use and transport planning and a 30-minute city</b> <ul style="list-style-type: none"> <li>• <b>A32:</b> Integrate land use and transport plans to deliver a 30-minute city</li> </ul>	<p>The PLR Stage 1 provides an accessible method of public transport for people in the NEPIA to reach the Parramatta CBD within 30 minutes. The nearest Light Rail stations at Fennell Street and Prince Alfred Square are both within walking distance (within 400m) to all locations in the NEPIA.</p> <p>Furthermore, the PLR connects to major transport nodes with connections to Parramatta Railway Station and the Bus</p>



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Interchange. The future Parramatta Metro connection will further increase the NEPIA's connectivity in the 30-minute city.

### Sustainability

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 11, below.

**Table 11** – Consistency of Planning Proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
<b>A city in its landscape</b> <b>O27:</b> Scenic and cultural landscapes are protected	<b>PP C15: Protecting and enhancing bushland, biodiversity and scene and cultural landscapes</b> <ul style="list-style-type: none"> <li>• <b>A66:</b> Identify and protect scenic and cultural landscapes</li> <li>• <b>A67:</b> Enhance and protect views of scenic and cultural landscapes from the public realm</li> </ul>	<p>The Planning Proposal makes recommendations based on a comprehensive approach to transition as required by the Department that includes a combination of both building height and site planning.</p> <p>This includes maximising separation between towers where increased views to sky can be observed from the HCA and encouraging slender built forms and finer grain street wall typologies compatible with the lower scale context of North Parramatta. These proposed changes can protect and enhance scenic landscapes and views to the sky.</p>
<b>A city in its landscape</b> <b>O30:</b> Urban tree canopy cover is increased <b>O32:</b> The Green grid links Parks, open spaces, bushland and walking and cycling paths	<b>PP C16: Increasing urban tree canopy cover and delivering Green grid connections</b> <ul style="list-style-type: none"> <li>• <b>A68:</b> Expand urban tree canopy in the public realm</li> </ul>	<p>The Planning Proposal seeks to retain vegetated corridors and encourage large tree plantings to improve canopy amidst the increase to density in the NEPIA.</p> <p>Design principles from the NEPIA DCP will introduce amalgamation patterns that maintain existing canopy cover and encourage tree plantings.</p>
<b>O31:</b> Public open space is accessible, protected and enhanced	<b>PP C17: Delivering high quality open space</b> <ul style="list-style-type: none"> <li>• <b>A71:</b> Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged]</li> </ul>	<p>The Planning Proposal and its amendments to the Parramatta DCP 2023 will provide controls to include open green space between lots following amalgamated development patterns.</p> <p>View lines are to be protected through the proposed planning controls at a human scale from HCAs and surrounding areas.</p>

### 3.2.2. Will the Planning Proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the Planning Proposal.

#### Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long term Community Strategic Plan (CSP) for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.

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The Planning Proposal is considered to meet the strategies and key objectives identified in the plan including:

- Supporting the delivery of housing within Parramatta
- Connecting housing to well-designed integrated transport networks
- Enhancing connectivity within Parramatta to key destinations such as the CBD and Westmead Innovation Precinct
- Respecting and protecting the history and heritage of North Parramatta
- Promote modal shift from private vehicles to public transport

**Parramatta Local Strategic Planning Statement**

The Parramatta Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020, becoming the primary strategic planning document for guiding and monitoring Council's long term vision for land use and infrastructure provision within the LGA. The LSPS outlines considerations for housing, economic growth, heritage protection, local character whilst ensuring sustainable growth within Parramatta and its role as Greater Sydney's Central City.

The progression of this Planning Proposal is consistent with the priorities described within the LSPS with particular focus on the following:

- Encouraging a more diverse range of housing, focusing on medium density housing for new growth and defining areas that meet the criteria to be a Housing Diversity Precinct.
- Provide for a diversity of housing types and sizes to meet community needs into the future.
- Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs.
- Protect and enhance our trees and green infrastructure to improve liveability and ecological health.

**Parramatta Local Housing Strategy**

The Parramatta Local Housing Strategy (LHS) was adopted by Council in July 2020 and approved by the Secretary of the Department of Planning, Industry and Environment on 29 July 2021.

The proposed controls as part of this Planning Proposal aims to target the LHS objectives in relation to:

- Encouraging a more diverse range of housing, focusing on medium density housing for new growth.
- Housing growth is supported by the local infrastructure needed to service that growth.
- The City of Parramatta's residential neighbourhoods retain their character, provide housing diversity and preserve future housing opportunity.

This Planning Proposal is consistent with the objectives of the LHS in addition to increasing housing supply by approximately 540 extra dwellings.

**Parramatta CBD Planning Strategy**

Council adopted the "Parramatta CBD Planning Strategy" at its meeting of 27 April 2015. The Strategy is the outcome of detailed technical studies which reviewed the current planning framework and also a significant program of consultation with stakeholders and the community. The objectives of the Strategy are as follows:

1. To set the vision for the growth of the Parramatta CBD as Australia's next great city.



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2. To establish principles and actions to guide a new planning framework for the Parramatta CBD.
3. To provide a clear implementation plan for delivery of the new planning framework for the Parramatta CBD.

This Planning Proposal is a result of the Parramatta CBD Planning Strategy and its original identification of the Planning Investigation Areas with subsequent changes made to the PIAs through Council resolutions and the finalisation of the CBD PP.

The intended outcomes of this Planning Proposal are to finalise the planning work required from the identification of the PIAs in the Parramatta CBD Planning Strategy to determine appropriate planning controls for the NEPIA.

**Parramatta CBD Planning Proposal (endorsed 20 November 2019)**

On 20 November 2019, Council resolved to remove three areas zoned R4 High Density Residential from the Parramatta CBD Planning Proposal and that these areas be included in the future work on the 'Planning Investigation Areas' as per the Parramatta CBD Planning Strategy. This resolution removed the NEPIA from the City Centre boundary and was to be progressed as a separate Planning Proposal.

This Planning Proposal provides updated controls that respond to the current planning and environmental context. Progressing with this Planning Proposal is consistent with the objectives of the CBD PP and other related Council resolutions to plan for a key interface area between the Parramatta CBD and North Parramatta.

**Parramatta CBD Planning Proposal (as finalised by DPE on 6 May 2022)**

In finalising the CBD Planning Proposal (CBD PP) now formally known as Parramatta Local Environmental Plan 2011 (Amendment No 56), the Department removed the area north of the Parramatta River (known as the Church Street North Parramatta from the CBD PP to undertake a State-led planning process. The Department's finalisation report for the CBD PP cited the need for suitable controls that balance heritage values, the protection of open space and the proximity to the Parramatta Light Rail as the reasons for the removal of the CSN area.

As a result, the Council planning work for the NEPIA was put on hold and the controls for the NEPIA remained at a maximum FSR of 0.8:1 and the HOB control remained at a maximum of 11m. In December 2023, the Department finalised a State Environmental Planning Policy (Church Street North Precinct) ('CSN SEPP') for the land north of the river that was previously removed from the CBD PP. The NEPIA is not subject to planning work by the State Government and thus Council can re-commence planning and technical investigation for the NEPIA.

This PP proposes controls which are more akin to the R4 High Density Residential zone within proximity to a City Centre and suitable infrastructure to accommodate a higher density.

**3.2.3. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?**

This Planning Proposal is consistent with the State and Regional strategic planning framework. Further discussion is provided below.

**State Environmental Planning Policy (Church Street North Precinct)**

The State Environmental Planning Policy (Church Street North Precinct) (CSN SEPP) was

## PLANNING PROPOSAL – North-East Planning Investigation Area

finalised in December 2023 and set to commence on 1 July 2024. The land associated with the NEPIA is not subject to the CSN SEPP, however it must respond appropriately to the changes proposed by the SEPP.

The CSN SEPP will change the maximum heights along Church Street to 63m and the floor space ratio at 5:1 with the possibility of additional bonuses to height and FSR. These controls will allow for relatively large built forms along Church Street in North Parramatta and has informed the design principles of this Planning Proposal for the NEPIA to function as a transition to the nearby Sorrell Street HCA.

### 3.2.4. Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 12 below).

**Table 12 – Consistency of Planning Proposal with relevant SEPPs**

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP No 1 Development Standards	✓	This Planning Proposal does not contain provisions that contradict or would hinder the application of these SEPPs.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future developments on the site.
SEPP (Sustainable Buildings) 2022	✓	Detailed compliance with SEPP (Sustainable Buildings) will be demonstrated at the time of making a development application for any site facilitated by this Planning Proposal.
SEPP (Housing) 2021	✓	For developments that provide at least 10% of GFA as affordable housing, Chapter 2 of SEPP (Housing) will apply providing developments with additional FSR and HOB bonuses. Detailed compliance with Chapter 4 of SEPP (Housing) will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal. During the design development phase, detailed testing of the requirements in Chapter 4 and the Residential Flat Design Code was carried out, and the indicative scheme is capable of demonstrating compliance with the SEPP.
SEPP (Resilience and Hazards) 2021	N/A	Consistent. This planning proposal does not contain provisions that contradict or would hinder the application of this SEPP. The existing residential zoned sites which make up the NEPIA are not mapped as contaminated sites.
SEPP (Industry and Employment) 2021	N/A	Not relevant to proposed amendment.
SEPP (Transport and Infrastructure) 2021	✓	May apply to future development of the site.
SEPP (Biodiversity and Conservation) 2021	N/A	Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage.
SEPP (Planning Systems) 2021	✓	This Planning Proposal does not contain provisions that contradict or would hinder the application of the SEPP.
SEPP (Precincts – Central River City) 2021	N/A	Not relevant to the proposed amendments as the site is not contained in one of the precincts of the SEPP.

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**3.2.5. Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 Directions)**

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing Planning Proposals for new LEPs. The directions are listed under nine focus areas:

1. Planning Systems and Planning Systems – Place Based
2. Design and Place (This Focus Area was blank when the Directions were made)
3. Biodiversity and Conservation
4. Resilience and Hazards
5. Transport and Infrastructure
6. Housing
7. Industry and Employment
8. Resources and Energy
9. Primary production

The following directions are considered relevant to the subject Planning Proposal.

**Table 13 – Consistency of Planning Proposal with relevant Section 9.1 Directions**

Relevant Direction	Comment	Compliance
<b>1. Planning Systems and Planning Systems – Place Based</b>		
<b>Direction 1.1 – Implementation of Regional Plans</b> The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	The Planning Proposal applies to land within Sydney's Central City. The Planning Proposal is consistent with the goals, directions and actions contained in the Greater Sydney Region Plan as discussed in Section 3.2.1 and 3.2.2 of this Planning Proposal, respectively.	Yes
<b>Direction 1.3 – Approval and Referral Requirements</b> The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
<b>Direction 1.4 – Site Specific Provisions</b> The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The Planning Proposal does not introduce any site specific provisions.	Yes
<b>2. Design and Place</b>		
This Focus Area was blank at the time the Directions were made.	This Direction was blank when made.	
<b>3. Biodiversity and Conservation</b>		
<b>Direction 3.1 – Conservation Zones</b> The objective of this direction is to protect and conserve environmentally sensitive areas.	The Planning Proposal is consistent with this direction, in that it does not apply to environmentally sensitive areas or alter provisions for land in a conservation zone.	Yes

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**Direction 3.2 – Heritage Conservation**

The objective of this direction is to protect and conserve environmentally sensitive areas.

The new height of building and FSR controls in this Planning Proposal respond to the adjoining HCA and low scale residential uses by transitioning building heights downwards and protecting view corridors. This 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 consultant study that informed mapped building heights in the CSN SEPP.

New area specific site planning DCP controls for the NEPIA are also proposed in addition to building height to support a comprehensive approach to transition.

In this regard, the Planning Proposal is deemed to have minimal impact on the heritage significance of adjacent local and state heritage items and heritage conservation areas.

Yes

**Direction 3.5 – Recreation Vehicle Areas**

The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.

The Planning Proposal is consistent with this direction, in that it is not proposing to enable land to be developed for the purpose of a recreation vehicle area.

Yes

**4. Resilience and Hazards****Direction 4.1 – Flooding**

The objectives of this direction are to:

- (a) Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and
- (b) Ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land.

The current adopted flood maps indicate that the land within the NEPIA is not affected by the 100 year Annual Recurrence Interval (ARI) flood and the Probable Maximum Flood (PMF).

The draft Parramatta River Flood study 2023 shows that the majority of the NEPIA is unaffected by flooding except for a part of Fennell Street and Sorrell Street which are subject to increased risk of Probable Maximum Flood (PMF) and increased hazard risk, compared to current flood information.

Potential for lot amalgamation and existing access to public roads with rising access outside the PMF significantly reduces the impact of flooding within the NEPIA.

Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage.

Impacts from flooding are to be mitigated through the application of Standard Clause 5.1 in PLEP 2023 and the provisions in Parramatta DCP 2023.

Yes

**Direction 4.3 Planning for Bushfire Protection**

The objectives of this direction are to:

- (a) Protect life, property and the environment from bush fire hazards, by

The land is not identified as bush fire prone land under Section 10.3 of the Environmental Planning and Assessment Act.

Yes

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- discouraging the establishment of incompatible land uses in bush fire prone areas, and
- (b) Encourage sound management of bush fire prone areas.

**Direction 4.4 – Remediation of Contaminated Land**

The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by Planning Proposal authorities.

The land is not within an investigation area within the meaning of the Contaminated Land Management Act 1997 and has not been subject to development as described in Table 1 of the contaminated land planning guidelines.

Yes

**Direction 4.1 – Acid Sulfate Soils**

The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

The site is identified as Class 5 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2023. Acid sulfate soils are generally not found in Class 5 areas however this will be addressed further at the development application stage. In any event, PLEP 2023 cl. 6.1 appropriately addresses acid sulfate soils.

Yes

**5. Transport and Infrastructure****Direction 5.1 – Integrating Land Use and Transport**

The objective of this direction is to ensure that development reduces dependence on cars, increases the choice of available transport and improves access to housing, jobs and services by walking, cycling and public transport.

The Planning Proposal is not directly providing any new development of infrastructure although it is located within proximity to the Parramatta Light Rail and frequent bus services.

Yes

The proximity to light rail infrastructure will provide an alternative mode of transport to private car usage and reduce the dependency on cars for access to housing, jobs and services with the residents being serviced by the stations Prince Alfred Square and Fennell Street.

The light rail will also be extended via the Parramatta Light Rail Stage 2 which will open up more transport and accessibility options across the LGA. The planning proposal is considered consistent with this Direction as it delivers integrated land use and transport outcomes.

Supporting DCP controls also include reduced car parking provision as part of development sites.

**Direction 5.2 – Reserving Land for Public Purposes**

The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations where the land is no longer required for acquisition.

The Planning Proposal does not require any identification of or removal of any land for the purposes of acquisition. It does not require the reservation of land for acquisition of any land for public purposes.

Yes

**Direction 5.3 – Development Near Regulated Airports and Defence Airfields**

This planning proposal is not next to any existing or proposed regulated airport or known defence airfield and does not include provisions which permit towers greater than 100m or more above ground.

Yes

The proposed controls do not provide for development that would need to be reported to Civil Aviation Safety Authority (CASA) as a 'tall



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structure' as per 'Reporting of tall structures'  
CASA advisory circular December 2021.

**6. Housing****Direction 6.1 – Residential Zones**

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.

The Planning Proposal is consistent with this direction, in that it aims to retain the R4 High Density Residential zoning whilst increasing housing yield through increasing maximum FSR to 3.6:1 and HOB to 40m.

The area's proximity to the Parramatta Light Rail and connection to other forms of rapid transit (Sydney buses, Sydney Trains and Sydney Metro West) makes it well placed to utilise nearby infrastructure that will provide critical services for the population increase.

Yes

**7. Industry and Employment – not applicable****8. Resources and Energy – not applicable****9. Primary Production – not applicable****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?**

No, the site is located within a highly urbanised environment, and is not mapped to contain critical habitat or threatened species, populations or ecological communities, or their habitats. The site is unlikely to impact on any threatened flora or fauna species or threatened habitats. The NEPIA site does not coincide with any land identified as "Biodiversity" on the Natural Resources Map in the PLEP 2023.

**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?**

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

- Heritage impacts
- Urban Design and Built Form
- Flooding
- Transport, Traffic, Accessibility and Parking

**Heritage impacts**

Previous heritage studies commissioned by Council for the CBD PP that at the time included the NEPIA have been superseded by the SEPP process for the Church Street North Precinct. The Department's *Finalisation Report 2023* recommended strategies and principles developed by input from urban design and heritage specialists. For the NEPIA the relevant principles and strategies include responding to the adjoining HCAs and low scale residential uses by transitioning building heights downwards towards them and protecting view corridors.



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The recommendations that have been applied by this Planning Proposal are based on a comprehensive approach to transition as required by the Department using a combination of height of building and FSR controls in the LEP and site planning controls in the (draft) DCP controls for the precinct. Stepped building heights and building alignment controls are utilised to provide for a design method to maintain and enhance existing heritage values. Furthermore, the NEPIA will enhance surrounding heritage value through framing the Sorrell Street HCA with large deep soil zones and vegetated setbacks to accommodate canopy tree plantings and allowing the landscape to act as a backdrop to heritage buildings.

**Design Response and Built Form**

The Planning Proposal seeks an amended to the LEP Height of Buildings Map and to the Floor Space Ratio Map to provide an increase in height from 11m to a range of 24m to 40m and an increase in FSR from 0.8:1 to a range of 2:1 to 3.6:1. The proposed increase is considered an appropriate transition in the context of concentrated height on Church Street towards the Sorrell Street HCA.

The recommended height of building controls for the NEPIA were determined using the 'viewshed' approach detailed in the Department-commissioned consultant study that informed mapped building heights in the CSN SEPP; as well as a mapped skyline strategy and acknowledgement of sites within the CSN precinct north of Harold Street that are unlikely to redevelop due to large 6- to 8-storey residential strata subdivisions.

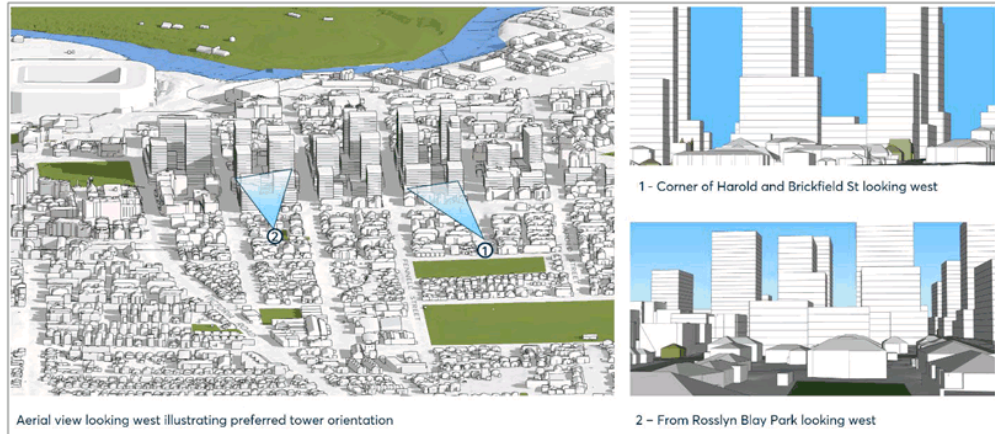
The recommended FSR controls for the NEPIA are based on achieving workable FSRs that align with the proposed height of building controls and creating workable residential floor plates within a slender tower form and podium, with space for deep soil and communal open space.

The recommended FSR and height limit for the site at 23-27 Harold Street, Parramatta (which is currently subject to a rezoning review), was determined using the same built form principles and outcomes-based approach for the NEPIA. The maximum FSR of 3.6:1 and a 40m height limit is proposed for the site noting this slightly higher FSR reflects the efficiencies of a smaller sized site.

**Figure 4:** Council officer modelling showing how the stepped height of buildings as well as the inter building separation with views to sky creates the transition between the Church Street North precinct and the sites within the NEPIA. Note that sites on Church Street North have been modelled to include potential design excellence and place based bonuses. View 1 and 2 are taken from the public domain using 60 degree human view cone and illustrate that when bonuses are applied, the tops of towers can no

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longer be perceived. This reinforces the importance of combining principles of height transition with other methods of transition in the NEPIA.



#### Associated Development Control Plan (DCP)

To support the proposed amendments to the LEP outlined above, amendments are proposed to Part 8, Section 8.3 Neighbourhood Precincts in Parramatta DCP 2023.

Area specific DCP controls are considered necessary for the NEPIA primarily due to the heritage sensitivities and need to provide transition between the HCA and forthcoming new LEP controls for the Church Street North precinct. This new section of the Parramatta DCP is recommended to include objectives and controls for:

- The desired future character of the area, with consideration for existing context and how this precinct will redevelop incrementally over time,
- Minimum site requirements and preferred site amalgamation to ensure the objectives of future development in the area can be met,
- Heritage transition achieved through specified setbacks, street wall heights and building orientation,
- Deep soil and landscaping requirements for future amenity and to create a vegetated heritage setting,
- Consistent street setbacks that maintain heritage items as the dominant features of the streetscape and enable large canopy tree planting within the front setback zone,
- Tower separation to enable views to sky when observed from the Sorrell Street HCA (east), and
- Bespoke car parking rates that respond to the proximity to the City Centre and light rail infrastructure (see further discussion below).

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**Figure 5:** Area specific DCP controls are proposed to achieve the Structure Plan for the North East PIA (buildings coloured red) and part of the Church Street North precinct (buildings coloured yellow).



Given the NEPIA consists only of R4 High Density Residential zoned land, the following Parts of the DCP will continue to apply in addition to the new site specific provisions proposed in Part 8: Part 2: Design in Context, Part 3: Residential Development, Part 5:



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Environmental Management, Part 6: Traffic and Transport and Part 7: Heritage and Archaeology.

### Design Context

The design process for the NEPIA has been carried out concurrent with the drafting of DCP controls for part of the Church Street North precinct where new LEP controls will soon take effect. Consequently, these precincts and their surrounds have been treated as a whole to determine a recommended outcome. Based on a spatial analysis of the area, several key design objectives have been established to guide the design approach. These are related to:

- Creating continuity between the City Centre from south of the river, northwards along the Church.
- Considering a more residential focus for future development outcomes in North Parramatta.
- Providing transition to heritage conservation areas to be achieved through both stepped building heights and space between buildings through setbacks and building separation.
- Maintaining the highly vegetated character of North Parramatta for tree canopy within street setbacks and rear gardens at mid-block.
- Establishing building alignments that respond to the prevailing alignment of heritage items in the area.
- Responding to the landscape and river setting with a skyline that follows the topography along the ridge.

Although the design objectives and principles were developed for the whole area, the proposed LEP and DCP controls for the NEPIA are drafted so that they apply independently of the CSN SEPP area.

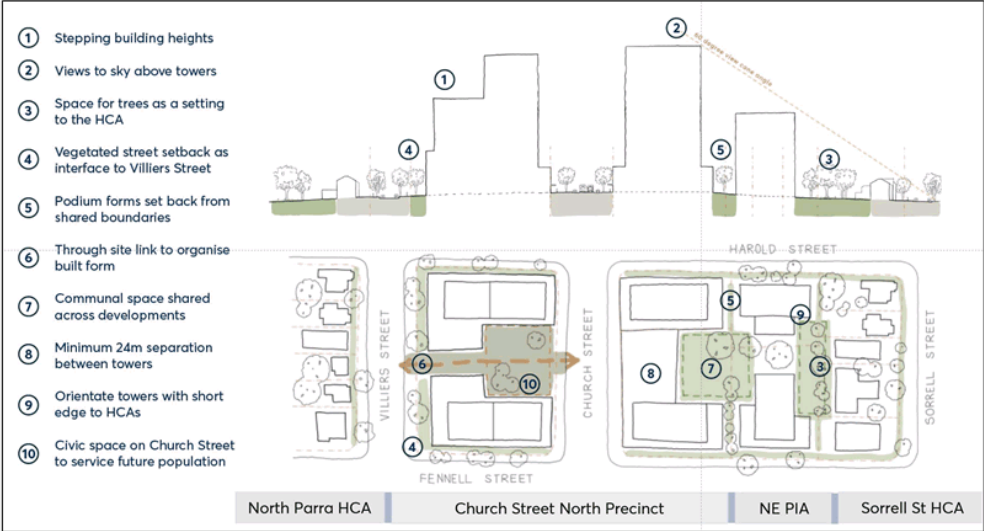
The recommendations for NEPIA are based on **comprehensive approach to transition** as required by the Department in the Church Street North SEPP Finalisation Report that includes a combination of both building height and site planning. The method for transition includes stepping in building height from Church Street properties to the Sorrell Street HCA, but also includes:

- Utilising detached buildings to mediate between perimeter block, podium tower development along Church Street and existing apartments and houses within the HCA,
- Locate vegetated setbacks and communal open space on the ground to provide landscape space as a frame/backdrop to heritage buildings and the HCA,
- Supporting deep soil zones on development sites, which enables canopy tree planting to be a setting to heritage,
- Ensuring any future development is setback from the prevailing heritage alignment on the street and that front setback zones support large canopy tree planting,
- Orientating the short edge of towers towards the HCA to minimise the bulk of towers perceived from the HCA,
- Maximising separation between towers where it can increase views to sky when observed from the HCA, and
- Encouraging slender tower forms and finer grain street wall typologies to tie into the surrounding lower scale context of North Parramatta.

This multifaceted approach to transition that has been applied to NEPIA sites is illustrated in **Figure 6** below.

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**Figure 6:** Methods for achieving transition and unifying development across the precinct through building heights and setbacks between Church Street and the Sorrell Street HCA.



**Flooding**

Preparation of this Planning Proposal has considered the current adopted flooding maps for the NEPIA, and the Council endorsed exhibition draft of the Parramatta River Flood Study (2023).

The current adopted flood maps indicate that the land within the NEPIA is not affected by the 100 year Annual Recurrence Interval (ARI) flood and the Probable Maximum Flood (PMF).

The draft Parramatta River Flood study shows that the majority of the NEPIA is unaffected by flooding except for a part of Fennell Street and Sorrell Street which are subject to increased risk of Probable Maximum Flood (PMF) and increased hazard risk (see **Figure 7**), compared to current flood information as shown in Section 4.1.

Any future development on the site will need to respond to the Flood Risk Development Manual and the relevant controls contained within the PLEP 2023 and the Parramatta Development Control Plan 2023.

**Figure 7:** Extract of the NEPIA consolidation/structure plan showing the sites under the draft Parramatta Flood Study 2023 affected by the PMF and the hazard affectation.

PMF	Hazard
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**Transport, Traffic, Accessibility and Parking**

Preparation of this Planning Proposal has considered Council's Integrated Transport Plan 2021 (ITP) which at the time included the NEPIA. The ITP considered growth as a result of the CBD PP and modelled residential parking rates delineating the difference between locations that are within 800m or a 10-minute walk approximately from Parramatta train station (Category A) and other locations at the CBD fringes considered remote from heavy rail (Category B) as shown in **Figure 8**.

At the time of writing, a separate Planning Proposal is being prepared to request a Gateway to implement the recommendations of the ITP, and specifically applying the 'Category B' parking rates as outlined in **Table 14** to part of the adjacent Church Street North precinct.

While not within the 'City Centre' boundary, the Category B car parking rates are recommended by Council to be applied to the NEPIA via an area specific DCP control for the following reasons:

- the areas proximity to the City Centre and existing and future public transport and generally subject to the same traffic conditions as the Church Street precinct; and
- anticipated development typology (tower and podium with basement car parking) is the same as Church Street.

There are no other transport, traffic, accessibility and parking issues as a result of this Planning Proposal.

PLANNING PROPOSAL – North-East Planning Investigation Area

**Figure 8: Parramatta Residential Parking Rate Categories** (Source: [Parramatta Integrated Transport Plan 2021](#)), the NEPIA is within the red circle.



**Table 14: Comparison of number of car parking space requirements**

Residential Parking Rate	Parramatta DCP current general controls that apply to the NEPIA – Minimum required number of spaces	ITP 'Category A' controls in PLEP 2023 Part 7 City Centre – Maximum required number of spaces	ITP 'Category B' recommended controls for inclusion in PDCP 2023 Part 8 precinct controls for the NEPIA– Maximum required number of spaces (proposed)
Studio	0.6	0.1	0.2
1 bedroom	0.6	0.3	0.4
2 bedroom	0.9	0.7	0.8
3+ bedroom	1.4	1.0	1.1

### 3.3.3. Has the Planning Proposal adequately addressed any social and economic effects?

Council's Community Infrastructure Strategy identifies a new community hub to be delivered as part of redevelopment of the area to service the north of the Parramatta CBD, close by to a light rail stop, including approximately 1,500m<sup>2</sup> of multi-purpose community space that can be used for a range of programs and activities.

City of Parramatta'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. Increased dwelling numbers will assist with improved social outcomes providing people with housing and access to public transport, education services, open space, health services, community services, employment and recreational facilities.

### 3.4. Section D – State and Commonwealth Interests

#### 3.4.1. Is there adequate public infrastructure for the Planning Proposal?

The PIA is within proximity to the Parramatta Light Rail Stage 1 with the closest stations being Prince Alfred Square and Fennell Street.

Additional connections from Parramatta's CBD to Sydney Olympic Park via Camellia, Rydalmere, Melrose Park and Wentworth Point will be delivered through the Parramatta Light Rail Stage 2 which has recently been expedited to begin construction in 2025.

The State Government has recommitted to the Sydney Metro West, a 24km underground railway that will connect Greater Parramatta and the Sydney CBD with stations confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and Hunter Street in the Sydney CBD. After a recent independent review into Sydney Metro, scoping studies were prepared for up to two potential stations locations west of Sydney Olympic Park including one at Rosehill Gardens.

Both projects will further increase the site's accessibility via public transport from the Sydney CBD to Greater Parramatta.

The PIA is also within walking distance from local schools, shopping centres and public open space.

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

Consultation with the State and Commonwealth public authorities will be undertaken once the gateway determination has been issued.

PLANNING PROPOSAL – North-East Planning Investigation Area

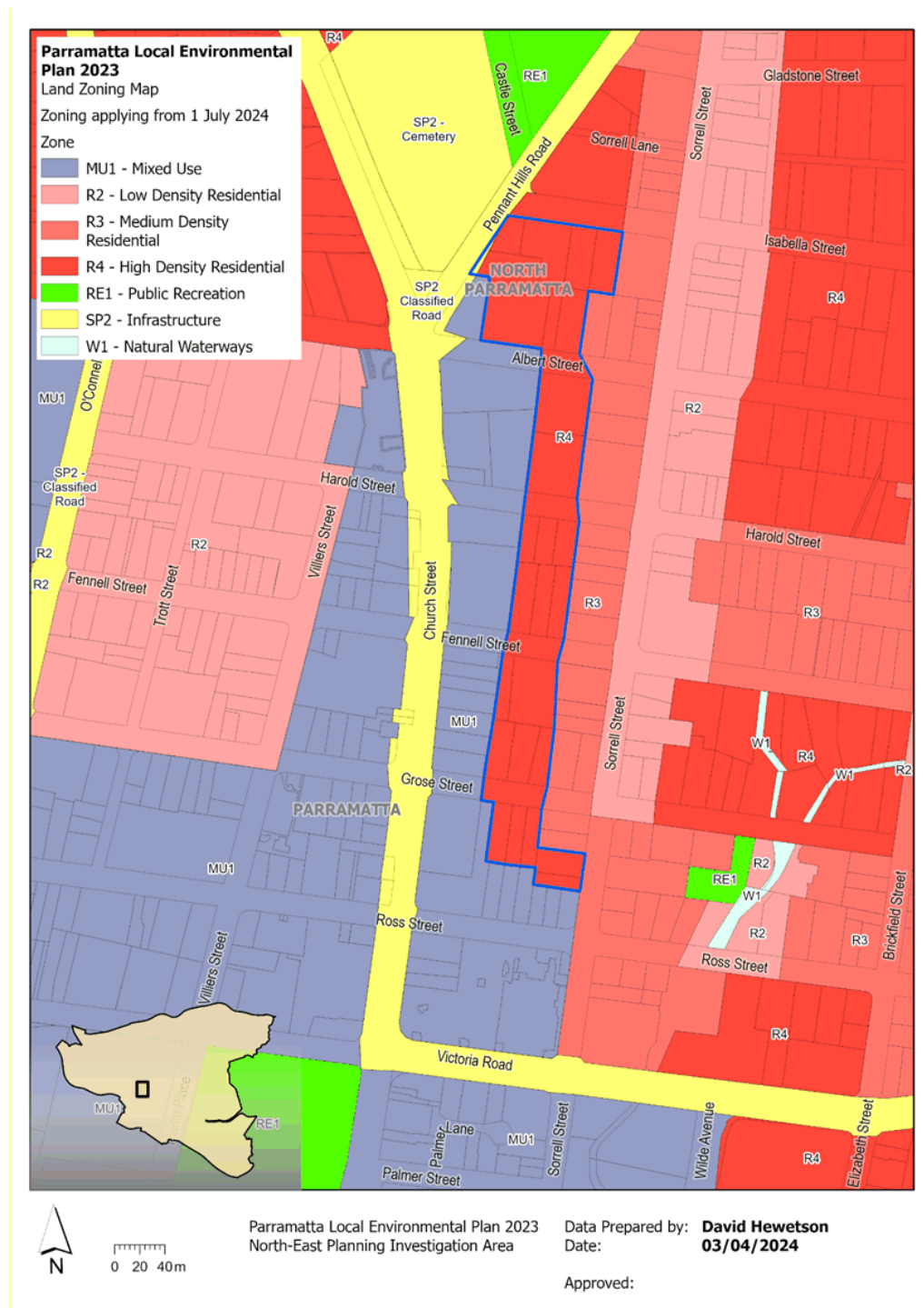
## PART 4 – MAPS

This section contains the mapping for this Planning Proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals. **Existing controls**

The following section illustrates the current *PLEP 2023* controls which apply to the site. The following maps are provided:

- Land Use Zoning Map
- Floor Space Ratio Map
- Height of Buildings Map
- Heritage Map
- Acid Sulfate Soils Map
- Flooding

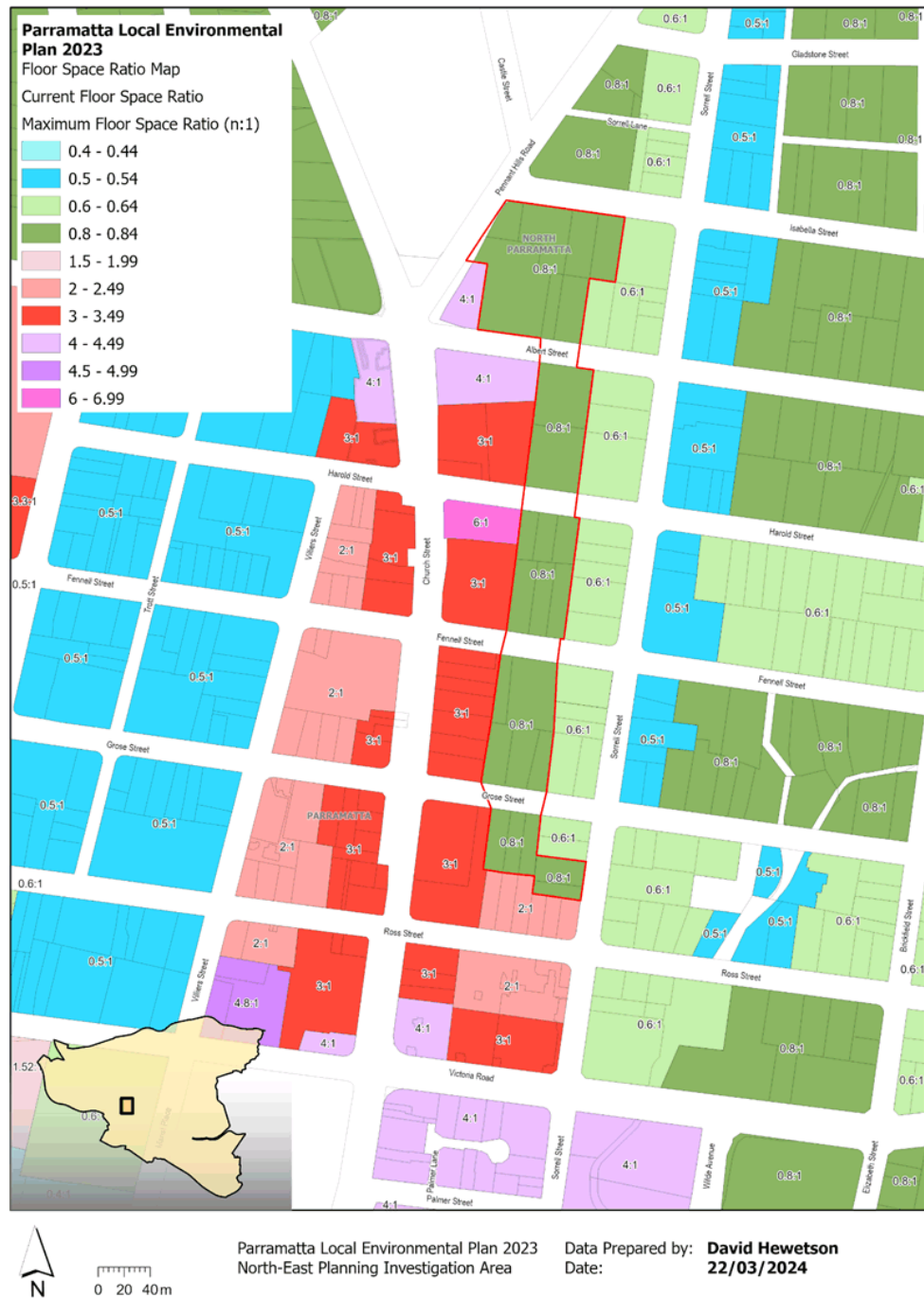
## PLANNING PROPOSAL – North-East Planning Investigation Area



**Figure 9** illustrates the existing Land Use Zoning controls for the NEPIA, the map includes zoning changes to the Church Street North Precinct which will apply from 1 July 2024.

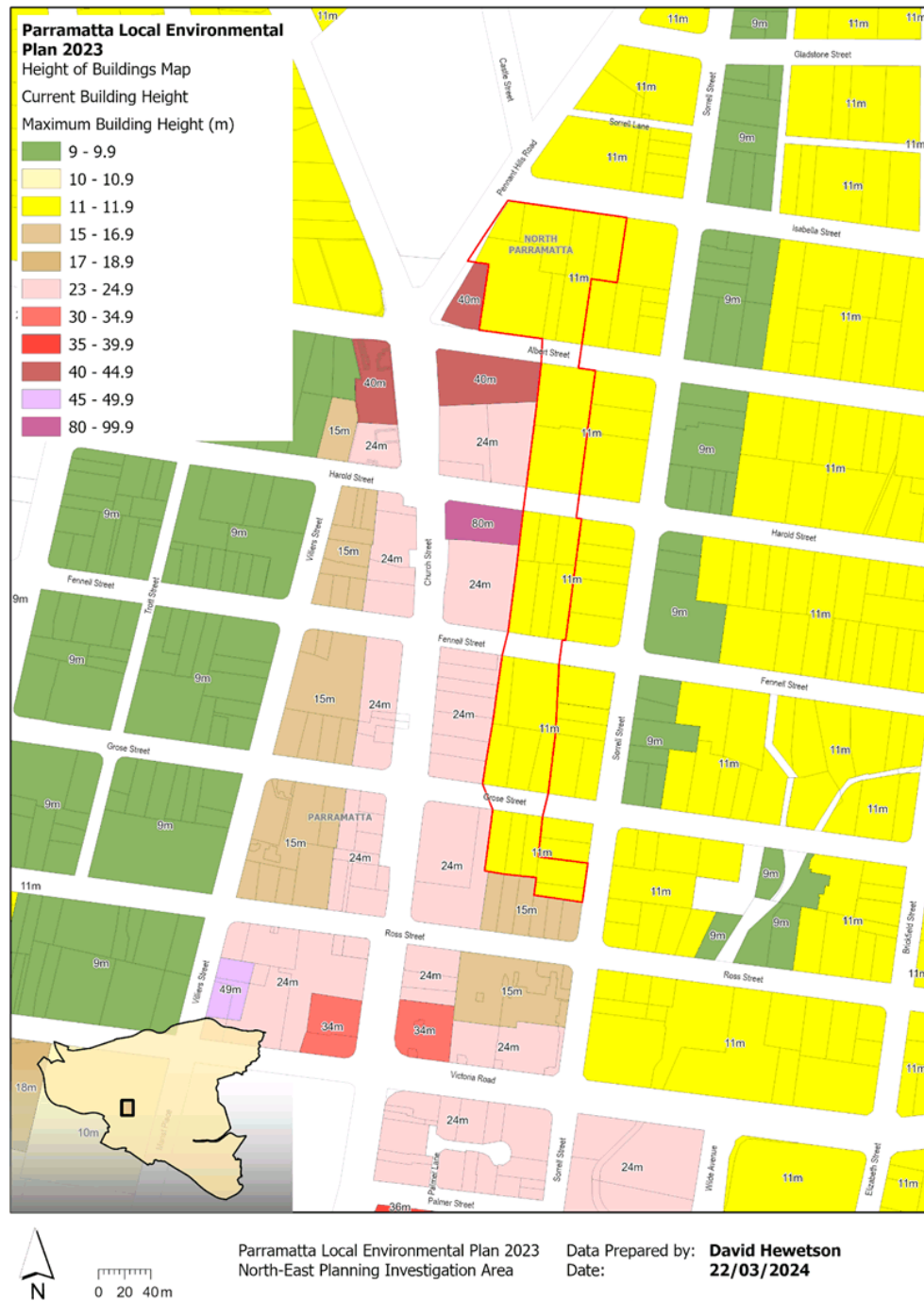


## PLANNING PROPOSAL – North-East Planning Investigation Area



**Figure 10** illustrates the existing Floor Space Ratio (FSR) controls for the NEPIA with a consistent 0.8:1 across the site.

## PLANNING PROPOSAL – North-East Planning Investigation Area

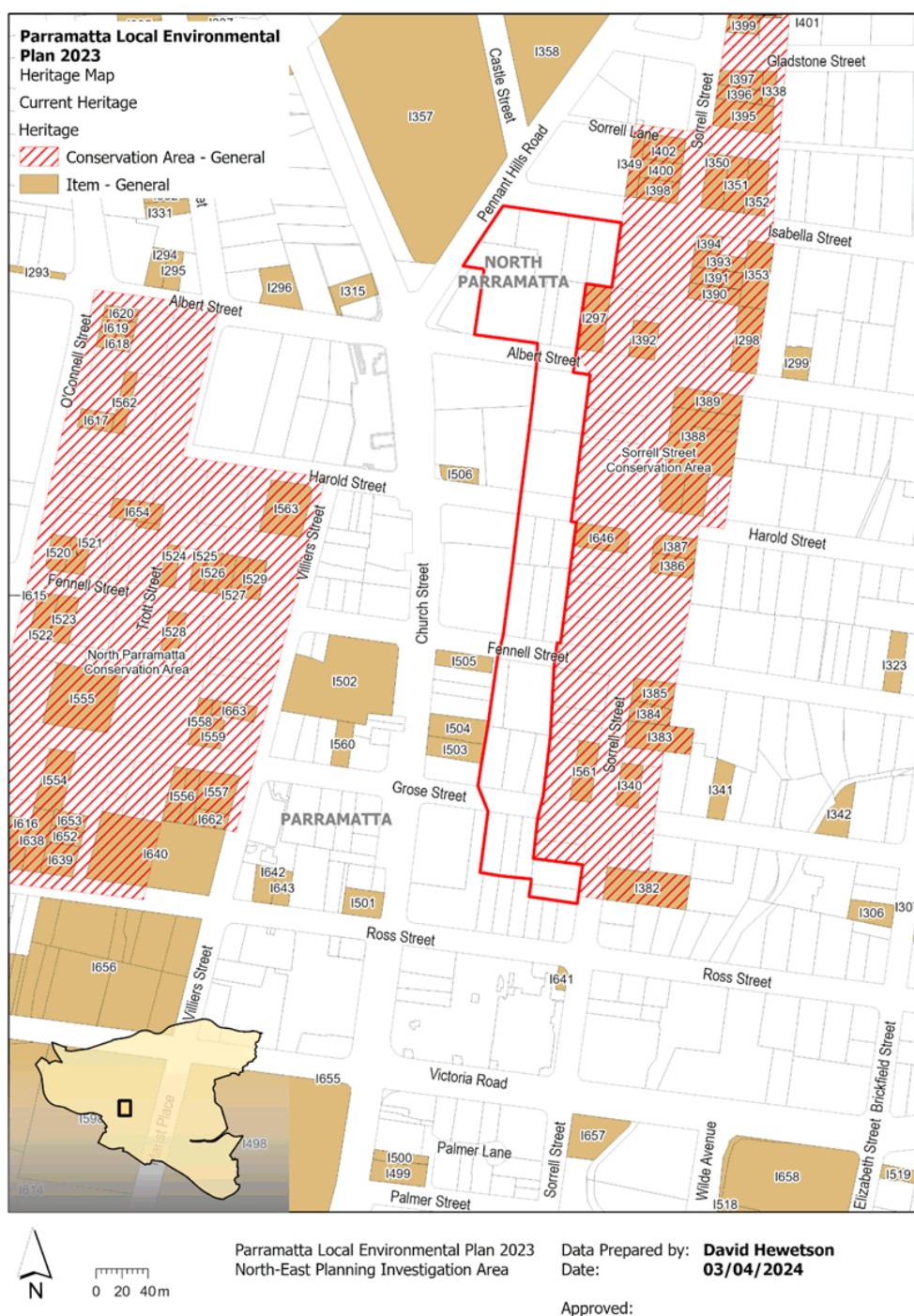


**Figure 11** illustrates the existing Height of Buildings (HOB) control for the NEPIA with a consistent 11m across the site.

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**Figure 12** illustrates the existing Parramatta LEP 2023 heritage items and conservation areas in and proximate to the NEPIA.

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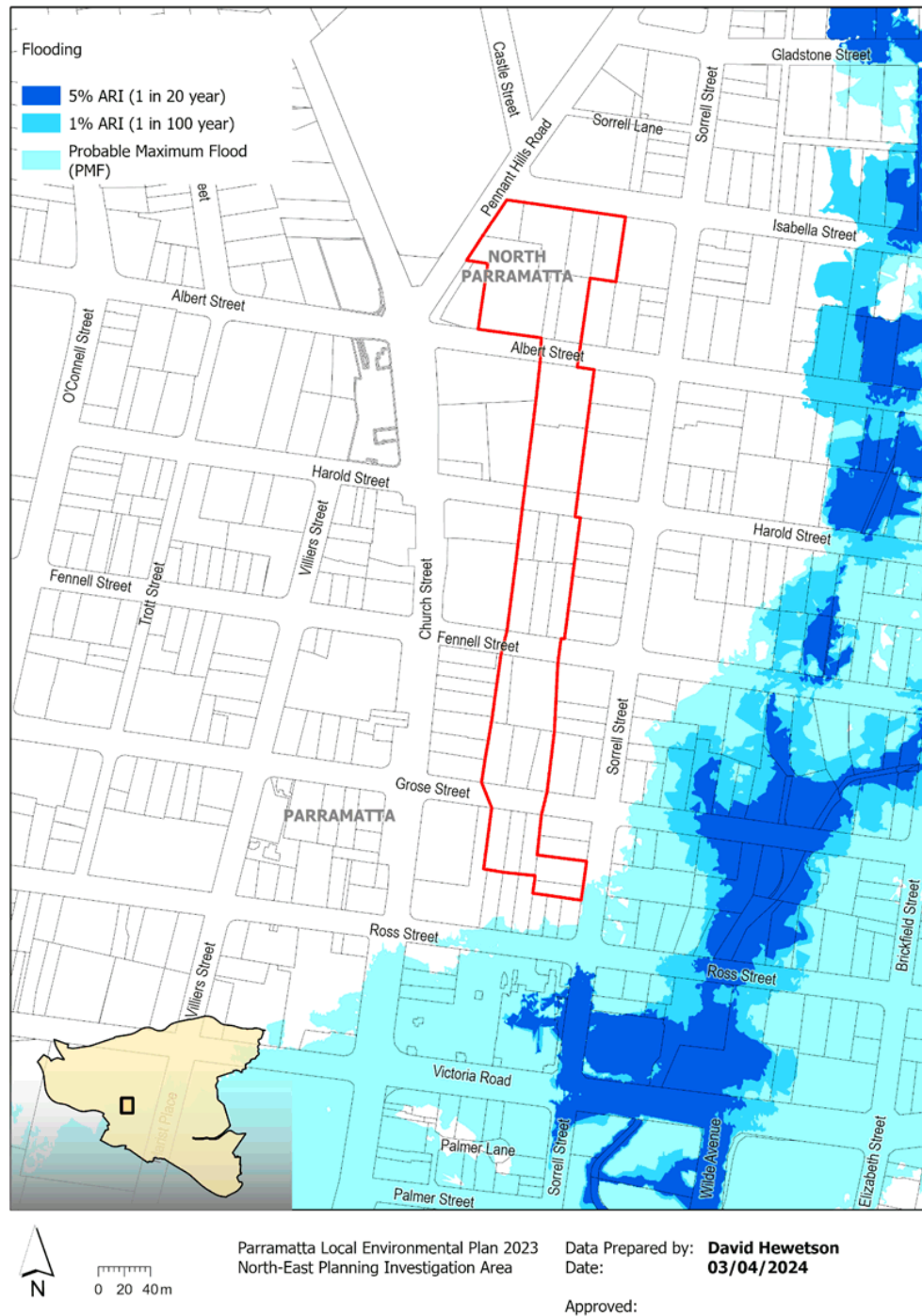
## PLANNING PROPOSAL – North-East Planning Investigation Area



**Figure 13** illustrates the existing Acid Sulfate Soils classification for the NEPIA with a consistent Class 5 of land across the site.



## PLANNING PROPOSAL – North-East Planning Investigation Area



**Figure 14** illustrates Council's existing flood mapping for the NEPIA displaying the affected areas for 5% and 1% Average Recurrence Intervals and the Probable Maximum Flood.



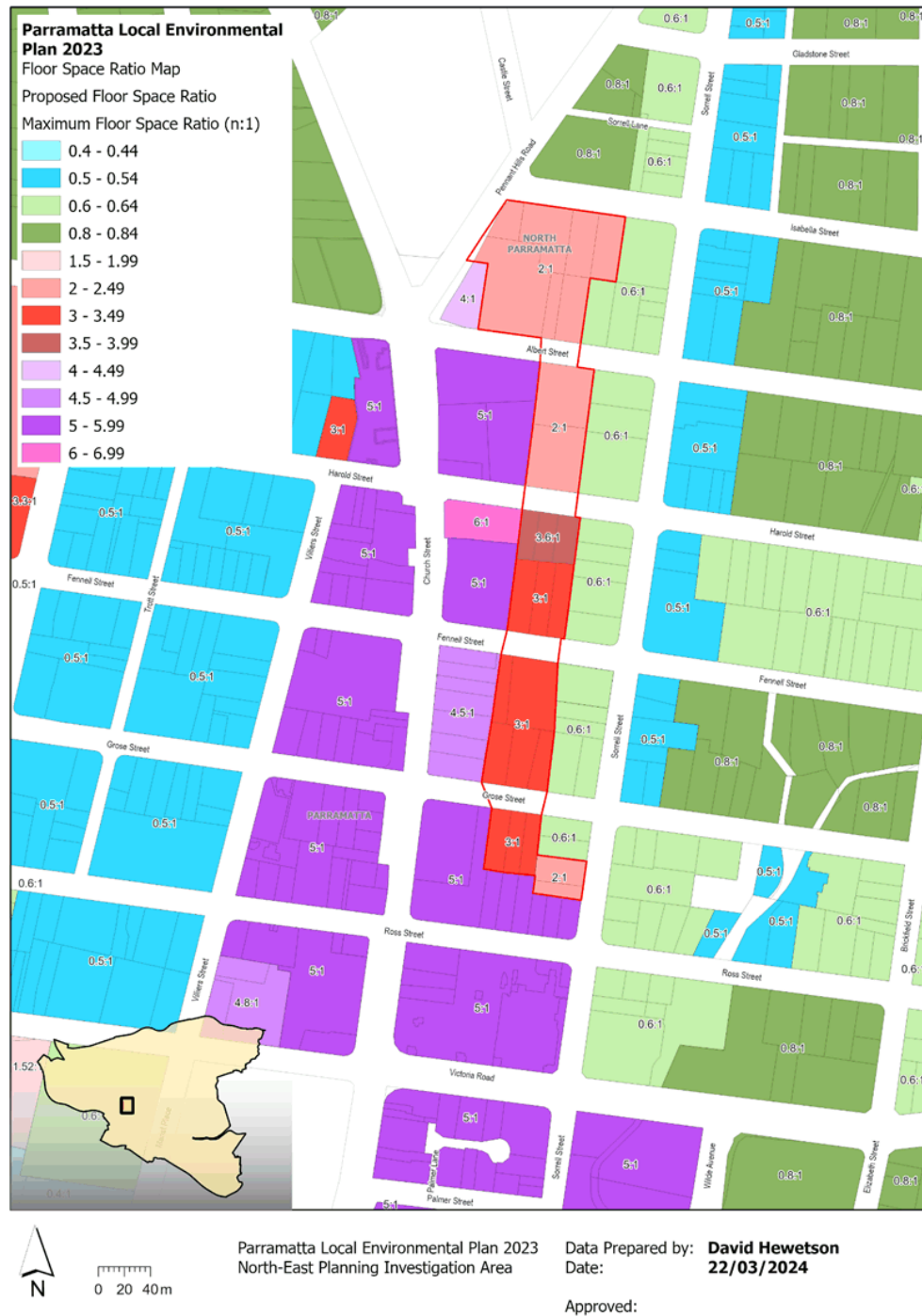
PLANNING PROPOSAL – North-East Planning Investigation Area

#### **4.2 Proposed controls**

The figures in this section illustrate the proposed amendments to the following maps:

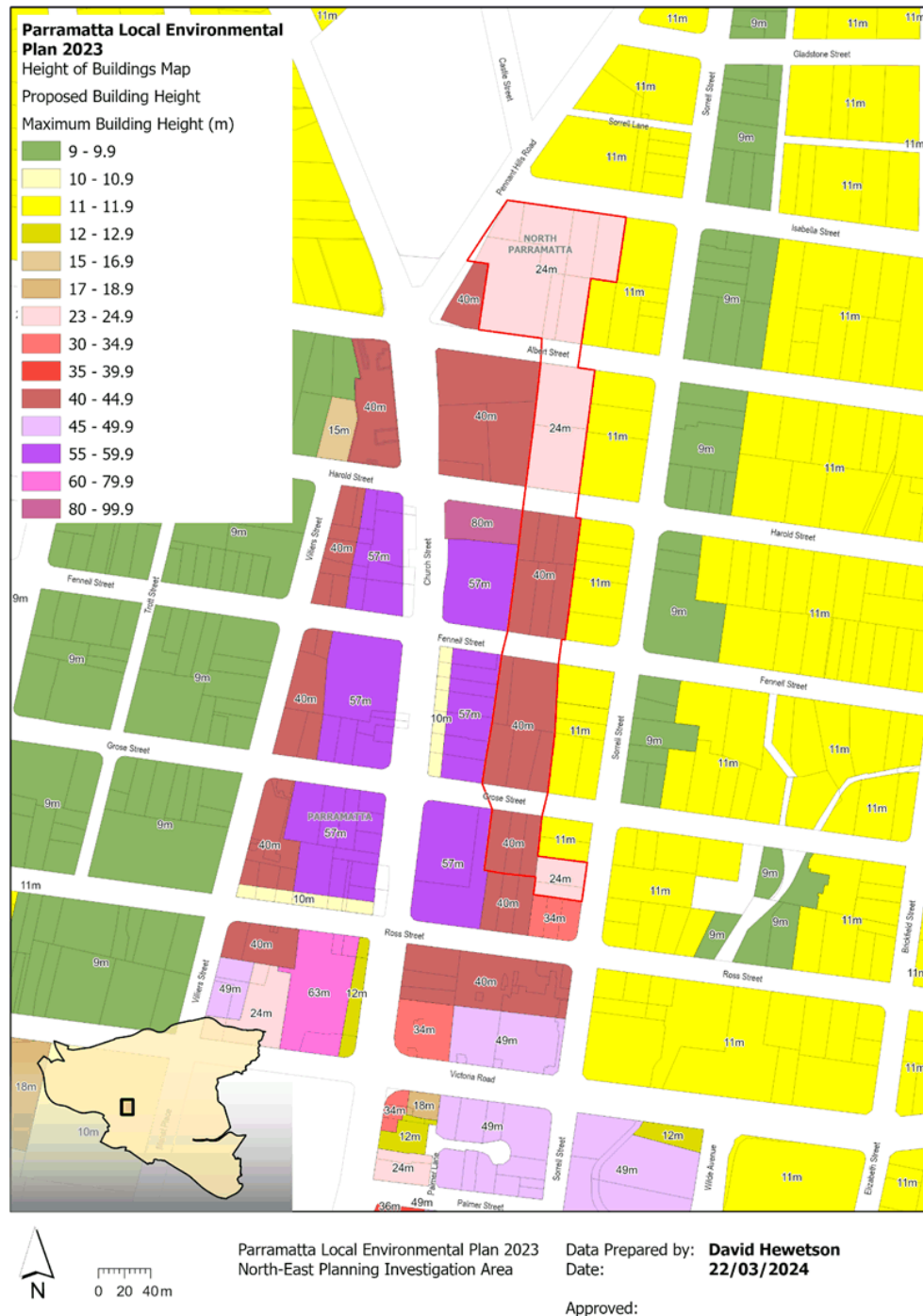
- Floor Space Ratio Map
- Height of Buildings Map

## PLANNING PROPOSAL – North-East Planning Investigation Area



**Figure 15** illustrates the proposed Floor Space Ratio (FSR) controls as recommended for the NEPIA from this Planning Proposal.

## PLANNING PROPOSAL – North-East Planning Investigation Area



**Figure 16** illustrates the proposed Height of Buildings (HOB) controls as recommended for the NEPIA from this Planning Proposal.

PLANNING PROPOSAL – North-East Planning Investigation Area

## PART 5 – COMMUNITY CONSULTATION

The Planning Proposal (as revised to comply with the Gateway determination) is to be publicly available for community consultation.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's web-site; and
- written notification to affected 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.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PLANNING PROPOSAL – North-East Planning Investigation Area

## PART 6 – PROJECT TIMELINE

Once the Planning Proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the Planning Proposal's process.

**Table 15** below outlines the anticipated timeframe for the completion of the Planning Proposal.

**Table 15** – Anticipated delivery of the Planning Proposal

Milestone	Anticipated Timeframe
Report to LPP on the assessment of the PP	April 2024
Report to Council on the assessment of the PP	May 2024
Referral to Minister for review of Gateway determination	May 2024
Date of issue of the Gateway determination	June 2024
Commencement and completion dates for public exhibition period	July 2024
Consideration of submissions	July - August 2024
Consideration of Planning Proposal post exhibition and associated report to Council	September 2024
Submission to the Department to finalise the LEP	October 2024
Notification of instrument	November 2024



**Attachment 2 - Council report on the Draft DCP for the North-East Planning Investigation Area**

The purpose of this Attachment is to illustrate the proposed amendments to Section 8.3 of Parramatta Development Control Plan 2023

Parramatta Development Control Plan 2023, Part 8: Centres, Precincts, Special Character Areas & Specific Sites

[cityofparramatta.nsw.gov.au/sites/council/files/2023-12/PDCP-2023-Part-8.pdf](https://cityofparramatta.nsw.gov.au/sites/council/files/2023-12/PDCP-2023-Part-8.pdf)

Section of the DCP being amended	Changes
Section 8.3 Neighbourhood Precincts	Amendment to Land Application Map
Section 8.3.10 North-East Parramatta	New controls

## NEIGHBOURHOOD PRECINCTS

**Explanatory note:** Amend diagram 8.3.1 Neighbourhood Precincts in Part 8.3 to include North-East Planning Investigation Area as below.

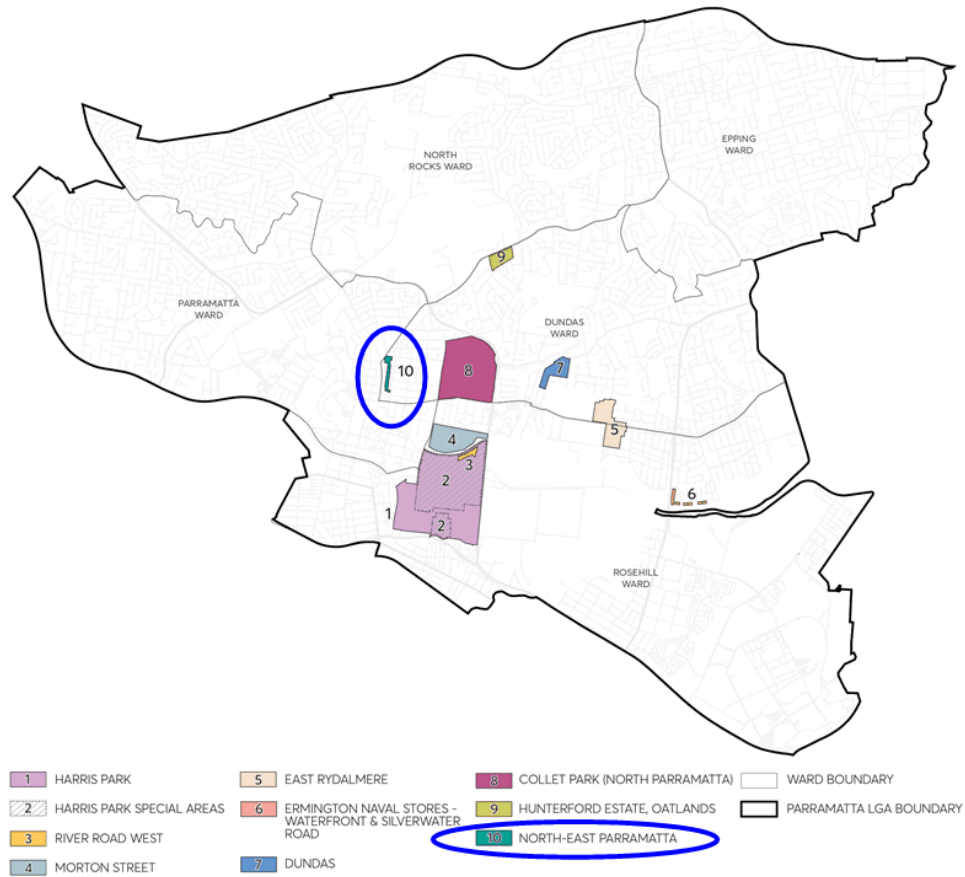


Figure 8.3.1 – Neighbourhood Precincts

## NORTH-EAST PARRAMATTA PRECINCT

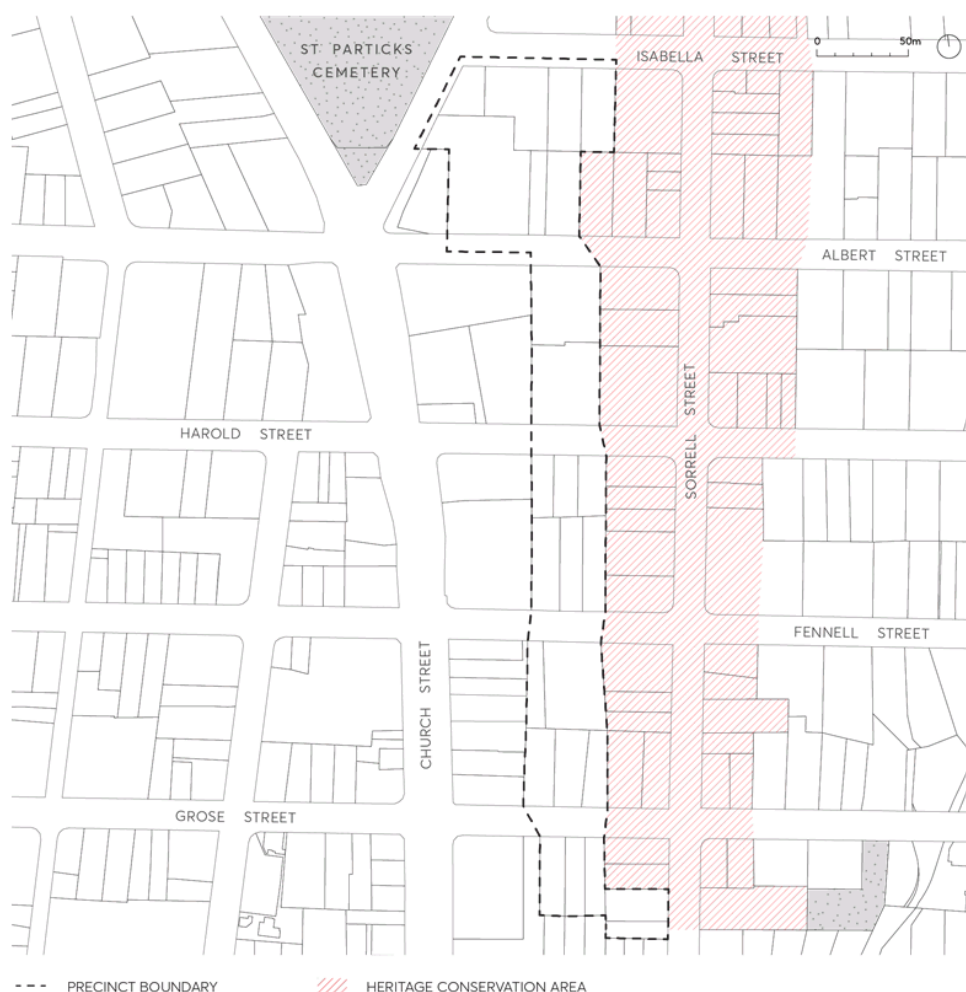


Figure 8.3.10.1 – North-East Parramatta Precinct

## 8.3.10.1 DESIRED FUTURE CHARACTER

The North-East Parramatta Precinct applies to land that sits between the northern periphery of the Parramatta City Centre and Sorrell Street Heritage Conservation Area (HCA). The adjacent Sorrell Street HCA is a residential precinct comprised mainly of 3- to 4-storey apartment buildings interspersed with smaller heritage houses. Established streetscapes where apartments have greater street setbacks and often mature tree planting, frame views of smaller heritage houses along the street. Historic buildings exist mostly on corners and in rows, with an important role in marking intersections and permitting views west up to the ridge of Church Street. Future development in this precinct is to respond to this prevalent heritage siting by ensuring that no building is built forward of well-established heritage alignments.

Future development within the North-East Parramatta Precinct will play a critical part in creating a transitional edge between larger scale development along the Church Street spine and the Sorrell Street HCA. Methods for transition include a combination of stepped building height, mid-block courtyards with tree planting, mid-block views to sky between towers along Church Street and upper-level setbacks in proximity to Sorrell Street properties. Transition ensures future built form is in response to both the existing and potential future context. The materiality and definition of podiums contribute to the streetscape, create human scale street edge and frame lower scale heritage buildings.

The wider context of North Parramatta is characterised by mature, large canopy trees within both the private and public domain. Future development should enhance this vegetated character and preserve trees on site as a priority.

The following controls acknowledge this is a precinct with a well-established residential character that will change over time. Controls are designed to recognise the potential higher density residential development within the North-East Parramatta Precinct and maximise opportunities for communal courtyards at ground that are collocated with deep soil, tree planting and increased canopy cover. Building podiums and towers are proportioned for residential uses with generous tower separation.

**The specific objectives and controls for this precinct detailed below are to be applied in conjunction with the general objectives and controls in Part 2, 3, 5, 6 and 7 of this DCP. Where there is any inconsistency with any other part of the DCP, the objectives and controls of this section will prevail.**

#### Objectives

- O.01 Transition building forms and types to mediate between the future context of towers along the Church Street spine and the low scale residential neighbourhood within the Sorrell Street Heritage Conservation Area.
- O.02 Define the visual setting of the heritage conservation area by ensuring views of sky from Sorrell Street over buildings within the North-East Parramatta Precinct and between towers.
- O.03 Orientate building forms to create consistent spacing between towers that align with tower development along Church Street increasing views to sky.
- O.04 Utilise building materiality and form to accentuate the lower levels of buildings in proximity to heritage buildings and along streets.
- O.05 Enhance the vegetated character of North Parramatta through consistent setbacks that preserve existing trees and enable further large canopy tree planting in the street, front setback, and rear setback zones.
- O.06 Ensure deep soil spaces with large canopy trees are delivered in a location where they also function as a background setting to the Sorrell Street Heritage Conservation Area.
- O.07 Allow heritage items to be the dominant features of the streetscape, forward of any future development.
- O.08 Support detached residential apartment buildings with good amenity.



Figure 8.3.10.2 – North-East Parramatta Precinct Setbacks & Built Form

**NOTE:** The building envelopes are indicative only and will be subject to further analysis and design refinement relating to flooding, overshadowing, heritage transition and the like.



### 8.3.10.2 MINIMUM SITE REQUIREMENTS

#### Objectives

- O.01 Ensure sites are of sufficient width to achieve:
- The necessary standard of amenity in relation to privacy, solar access, ventilation, outlook, deep soil, and landscaped area,
  - Desired tower alignment and orientation to create space between buildings and views to sky,
  - Adequate building separation in accordance with this section of the DCP,
  - A sense of address and passive surveillance of the street, and
  - Safe and efficient access and servicing.
- O.02 Ensure development does not isolate or compromise the amenity or development potential on adjacent sites.

#### Controls

- C.01 Site consolidation must comply with **Figure 8.3.10.3 – Preferred Lot Amalgamation for Redevelopment** to meet all of the objectives of the **8.3.10 North-East Parramatta Precinct**.



Figure 8.3.10.3 – Preferred Lot Amalgamation for Redevelopment

- C.02 A development lot must have a minimum site frontage width of 40 metres, except for development lots identified as site 04 and site 12 in Figure 8.3.10.3 – Preferred Lot Amalgamation for Redevelopment.
- C.03 Lots identified as site 04 and site 12 in Figure 8.3.10.3 – Preferred Lot Amalgamation for Redevelopment must have a minimum site frontage width of 24 metres.
- C.04 Where a site has the minimum frontage width or more, it must nonetheless be demonstrated that objective O.01 and O.02 of this control can be satisfied.

### 8.3.10.3 THE BUILDING ENVELOPE

#### Objectives

- O.01 Provide space for landscape amenity and canopy tree planting that also contributes to the public domain.
- O.02 Align and orientate future development in a way that creates space between towers that align with tower development along Church Street and enables views to sky when observed from the Sorrell Street Heritage Conservation Area.
- O.03 Provide adequate privacy, access to light, air and outlook for the occupants of buildings, neighbouring properties and future buildings.
- O.04 Ensure building form achieves comfortable public domain conditions for pedestrians, with adequate daylight, appropriate scale and mitigation of urban heat and wind effects of tower buildings.
- O.05 Utilise building form and site layout to achieve a transitional relationship between Church Street properties and properties within the Sorrell Street Heritage Conservation Area.

#### Controls

#### BUILDING SETBACKS

- C.01 Development within the precinct must comply with the setbacks and envelope controls specified in Figure 8.3.10.2 – North-East Parramatta Precinct Setbacks and Built Form.
- C.02 All building setbacks must be measured perpendicular to the boundary and extend to the outer faces of the building including balconies, sunscreens and the like.
- C.03 For sites with a 40m height limit as per the Parramatta LEP 2023, buildings must be set back a minimum of 6 metres from the street boundary as shown in Figure 8.3.10.4. Tower setbacks must comply with Figure 8.3.10.2 – North-East Parramatta Precinct Setbacks and Built Form.
- C.04 For sites with a 40m height limit, the street wall must be designed to be of predominantly masonry character and articulated with depth, relief and shadow on the street façade. Where no upper level setback is required by Figure 8.3.10.2 – North-East Parramatta Precinct Setbacks and Built Form, the lower 4 storeys of the development must still be designed with the same materiality and character as the street wall, and be clearly distinct from the tower element.

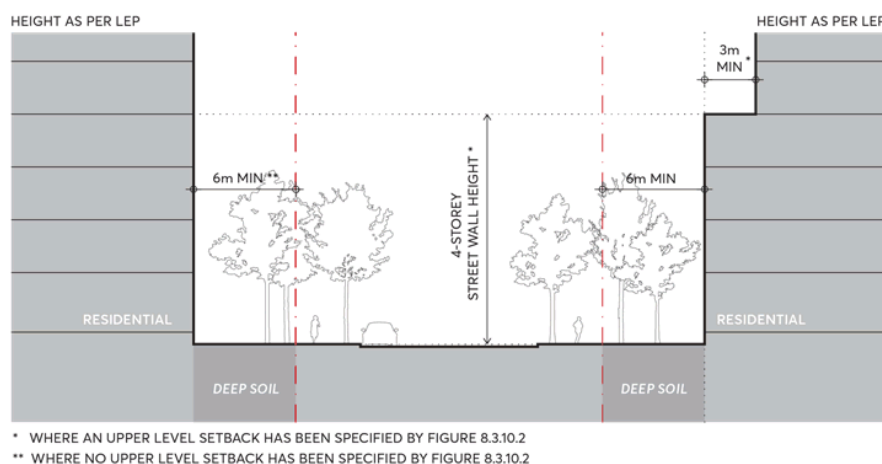


Figure 8.3.10.4 – Street setbacks and street wall height for sites with a 40m height limit

- C.05 For sites with a 24m height limit as per the Parramatta LEP 2023, buildings must be set back a minimum of 6 metres from the street boundary, and upper level set back a minimum of 3m from the street wall, as shown in **Figure 8.3.10.5**. The lower 5 storeys must be designed to be of predominantly masonry character and articulated with depth, relief and shadow on the street façade.

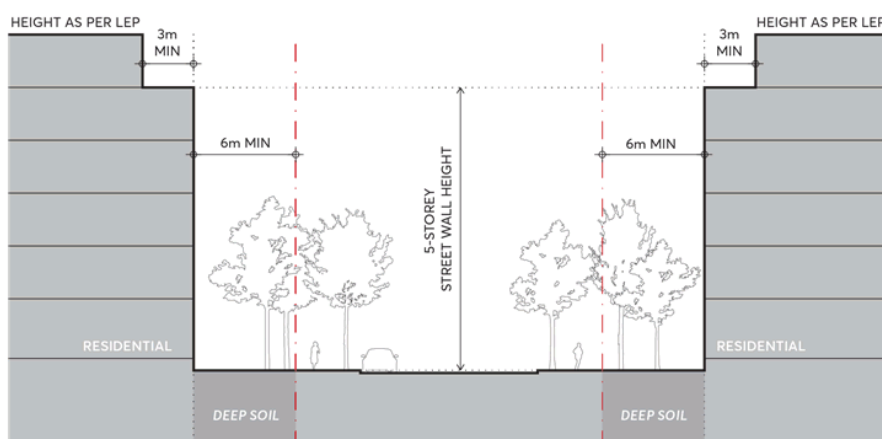
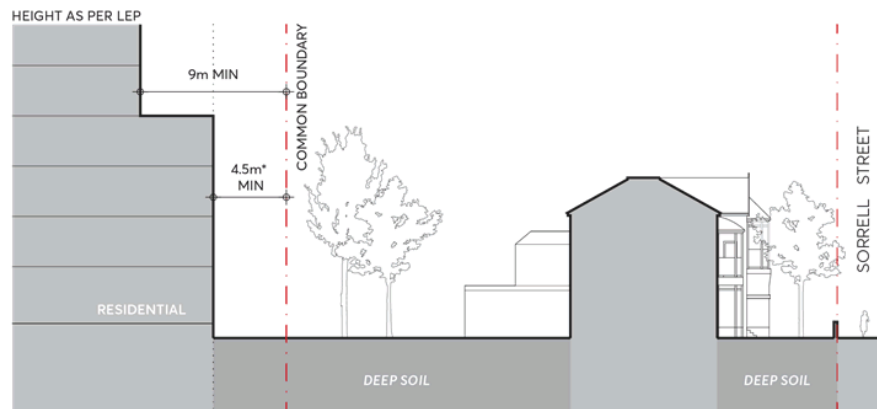


Figure 8.3.10.5 – Street setbacks and street wall height for sites with a 24m height limit

- C.06 A 1 metre articulation zone is permitted forward of the street setback, in which building elements may occupy a maximum of one third of the area of the façade. Services or lift shafts are not permitted in the articulation zone.
- C.07 For sites with a 40m height limit, buildings must provide a minimum 4.5 metres setback from the common boundary shared with any lot in the Sorrell Street Heritage Conservation Area and towers set back a minimum of 9 metres from the common boundary, as per Figure 8.3.10.6.



\* UNLESS OTHERWISE SPECIFIED BY FIGURE 8.5.10.3

Figure 8.3.10.6 – Setback to properties within the Sorrell Street Heritage Conservation Zone

- C.08 Buildings on site 05, site 06 and site 12 must provide a minimum 6 metres setback from the common boundary shared with any lot in the Sorrell Street Heritage Conservation Area and the upper level must be set back a minimum of 9 metres from the common boundary.
- C.09 Buildings on site 01, site 02 and site 04 must provide a minimum 4.5 metre setback from side boundaries and the upper level must be set back a minimum of 9 metres from side boundaries.
- C.10 Development site 05, site 06, site 09 and site 10 must provide a minimum of 6 metres setback from the common boundary shared with lots fronting Church Street, as per Figure 8.3.10.7. Towers/upper levels must be set back a minimum of 3 metres from the podium, subject to building separation requirements.

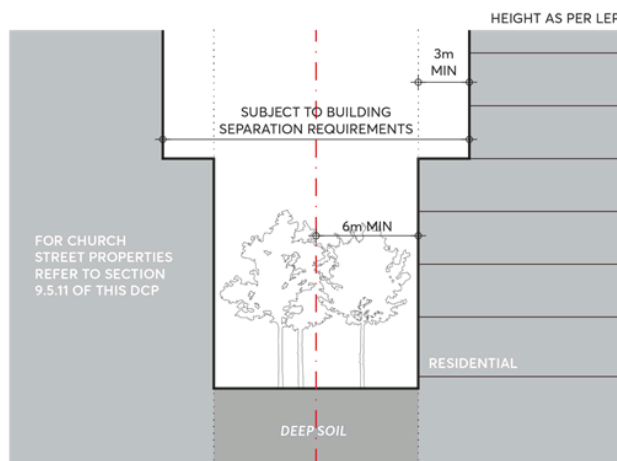


Figure 8.3.10.7 – Setbacks and separation with properties fronting Church Street (site 05, site 06, site 09, and site 10)

- C.11 Development on site 07, site 08, and site 11 must provide a minimum of 4.5 metre setback from the common boundary shared with lots fronting Church Street, as per **Figure 8.3.10.8**.

Towers must be set back a minimum of 4.5 metres from the podium, subject to building separation requirements.

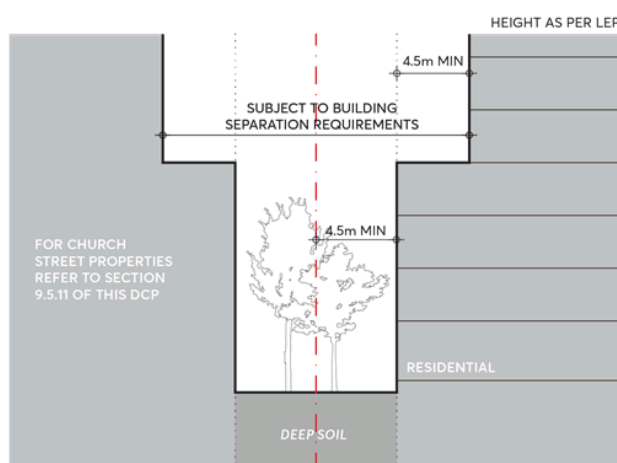


Figure 8.3.10.8 – Setbacks and separation with properties fronting Church Street (site 07, site 08 and site 11)

- C.12 The rear setback to any part of the building up to 4 storeys must be a minimum of 6 metres. For any part of the building above 4 storeys, the rear setback must be a minimum of 20% of the site length or 12 metres, whichever is greater.
- C.13 Only one step in the built form between the street wall and tower is permissible.
- C.14 Basements must be contained within the building envelope and not encroach into minimum setback zones.

#### BUILDING SEPARATION

- C.15 For all sites with a 40m height limit as per the Parramatta LEP 2023, towers must have a minimum separation of:
  - a) 18 metres between lots in the North-East Parramatta Precinct and lots on Church Street for any part of the development over 4 storeys.
  - b) 24 metres between lots in the North-East Parramatta Precinct for any part of the development over 4 storeys.
 Refer to Figure 8.3.10.9 – Tower Separation.
- C.16 Any existing adjacent building, including heritage listings, cannot be used to justify reduced separation or setbacks.
- C.17 Separation between each of the buildings should enable generous views to sky from the Sorrell Street Heritage Conservation Area towards Church Street, as per Figure 8.3.10.10 and Figure 8.3.10.11.



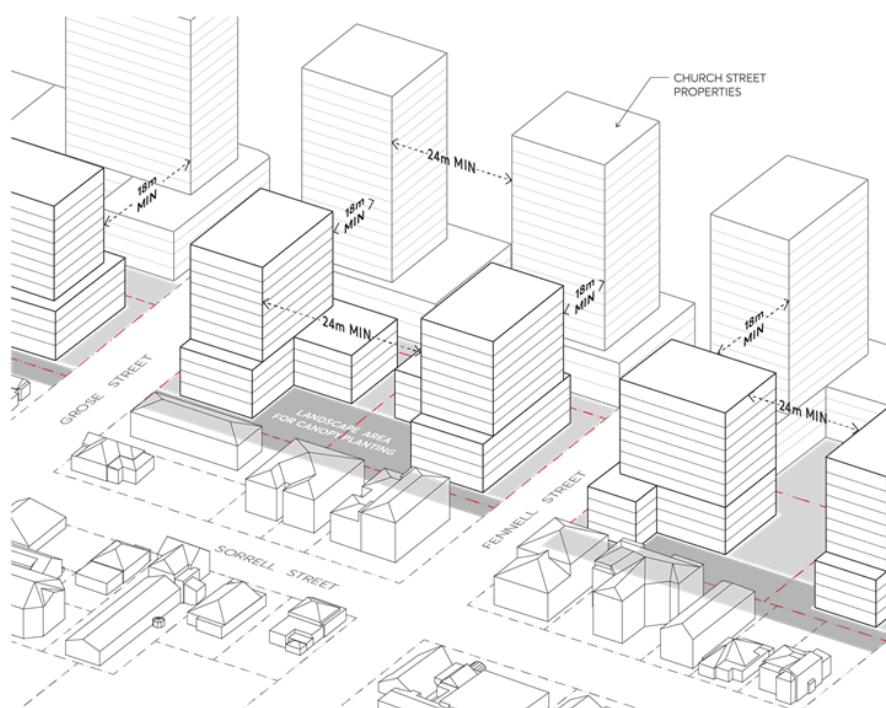


Figure 8.3.10.9 – Tower Separation

**BUILDING PROPORTION AND HEIGHT**

- C.18 Height of new buildings are to ensure positive and cohesive relationships with other buildings both on the site and off the site and are to respond to the scale and character of the Sorrell Street Heritage Conservation Area.
- C.19 The maximum number of storeys permitted within the height limit specified by the Parramatta LEP 2023 must be consistent with the table below:

Height in metres	Height in storeys
24 metres	6 storeys
40 metres	12 storeys

- C.20 The maximum floorplate length for any tower must be 35 metres and maximum floorplate area for any tower must be 800 square metres.
- C.21 Where possible, buildings should be designed so that the short edge of towers may be orientated to the Sorrell Street Heritage Conservation Area to create generous views to sky between towers when observed from the HCA, as per Figure 8.3.10.10 and Figure 8.3.10.11.



Figure 8.3.10.10 – Aligned spaces between towers to enable views to sky

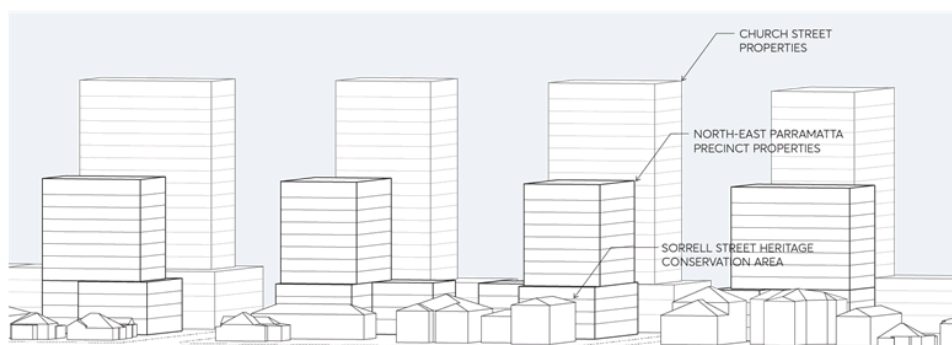


Figure 8.3.10.11 – Views to sky between towers

#### 8.3.10.4 RESIDENTIAL APARTMENT DESIGN QUALITY

##### Objectives

- O.01 Provide for the amenity, interest and liveliness of the street environment.
- O.02 Appropriately define and design the street edge and setback area to achieve amenity and privacy for residents as well as engagement with and passive surveillance of the street.
- O.03 Ensure development achieves good amenity standards for residents in relation to daylight, ventilation, outlook, and privacy.

##### Controls

- C.01 Buildings are to be designed to ensure that solar access and cross ventilation requirements of the Apartment Design Guide and Part 3: Residential Development of this DCP are achieved for residential development both on and off the site.
- C.02 Solar access must be reasonably provided and retained within the existing and future public domain areas and on adjoining sites.
- C.03 The minimum floor to floor height must be 3.5m for the ground floor level and 3.1m for any level above the ground floor level as per Figure 8.3.10.11 – Ground floor interface and floor to floor heights.
- C.04 High level windows must not be used as the primary source of light, ventilation and outlook for habitable rooms.
- C.05 Daylight and natural ventilation must be provided to all common circulation spaces and windows must be visible from any lift core, as well as the ends of corridors.
- C.06 To balance privacy and street activation, ground floor apartment levels must be a minimum of 500mm and maximum of 900mm above footpath level as per Figure 8.3.10.11 – Ground floor interface and floor to floor heights.

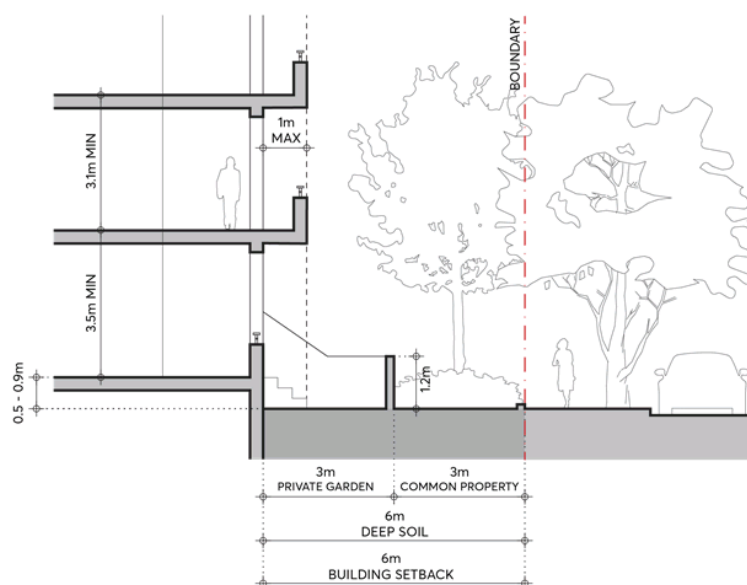


Figure 8.3.10.11 – Ground floor interface and floor to floor heights

- C.07 The setback area must allocate the front 3 metres adjacent to the footpath as common property for landscaping. Canopy trees must be planted in this area, a minimum 3.5 metres from any structure, to enable a tree with greater than 13 metres mature height and spread, at the rate of 1 canopy tree for every 15 lineal metres of frontage.
- C.08 A wall set back 3 metres from the street boundary must articulate the front areas in private ownership. The wall must be a maximum 1.2 metres high and of masonry construction, integrated with dividing masonry walls for private open spaces.
- C.09 Where individual apartment entries from the street serve as a primary address, a ground floor balcony space between the entry and private garden, and a hinged front door with a distinct entry space within the apartment, must be provided. Sliding glass doors for ground floor apartments fronting the street are discouraged. If the entries are only for the use of residents they must be understated, with post boxes and street numbers located at the common entry.
- C.10 All stairs and ramps providing access to lobbies must be internalised where necessary to ensure the street interface is not compromised.
- C.11 A fully illustrated and co-ordinated ground floor design, showing all the necessary levels and detail, must accompany development applications. Drawings must include:
- C.12 A detailed ground level plan and sections as part of the architectural submission which illustrates the relationships between the interior and the exterior spaces of the setback area, including the landscape and hydraulic detail, and extends into the public domain.
- C.13 Any required services must be discreetly integrated into the design.
- C.14 The architectural drawings must be fully co-ordinated with the landscape and hydraulic drawings.

- C.15 Elevations and sections at minimum 1:50 scale of all built elements in the setback area must be provided.

#### 8.3.10.5 DEEP SOIL AND LANDSCAPING

##### Objectives

- O.01 Provide space for landscape amenity and canopy tree planting that also contributes to the public domain.
- O.02 Ensure communal open spaces facilitate opportunities for recreational and social activities, passive amenity, landscaping, and deep soil planning.
- O.03 Create contiguous deep soil networks across lots to support large canopy tree communities and unobstructed groundwater movement.

##### Controls

- C.01 A minimum 30% of the total site area is to be provided as deep soil. All deep soil zones must have a minimum dimension of 4 metres x 4 metres.
- C.02 Where green coloured areas are shown in Figure 8.3.10.2 – North-East Parramatta Precinct Setbacks and Built Form, these areas be used as a courtyard and/or landscaped area.
- C.03 Buildings must provide communal open space to meet the requirements of Section 3D of the Apartment Design Guide, and should be located to be:
- a) Highly visible and directly accessible to the maximum number of dwellings, and
  - b) Integrated with deep soil to provide a landscape setting with opportunities for large and medium size tree planting.
- C.04 Roof gardens may be permitted on top of podiums; however, these must provide adequate visual and acoustic privacy to other buildings within the development and on adjoining sites.
- C.05 Impervious surface at ground level must be minimised on the site.

#### 8.3.10.6 HERITAGE RELATIONSHIPS AND TRANSITION

##### Objectives

- O.01 Ensure new development is situated alongside heritage listed sites in a way that is respectful, appropriate and will enhance the heritage values of the place.
- O.02 Protect and enhance the setting of heritage items and conservation areas, including the contribution of items to the broader context including views, immediate setting and heritage value.
- O.03 Create appropriate relationships between new development, heritage items and the Sorrell Street Heritage Conservation Area.

##### Controls

- C.01 C.01 Development must not be designed to step away from heritage buildings like a zigurat but have vertical walls that create well defined space around a heritage item.



- C.02 The parts of development that form the backdrop to a heritage item must be designed so the visual prominence of a heritage item is retained and enhanced.
- C.03 A deep soil area adjoining the common boundary of a lot containing a heritage building must be delivered to allow canopy tree planting to form an immediate backdrop to heritage items.
- C.04 Development must not adversely affect the amenity of buildings within the Sorrell Street HCA, such as overlooking or overshadowing.

### 8.3.10.7 PARKING DESIGN AND VEHICULAR ACCESS

#### Objectives

- O.01 Minimise the impact of on-site parking on the design quality of the building and the public domain.
- O.02 Minimise the amount of vehicular traffic generated in relation to development.

#### Controls

- C.01 The maximum number of car parking spaces, including any existing car parking spaces, must be consistent with the following rates:
  - a) 0.2 space for each studio apartment
  - b) 0.4 space for each 1-bedroom apartment
  - c) 0.8 space for each 2-bedroom apartment
  - d) 1.1 space for each apartment with 3- or more bedrooms
- C.02 The following rates may be provided, in addition to the rates contained in C.01 above, as maximum visitor parking spaces (calculated cumulatively):
  - a) For each dwelling up to 30 dwellings – 0.167 spaces
  - b) For each dwelling more than 30 and up to 70 dwellings – 0.1 spaces
  - c) For each dwelling more than 70 dwellings – 0.05 spaces
- C.03 Bicycle parking spaces must be provided at a rate of 1 space per dwelling.
- C.04 All car parking is to be provided at basement level to ensure that the visual appearance of car parking structures does not dominate the street frontage or impact the ability to provide landscape at ground level.
- C.05 Pedestrian and vehicle conflict are to be minimised with limited vehicle crossings to the public domain. Design must demonstrate compliance with Council's 'Public Domain Guidelines'.
- C.06 Provision of loading bays or service vehicle areas, building service/plant areas, and building services (such as substation) must be adequately screened from any public domain areas, including the street or through site links.

### 8.3.10.8 FLOODPLAIN RISK MANAGEMENT

#### Objectives

- O.01 Allow development in the floodplain that is appropriate to the flood hazard and risk at a particular location.
- O.02 Ensure early site planning and consideration of flood conditions to achieve an integrated flood response that manages flood risk and provides optimum development design outcomes to provide adequate amenity on and off site, and interface with the public domain.

#### Controls

- C.01 Site consolidation patterns outlined in **Figure 8.3.10.2** – *Preferred Lot Amalgamation for Redevelopment* must be achieved to ensure access and egress to buildings is maintained without transversing public roads affected by the Probable Maximum Flood (PMF) level, where access to a road not affected by the PMF is accessible.
- C.02 Development must comply with the requirements in Part 5.1.1 Flooding and Part 9.7 Flood Risk Management to Council's satisfaction.



# North-East Planning Investigation Area Draft Planning Strategy

## Community Engagement Report

April 2024

[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)



**CITY OF  
PARRAMATTA**

# **North-East Planning Investigation Area Draft Planning Strategy**

## **Community Engagement Report**

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# 1. Introduction

## 1.1. Purpose of this Report

This Community Engagement Report has been prepared to summarise and respond to themes raised in feedback received during the public exhibition of the draft North-East Parramatta Investigation Area Planning Strategy (Planning Strategy).

The Engagement Report is an attachment to a report for the Parramatta Local Planning Panel (LPP) seeking their advice on amendments to the planning controls for the North-East Planning Investigation Area (NEPIA). At the time of writing, this report was scheduled for the LPP meeting on 16 April 2024. The Engagement Report is also an attachment to a Council report on the same proposed planning amendments scheduled for 13 May 2024 at the time of writing.

## 1.2. Background

On 9 November 2020, Council resolved to endorse a draft Planning Strategy for the purposes of public exhibition to seek feedback from the community and stakeholders on six built form options for the NEPIA presented in the Planning Strategy.

The draft Planning Strategy for the NEPIA was exhibited for 31 days in 2021 commencing on March 16 and ending on 15 April as part of a non-statutory exhibition process. The six built-form options are summarised in **Table 1** below. A webpage link to the Planning Strategy is [here](#).

Since this time the Department of Planning, Housing and Industry (the Department) led a review of planning controls in the wider area of North Parramatta. This work was finalised in December 2023 with the State Environmental Planning Policy (Church Street North Precinct) 2023 ('CSN SEPP') being made. A webpage link to the CSN SEPP is [here](#).

The changes to the planning controls by the Department for the Church Street North Precinct did not include the NEPIA; however, in the [Department's Finalisation Report](#) to the CSN SEPP opportunity for the NEPIA to provide a transition in scale from the higher density tower forms from the Church Street North Spine to the lower density dwellings in the Sorrell Street Heritage Conservation Area (HCA) to the east was recognised.

**Table 1:** The Floor Space Ratio's and building heights of the six (6) built form options in the exhibited draft Planning Strategy for the NEPIA

Option	Building height	Maximum Height achievable with Design Excellence	Floor space ratio (FSR)
<b>Option 1</b> <b>'No change'</b>	11m (as per current height N/A in <i>PLEP 2023*</i> )	N/A	0.8:1 (as per current FSR in <i>PLEP 2023*</i> )
<b>Option 2</b>	28m (8 storeys)	N/A	2:1
<b>Option 3</b>	40m (12 storeys)	46m (14 storeys)	3:1 plus Design Excellence
<b>Option 4</b>	54m (17 storeys)	62.1m (20 storeys)	4:1 plus Design Excellence
<b>Option 5</b>	67m (20 storeys)	77.1m (23 storeys)	5:1 plus Design Excellence
<b>Option 6</b>	80m (25 storeys)	92m (29 storeys)	6:1 plus Design Excellence

**Note.** When the Planning Strategy was being exhibited, the relevant planning instrument was Parramatta LEP 2011. This has now been superseded by Parramatta LEP 2023 (LEP); but the LEP and FSR controls for the NEPIA did not change.

## 2. How did we consult?

The Planning Strategy was exhibited for a four-week period from 16 March to 15 April 2021. Whilst there is no statutory requirement under the *Environmental Planning and Assessment Act 1979* and *Environmental Planning Regulations 2021* to exhibit a Planning Strategy, its exhibition is consistent with the community participation requirements contained in Council's Community Engagement Strategy.

### 2.1. Engagement mechanisms

The following community engagement mechanisms were utilised for the purposes of the exhibition of the Planning Strategy consistent with the resolution of Council (weblink available [here](#)).

- Notification letters to landowners and occupiers (including owners and occupiers of individual apartments within strata buildings) inside the NEPIA boundary and landowners and occupiers within a 200m buffer of the NEPIA boundary.
- Participate Parramatta [webpage](#).
- Exhibition material included:
  - Frequently Asked Questions
  - Draft Planning Strategy
  - Community Flyer
  - Background documents:
    - Council Report 9 November 2020;
    - Council Resolution of 9 November 2020;
    - Corresponding Heritage Study (2015) by Urbis;
    - Corresponding Heritage Study of Interface Areas (2017) by Hector Abraham Architects
    - Peer Review of Heritage Interface Area (2018) by GML
  - NEPIA - Map
  - Video comprising a narrated slideshow on the project website
  - Hard copy of exhibition documents made available at Council's Customer Service Centre and Parramatta Library
- Online submission portal.
- Project email address to receive submissions.
- Consultation with Council's Heritage Advisory Committee.
- Consultation with relevant public authorities, including the (then) Department of Planning, Industry and Environment (DPIE), Transport for NSW and the NSW Heritage Office
- Public notice on City of Parramatta's corporate website and Participate Parramatta portal.
- Phone-a-planner sessions during the period of exhibition.

### 3. Feedback from the exhibition of the Planning Strategy

A total of **194 submissions** were received during the exhibition period which was received via the project email address or the online submission portal.

Submitters fall into one of the following categories:

- **Landowners, Residents and Individuals:** 181 submissions which represents 93.3% of the total submissions received. Of the 181 submissions, 111 submissions came from residents within the Parramatta LGA which represents 94% of the total submissions received.
- **Planning Consultants on behalf landowners:** 5 Submissions which represents 2.6% of the total submissions received.
- **Public Authorities, Institutions and Interest Groups:** 8 Submissions which represents 4.1% of the total submissions received, from Heritage NSW, Transport for NSW, School Infrastructure NSW, Parramatta Female Factory Friends, North Parramatta Residents Action Group, National Trust of Australia, Parramatta Heritage Advisory Committee and Urban Taskforce.

As the proposed LEP and DCP amendment progresses (as detailed in the LPP and Council Report), the community, stakeholders and public agencies that provided submissions on the draft Planning Strategy will again be consulted. Consultation will be undertaken in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning Regulations 2021* as well as with the community participation requirements contained in Council's Community Engagement Strategy and any conditions of a Gateway determination issued by the Department (should Council resolve to seek this).

The feedback received during the public exhibition period for the Planning Strategy in 2021 is provided to ensure there is a complete record of the consultation; and to show how the feedback has informed the recommended planning controls in the Planning Proposal, DCP and Council Report, as well as the changing planning position.

## 4. Review of submissions

### 4.1. Overview of submissions

The preferred option from nearly half of respondents (46.1%) indicated support for option 1 which is that no change should occur to the existing planning controls. This means maintaining the current 11 metre building height (3 storeys) and 0.8:1 FSR.

The second most preferred option representing 16% of respondents was for option 6 which proposed an 80 metre building height and a 6:1 FSR (excluding a design excellence bonus).

24.7% of respondents did not explicitly indicate a preference for any of the six (6) options presented in the Planning Strategy. However, these respondents indirectly indicated their preference in their written comments.

- 13.9% of respondents were concerned at the introduction of “high density residential flat building development” into the area. The current zoning for the NEPIA in the LEP is R4 High Density Residential and the controls permit three storey residential flat buildings. Therefore, it is assumed that these submitters preference lies with option 1 ‘No change to the existing controls’.
- 2% of respondents indicated a preference for high-rise development. Since options 2 to 6 include higher density forms (ie greater than 3 storeys), it is assumed that these submitters’ preferences lie with options 2 to 6.
- 8.8% of respondents did not provide sufficient commentary for Council Officers to ascertain a preferred option or option range.

**Table 2:** Summary of submissions on preferred option

Preferred Option	Number of submitters	Percentage
Option 1 - ‘No change’	94	46.1%
Option 2	17	8.3%
Option 3	6	2.9%
Option 4	1	0.5%
Option 5	4	2.0%
Option 6	34	16.7%
Not Indicated	48	23.5%
<b>Total</b>	<b>204</b>	<b>100%</b>

**Note:** The total number of preferred options (204) exceeds the number of submissions received (194) due to some submitters expressing their support for more than one option.

### 4.2. Key themes identified in the feedback

Respondents concerned at the high-rise density options (who leaned towards options 1 or 2) tended to raise issues which cover the following themes:

- Heritage, overshadowing and character
- Scale & density
- Local infrastructure
- Traffic and parking and public transport
- Environmental

Respondents supporting the high-rise density options (who leaned towards option 6 as well as options 2 to 5) tended to raise issues which cover the following themes:

- Development feasibility and design quality
- Previous resolved position of Council

#### 4.3. Examination of key themes and Council Officer responses

Detailed discussion of these themes and a response is provided below. This response includes a comment about how the recommended new draft controls seek to address each theme. The draft controls are detailed in Attachments 1 and 2 of the LPP and Council reports (see Section 1.1 above).

##### 1. Heritage, overshadowing and character

Seventy-six submissions (76) out of the ninety-four (94) that supported option 1 expressed concern with the built form options and the potential impact on heritage. These submissions raised concerns that related to bulk, scale and density in that high-rise buildings would negatively impact the adjoining heritage areas. Submitters also raised concerns that high-rise buildings would overshadow heritage sites and the HCA. The retention of the heritage character as a defining aesthetic factor was a key reason for support for option 1.

Submitters also shared concerns with high-rise development forms being incompatible with the character of surrounding area and the potential for tall buildings to overtake the current environmental context of the NEPIA. These notions were categorised under loss of character.

Transitioning down in height from the higher-density built form in Church Street North to the Sorrell Street HCA was suggested by some submitters.

Alternative views to the above were expressed from respondents supporting the higher density options. These views came from both residents and a planning consultant. For instance, some submitters were of the view that the area's heritage could be retained through the careful use of materials, interface treatments, setbacks and appropriate transitions from towers to heritage areas/items. Additionally, a planning consultancy representing seven (7) landowners within the NEPIA argued that a 'hard' transition from tall towers to low scale heritage sites would emphasise and reinforce the heritage precinct.

In its submission, Heritage NSW saw that any new planning controls for the NEPIA *considers the protection of the cultural significance and heritage values of state and locally listed heritage items and the locally listed Sorrell Street HCA.*

**Council Officer response:** The Department's Finalisation Report for the CSN SEPP included principles and strategies for responding to the adjoining HCAs and low scale residential uses by transitioning building heights downwards towards them and protecting view corridors. The recommended height controls for the NEPIA in the LPP and Council Reports are based on the 'viewshed' approach detailed in the consultant study commissioned by the Department (refer to Section 1.2 of the [Church Street North Urban Design Study](#), p. 60). This design approach is to protect the setting of Sorrell Street Heritage Conservation Area.

The principle of transition is also recommended to be applied to 'space' between buildings through setbacks, building separation and orientation. Orientating the short edge of towers towards the HCA and requiring vegetated seeks to minimise the bulk of towers perceived from the HCA and provide landscape space as a frame/backdrop to heritage buildings and the HCA. Maximising separation between towers where it can increase views to sky when observed from the HCA and encouraging slender tower forms and finer grain street wall typologies to tie into the surrounding lower scale context of North Parramatta also aim to achieve a transition and unify development across the precinct. The proposed DCP controls (Attachment 2 to the Local Planning Panel Report) requires new development consider overshadowing with specific reference to impacts on the adjacent Sorrell Street HCA (e.g. proposed control **C.04** in **Section 8.3.10.6**). The Department discusses alternative controls as part of the CSN SEPP in contrast to the CBD Planning Proposal's controls to limit the impacts of overshadowing on surrounding heritage sites.

Mitigation of overshadowing impacts are also proposed to be addressed through design principles established for the CSN SEPP via stepped building heights, space between buildings through setbacks and building separation. The draft DCP controls for the NEPIA



define how the Church Street North Precinct design principles will be upheld.

Controls related to heritage relationships and transition can be found in **Section 8.3.10.6** of Attachment 2 to the Local Planning Panel Report, the draft amendments to the Parramatta DCP 2023.

## 2. Scale and density

Impacts on heritage, overshadowing and loss of character from the scale and density were key concerns respondents that supported maintaining the current controls were concerned that the attractiveness and values of North Parramatta would be affected negatively by larger scale and more dense development, particularly around:

- Visual impacts and liveability
- Sorrell Street's "charm"
- Increase overshadowing impacts on both North Parramatta and Sorrell Street HCAs
- Impact on street trees (lack of space for plantings and overshadowing)
- Impacts on heritage with strong contrasts between the zones
- Incompatibility with the surrounding area

These submitters also shared a desire to maintain the unique quietness and existing amenity of the precinct in line with low-scale density provided by the existing built environment. However, supporters of the higher density options, including option 6 saw higher densities aligning with the principles of growth for the area's proximity to the City Centre.

**Council Officer response:** See above response to '1. Heritage, overshadowing and character'.

## 3. Local infrastructure

Some submitters were concerned that overdevelopment of the area with high-rise buildings would place unreasonable demands on local infrastructure, particularly open space areas and parks, schools and sports facilities.

Transport for NSW suggests in its submission that Council could amend its Local Infrastructure Contributions Plan by including public work improvements to existing active transport paths, connections and crossing facilities to encourage use of active transport modes.

**Council Officer response:** New development will be subject to the 'Outside CBD s7.11 Development Contributions Plan 2021 – Amendment No.1'. This will provide for the capacity to fund more local infrastructure in accordance with the Community Strategic Plan (CSP), ensuring the community continues to be serviced by infrastructure which supports the intended growth. New development resulting from the recommended planning controls will also make use of State infrastructure including the Parramatta Light Rail and Sydney Metro. With regards to school infrastructure, Schools Infrastructure NSW's submission of April 2021 expressed concerns on the potential impacts on the operation of Parramatta North Public School, Bayanami Public, Northmead Creative and Performing Arts High School from the proposed options, particularly the high-rise options and the potential population increases. It proposed additional consultation be undertaken prior to finalisation of the draft Strategy. Schools Infrastructure will be consulted on the Planning Proposal (if endorsed by Council).

## 4. Traffic and parking and public transport

Traffic was raised as an issue, predominantly from residents within the NEPIA with any increases in

density being perceived to compound the effect of traffic and parking issues that exist in the area.

However, supporters of the higher density options (including option 6) see the State Government's investment in transport infrastructure in the area, such as Sydney Metro and the Parramatta Light Rail, being aligned with the higher density options. Reference was also made in some submissions to a site-specific proposal in Harold Street proposing at that time a maximum height of 80 metres and an FSR of 6:1. These submitters were of the view that these controls could be applied across the NEPIA as a logical and viable future for the precinct and owing to the area's proximity to the Parramatta Light Rail and Sydney Metro rail system.

A number of respondents (approximately 11% of total respondents) were of the view that because the NEPIA has proximity to the Parramatta Light Rail, this was sufficient justification for increases to densities in the range of Options 3 to 6.

As a principle, Transport for NSW supports high density development that has proximity to public transport. However, Transport for NSW recommends transport impact assessment be undertaken prior to the finalisation of the Planning Strategy to identify the potential impacts to the traffic and transport network from the proposed built form options (1 – 6), including the ability of the adjacent networks to adequately accommodate the trip demand of the built forms and identify any potential negative impacts to the light rail journey time along Church Street.

**Council Officer response:** In May 2021, after the exhibition of the Planning Strategy, the Department took over the planning process for the Church Street North Precinct. As part of that process, the Department undertook its own consultation with key State agencies and other parties including Transport for NSW, some 18 months after Council received Transport for NSW's submission on the Planning Strategy. It means that the currency of Transport for NSW's submission on the Planning Strategy may be somewhat outdated. This process led to the forthcoming CSN SEPP which will introduce new LEP controls for the Church Street spine and as described above the Department's view of the NEPIA being a transition between the higher density on Church Street and the HCA's low scale residential areas.

The Department's Finalisation Report for the CSN SEPP also states, *In light of the evolving housing crisis...the department has...prepared a rezoning to provide certainty and accelerate housing delivery along the Parramatta Light Rail corridor* (p. 4).

The NEPIA is generally subject to the same traffic conditions as the Church Street North Precinct and its proximity to existing public transport makes use of State infrastructure, services and facilities in the City centre and wider area.

Access to public transport options will encourage a mode shift from private vehicles and this is being further supported by recommended new car parking rates for future development.

Proposed parking rates in the DCP controls for the NEPIA (contained in Attachment 2 to the Local Planning Panel Report) are maximum rates to mitigate parking overflow and reduce dependencies on kerbside parking. These respond to the Integrated Transport Plan (ITP) undertaken for the CBD Planning Proposal which established parking rates for Parramatta City Centre and are being recommended as a framework for determining parking rates within the NEPIA. The NEPIA's anticipated development typology (podium and tower with basement) is further justification for the application of maximum parking rates.

Adopting these recommendations are a response to the key points raised in the submissions regarding parking. Applying *maximum* parking rates for the NEPIA will address car dependency and demand for parking spaces. These controls can be found in **Section 8.3.10.7** of the draft DCP.