



IRF25/639

Gateway determination report – PP-2022-4283

31 O'Connell Street and 9 Albert Street, North Parramatta (+130 dwellings)

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Acknowledgment of Country

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

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A – Planning Proposal
Appendix 1 – Landscape Report (Site Image, February 2024)
Appendix 2 – Arboriculture Impact Assessment (McArdle, February 2024)
Appendix 3 – Aboriginal Heritage Preliminary Impact Assessment (Extent, February 2024)

Relevant reports and plans

Appendix 4 – Detailed Site Investigation (EI Australia Pty Ltd, February 2024)

Appendix 5 – Geotechnical Report (Douglas Partners, February 2024)

Appendix 6 – Green Travel Plan (TRAFFIX, December 2022)

Appendix 7 – Heritage Assessment (Paul Davis PTY LTD, May 2024)

Appendix 8 – Statement of Heritage Impact (GBA Heritage, February 2025)

Appendix 9 – Noise Impact Assessment (PWNA, January 2024)

Appendix 10 – Retail Needs Assessment (Macroplan, February 2024)

Appendix 11 – Social Impact Assessment (Think Planners, February 2024)

Appendix 12 – Stormwater Management Report (Telford Civil, February 2024)

Appendix 13 – Survey Plan (TSS, November 2011)

Appendix 14 – Traffic & Transport Impact Assessment (TRAFFIX, February 2024)

Appendix 15 – Urban Design Report (DKO Architecture, April 2024)

Appendix 16 – Wind Impact Assessment (Windtech, February 2024)

Appendix 17 – Draft VPA letter of offer

Appendix 18 – Draft Site-Specific Development Control Plan

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Parramatta	
PPA	Sydney Central City Planning Panel	
NAME	31 O'Connell Street and 9 Albert Street, North Parramatta (+130 dwellings)	
NUMBER	PP-2022-4283/ RR-2024-24	
LEP TO BE AMENDED	Parramatta LEP (PLEP) 2023	
ADDRESS	9 Albert and 31 O'Connell Street, North Parramatta	
DESCRIPTION	9 Albert Street (Site 1)	Lot 1, DP 1143431
	31 O'Connell Street (Site 2)	Lot 102, DP 998240
RECEIVED	4/03/2025	
FILE NO.	IRF25/639	
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required	
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal	

1.2 Objectives of planning proposal

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

The objectives of the planning proposal are to:

- amend the Parramatta Local Environmental Plan (LEP) 2023 to facilitate urban renewal and mixed-use development through various building heights and floor space ratios;
- support housing diversity to address community needs with a range of housing types and sizes;
- enable approximately an additional 130 dwellings in comparison to current controls of the Parramatta LEP 2023, in an area with public transport options to Parramatta CBD and Westmead;
- deliver a number of public benefits including 5 affordable housing units dedicated to Council in perpetuity, and create and embellish through site links for public access; and
- stimulate economic activity by provide retail and commercial spaces to create local employment opportunities and meet retail demand.

A site-specific development control plan (DCP) will be prepared to enhance urban design and public amenity for the site. The proponent notes the intent to negotiate a Voluntary Planning Agreement (VPA) (**Appendix 20**) to deliver public benefits such as a monetary contribution of \$250,000, 5 units dedicated to Council in perpetuity for affordable housing and establish a site through link. The proponent notes the estimate value of the draft VPA is \$4.26 million.

The objectives of this planning proposal are clear and adequate.

1.3 Explanation of provisions

The planning proposal seeks to amend the Parramatta LEP 2023 per the changes below:

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	MU1 Mixed Use.	No change.
Maximum height of the building (HOB)	Site 1: part 21m, part 28m. Site 2: part 21m and part 66m.	Site 1: 8.5m, 30m, 53m, and 77m. Site 2: 30m.
Floor space ratio (FSR)	Part 2.4:1 and part 3.3:1.	3.9:1
Additional local provisions	Nil.	Include additional local provision which require the preparation of a site-specific Development Control Plan (DCP).
Total Number of dwellings	Approximately 240 dwellings	370 total dwellings (an additional 130 dwellings)

The planning proposal contains an explanation of provisions that adequately explains how the objectives of the proposal will be achieved.

1.4 Site description and surrounding area

The subject site has area of approximately 8,921m² and is currently vacant (**Figure 1**). The site is legally described as Lot 1, DP 998240 and Lot 1, DP 1143431.

The area is characterised by a mix of developments, including two nursing homes to the west. To the east, there are one to two storey single residential dwellings, while to the west features medium to high density residential housing ranging from four to five storeys.

There are several heritage items (**Figure 2**) in the general vicinity of area. To the east features several locally listed heritage items and the North Parramatta Heritage Conservation Area (HCA), which are protected due to their historical and architectural importance, characterised by cottages built in the 1880s.

To the north-west of the subject site contains the State-led Rezoning Proposal in Parramatta North Precinct led by Property and Development NSW. The proposal is seeking to facilitate a new local centre, residential neighbourhood and a new university campus to support 25,000 students. The majority of the Parramatta North Precinct is included on the State Heritage Register, being the

Cumberland District Hospital Group, Parramatta Correctional Centre and Norma Parker Correctional Centre.

The Parramatta Female Factory and Institutions Precinct, lies approximately 90m to the east of the site. This state and nationally heritage listed precinct is recognised for its historical significance tied to the forced institutionalisation of women and children. The Australian Government has placed the Female Factory Precinct on Australia's Tentative World Heritage List and nominated for potential UNESCO World Heritage Listing on September 2023.

The site is accessible benefiting from transport connectivity, with a bus stop on the eastern boundary, the Parramatta Light Rail stop approximately 300 metres away to the north, and Parramatta train station about 1.7 kilometres to the south (**Figure 3**) providing access to Parramatta CBD and Westmead. Additionally, it is close to cultural and recreational facilities, such as the Parramatta River, Parramatta Female Factory, and various parks, making it a strategic location for future mixed-use development.



Figure 1: Subject site (Source: Nearmaps, 2025)

This aerial map of Parramatta, NSW, illustrates the location of the proposed Subject Site. The Parramatta River flows through the center of the city, with the Parramatta Park Oval situated on its northern bank. To the west of the river is Westmead Hospital, and to the east is the Parramatta CBD. The map also shows the Westmead Station and the Parramatta Light Rail line. The Subject Site is highlighted in red and is located on the northern bank of the Parramatta River, near the intersection of the Light Rail and the Parramatta River. The map includes labels for various streets, landmarks, and the Light Rail line.

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1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the height of buildings, floor space ratio, which are suitable for community consultation.

Table 3: Height of buildings maps (Source: Planning Portal Spatial Maps and planning proposal)

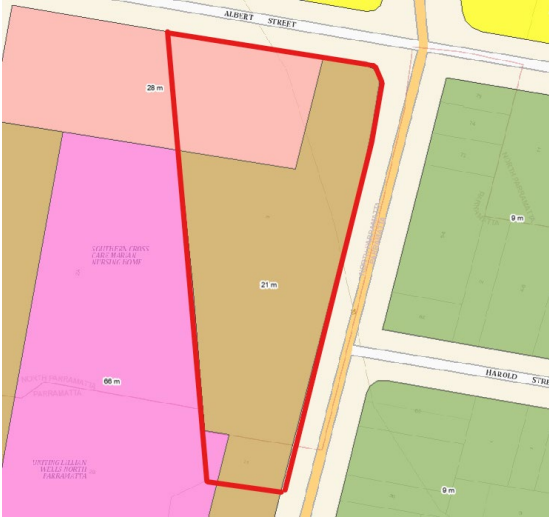
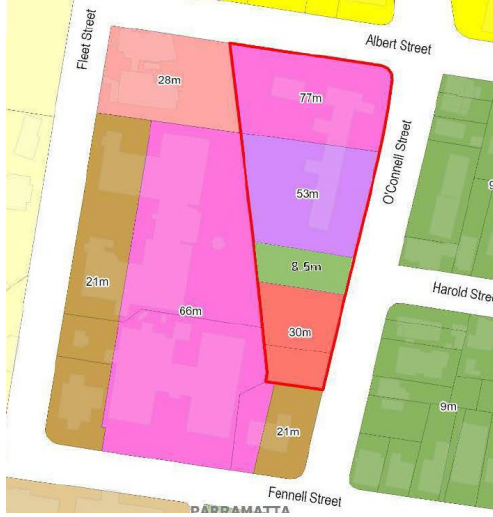

Current height of buildings map: 21m, 28m, and 66m	Proposed height of buildings map: 8.5m, 30m, 53, and 77m
	

Table 4: Floor space ratio maps (Source: Planning Portal Spatial Maps and planning proposal)

Current floor space ratio map: 2.4:1 and 3.3:1	Proposed floor space ratio map: 3.9:1.
	

1.6 Background

The following timeline sets out the background to the planning proposal:

- **21 May 2024:** The Parramatta Local Planning Panel (the LPP) recommend the proposal proceed to Gateway, including:
 1. *'Increase the Height of Buildings control from part 21 metres, part 28 metres and part 66 metres to part 0 metres, part 30 metres, part 53 metres and part 77 metres (maximum height of approximately 22 storeys).*
 2. *Increase the Floor Space Ratio control from part 2.4:1 and part 3.3:1 to 3.9:1.'*
- **22 July 2024:** Planning proposal was withdrawn from the Council Meeting Agenda at the request of the proponent.
- **29 July 2024:** Rezoning Review request lodged by proponent.
- **25 November 2024:** The Panel determined that the planning proposal should be submitted to the Department for Gateway assessment on the condition that a number of changes stipulated in the attached Record of Decision are made.
- **13 January 2025:** The proponent provided a revised planning proposal and supporting reports and studies to the Panel.
- **4 March 2025:** The proposal for 31 O'Connell Street and 9 Albert Street, North Parramatta (PP-2022-4283) was submitted to the Department for Gateway assessment as the Panel agreed should proceed to a Gateway determination.
- **4 March 2025:** The planning proposal was submitted for Gateway Determination.

Housing Delivery Authority and State Significant Development declaration.

- **7 February 2025:** The panel for the Housing Delivery Authority (HDA) recommended to the Minister, the proposal be declared state significant development under s4.36(3) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.
- **18 February 2025:** State Significant Development Declaration Order 2025 was gazetted. The Minister for Planning and Public Space declares the site to be State significant development under the EP&A Act.
- **28 February 2025:** An industry specific Secretary's Environmental Assessment Requirements (SEARs) was issued for the State significant Development application (SSD-80441967).

2 Need for the planning proposal

The planning proposal is not a result of any site-specific study or report and is a landowner-initiated proposal.

The planning proposal aims to amend existing controls to allow for greater building heights and an increased floor space ratio with consideration to the nearby local, state and national heritage items. The proposed uplift will allow for approximately 130 additional dwellings in comparison to the existing controls, enabling approximately 370 dwellings in total.

Additionally, the site's proximity to significant transport infrastructure, including the new Parramatta Light Rail stop to the north and east, enhances its suitability for higher density. It is also located near Westmead Hospital, an important regional health facility and several educational establishments, providing easy access to quality education for future residents. A proposed new educational campus is planned to the northwest of the site in Parramatta North, which makes the site appealing for higher density development. This mix of accessible healthcare and education facilities supports the goals for increasing housing supply in the North Parramatta area.

The proposal has also identified a need for increasing public benefits as part of the planning proposal which will be negotiated via a VPA.

The Sydney Central City Planning Panel has considered this proposal and agreed it has both strategic and site-specific merit.

3 Strategic assessment

3.1 District Plan

North Parramatta is located within the Central City District. The Greater Sydney Commission released the 'Central City District Plan' (District Plan) on 18 March 2018. The District Plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets. The planning proposal is consistent with the priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan as outlined below.

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

Table 5 District Plan assessment

District Plan Priorities	Justification
C1 Planning for a city supported by infrastructure	The proposal is located near Parramatta CBD and Westmead with public transportation options, including the new light rail stop and existing bus services. This supports the District's goal of creating cities that are easily navigable and connected by public transport.
C5 Providing housing supply, choice and affordability, with access to jobs, services and public transport	The proposal will facilitate the construction of approximately 370 dwellings. It will provide a diverse mix of housing options within walking distance of essential services and public transport. This aligns with the District's housing targets, which aim to accommodate the anticipated population growth in the region and access to public transport.
C6 Creating and renewing great places and local centres, and respecting the District's heritage	The site's close proximity to cultural heritage sites like the Parramatta River and the Parramatta Female Factory enriches community experiences and promotes cultural appreciation. The development plans facilitate access to these areas, encouraging active lifestyles. The proposal aims to respect and enhance the District's heritage while renewing it through thoughtful development that engages the community and fosters local economic growth.
C9 Delivering integrated land use and transport planning and a 30-minute city	The planning proposal contributes to creating a 30-minute city by optimising the location for both residential living and access to transport, facilitating active and public transport usage, and implementing mixed-use development principles. The proposal aims to make it easier for residents to live in proximity to their work and essential services, thereby enhancing urban liveability and sustainability.

3.2 Local

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

Table 6 Local strategic planning assessment

Local Strategies	Justification
Local Strategic Planning Statement	<p>The planning proposal aligns with several key planning priorities within the LSPS for the City of Parramatta, including:</p> <ul style="list-style-type: none"> Planning Priority 1: The proposal seeks to strengthen Parramatta's position as the Central City of Greater Sydney by promoting job growth through mixed-use developments that incorporate retail and commercial spaces, thereby boosting the area's economic vitality; Planning Priority 4: Increases housing supply while maintaining adequate employment space, focusing growth in strategic areas; and Planning Priority 7: The proposal will offer a variety of housing types (1, 2, and 3 bedroom apartments) to supply housing diversity.
Parramatta 2038 Community Strategic Plan	The planning proposal aims to increase residential density through adjustments to the maximum Floor Space Ratio (FSR) and building height, which aligns with the goals of the Parramatta 2038 plan to provide ample housing options to accommodate population growth.
Community Infrastructure Strategy (CIS)	The planning proposal aligns with the objectives of the CIS by enhancing infrastructure provision to support the growing population in North Parramatta. The proposal intends to provide 5 affordable housing units dedicated to Council in perpetuity via a local VPA.
Parramatta Local Housing Strategy (LHS)	The planning proposal aligns with the LHS by supporting increased residential density in a strategic location. It aims to deliver a variety of housing types in close proximity to public transport and community amenities.
The Employment Lands Strategy (ELS)	The site is within proximity to various employment precincts identified under the ELS being Parramatta CBD, Westmead, and Northmead. The planning proposal aligns with the Parramatta ELS by providing housing in proximity to employment.
Parramatta 2050	The planning proposal aligns with the Parramatta 2050 vision, which emphasises sustainable growth, diverse housing options, and enhanced connectivity. By aiming to provide various housing types, including medium and high density housing close to transport links, the proposal supports the vision for a liveable and inclusive community.

3.3 Local planning panel (LPP) recommendation

The Strategic Planning Panel of the Sydney Central Planning Panel has considered the proposal to develop this site.

On 25 November 2024, the Panel determined at a rezoning review that the planning proposal had strategic and site merit, but revisions were required prior to submitting the planning proposal to the Department for a Gateway determination, which included the following:

- the inclusion of variable height limits, an appropriate height limits for the through site link to allow public facilities, public art or awnings;
- provision of a revised Statement of Heritage Impact be prepared that addresses the above revision to the planning proposal and addresses the comments of Heritage NSW in their submission dated 17 October 2024; and

- inclusion of a site-specific clause which requires the preparation of a site-specific Development Control Plan.

The Panel also recommended that:

- affordable housing is delivered at the site in accordance with Council's adopted Affordable Rental Housing Policy 2024;
- the Gateway Determination conditions include consultation during public exhibition with the Australian Government's Department of Climate Change, Energy, the Environment and Water and Heritage NSW; and
- the site specific DCP and any VPA be exhibited concurrently with the planning proposal.

The Panel issued their decision on 25 November 2024 requiring the planning proposal to be updated. The Panel required confirmation from the proponent that they agree to:

- revise the planning proposal to be consistent with the Panel's recommendations; and
- subsequently provide a revised planning proposal to address the Panel's concerns.

On 2 December 2024 (**Attachment D**) the proponent confirmed and agreed to all proposed recommended changes.

The planning proposal has been updated to reflect the Panel's recommendations.

3.4 Section 9.1 Ministerial Directions

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

Table 7 9.1 Ministerial Direction assessment

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
1.4 – Site Specific Provisions	Inconsistent, justified.	<p>The objective of this Direction is to discourage unnecessarily restrictive site specific planning controls. The planning proposal introduces a local provision which require the preparation of a site-specific DCP.</p> <p>The planning proposal does not impose any further development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.</p> <p>The inconsistency with this Direction is justified and will result in beneficial development outcomes. It is recommended that the proposal's inconsistency with this Direction is justified.</p>
1.7 – Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Consistent.	<p>This Direction seeks to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim (LUIIP) dated July 2017.</p> <p>The land is identified on the Greater Parramatta Priority Growth Area, as a potential precinct targeted for growth, particularly within 1km of new light rail stops.</p> <p>The Department considers that the proposal is consistent with the Direction broad objectives of the LUIIP and therefore this Direction.</p> <p>However, there is no assessment of the proposal's consistency against this Direction. Prior to the exhibition, the planning proposal</p>

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
		must be updated to demonstrate consistency with Direction 1.7. A condition will form part of the Gateway determination in this regard.
3.2 Heritage Conservation	Consistent.	<p>The objective of this Direction objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The proposal is designed to be responsive to the surrounding heritage context, addressing the established character, street wall heights, and building heights that relate to local heritage items and conservation areas, particularly on O'Connell Street and the Parramatta Female Factory Precinct.</p> <p>Furthermore, the planning proposal maintains view corridors to heritage sites and ensures that future built forms are sensitive to the scale and character of the surrounding built environment.</p> <p>The Heritage Impact Assessment (Appendix 8 and 9) suggests that the proposed development will not negatively affect nearby heritage items and conservation areas. The design process of the future proposal has been thoughtfully designed to consider the area's heritage attributes, facilitating a balanced transition from higher density to lower density developments. The proposal does not seek to amend the heritage listings in the LEP or reduce the ongoing application of existing LEP and DCP provisions for heritage conservation.</p> <p>It is considered this planning proposal is consistent with this direction. It is recommended that the proposal be forwarded to Heritage NSW and Australian Government's Department of Climate Change, Energy, the Environment and Water and Heritage for comment.</p>
Direction 4.5 – Acid Sulfate Soils	Inconsistent, justified.	<p>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.</p> <p>The site is mapped as potentially containing Class 5 acid sulfate soils. The site investigation report (Appendix 4) proposal indicates that the site is not expected to encounter acid sulfate soils and describes the site as 'No Known Occurrence' with regards to acid sulfate soils.</p> <p>Furthermore, the Parramatta LEP 2023 and DCP 2023 includes adequate provisions to ensure that acid sulfate soils can be properly evaluated and managed in any future development application that involves excavation.</p> <p>It is considered this planning proposal is consistent with this direction.</p>
Direction 7.1 Employment Zones	Consistent	<p>The objective of this Direction is to encourage employment growth in suitable locations, protect employment land in employment zones, and support the viability of identified centres. This Direction applies</p>

Directions	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
		<p>when a planning proposal will affect land within an existing or proposed employment zone.</p> <p>The site is zoned MU1 Mixed Use and does not propose any changes to the existing employment zone, thereby is considered consistent with this Direction. The planning proposal does not provide a response to its consistency with this Direction and therefore a condition is recommended to demonstrate this.</p> <p>It is considered this planning proposal is consistent with this direction.</p>

3.5 State environmental planning policies (SEPPs)

The planning proposal is consistent with all relevant SEPPs.

Specifically, the proposal can be compliant with State Environmental Planning Policy (Housing) 2021. The proposal provides for an additional 130 dwellings (370 in total), including a variety of housing types close to public transport. Furthermore, detailed compliance with the Apartment Design Guideline (ADG) will be demonstrated at the time of making a development application for the site. Testing of the design concept has been provided and it is satisfied that a future proposal can demonstrate compliance with the ADG (**Appendix 15**).

Council also has an affordable housing policy in place, noting that the requirements for affordable housing will be delivered through a VPA and can be considered as part of the future development application.

4 Site-specific assessment

4.1 Environmental

Built form and heritage

The planning proposal changes the existing built form and urban design outcomes for the site as outlined in **Appendix 15**. The proposed HOB controls provide transition along O'Connell Street, increasing from part 21m, part 28m and part 66m to part 8.5m, part 30m, part 53m, and part 77m. The proposal also seeks an increase in FSR controls from part 2.4:1 and part 3.3:1 to 3.9:1, enabling an additional 130 dwellings compared to the current planning controls. This results in an increase of 12,957.8m² resulting in a total floor space of 34,841.2m² across three distinct built forms (**Figure 4**).



Figure 4: The proposed built form showing three separate buildings in detail. The opaque buildings show what can be achieved under current controls adjacent to the subject site. (Source: Appendix 15 – Urban Design Report)

The proposed densities and heights are consistent with or only marginally exceed those of adjacent sites at 2A and 2B Fleet Street and 2A, 2B, and 2D Fennell Street, which have planning controls of FSR 3.3:1 and building heights ranging from 21m to 66m. Given these comparable controls, future redevelopment of these sites would likely screen a significant portion of the subject site and therefore the changes unlikely to alter the broader visual context.

Additionally, the site's built form has been designed to respond to the surrounding North Parramatta HCA. The proposal incorporates a stepped building massing approach, with lower-scale elements along O'Connell Street transitioning to higher buildings towards the north of the site. This mitigates abrupt visual contrasts and maintains an appropriate scale relationship with the surrounding heritage fabric.

The proposal also has been designed to respect the significance of the nearby Parramatta Female Factory, a State and potential UNESCO listed heritage site. The Statement of Heritage Impacts (**Appendix 7**), concludes that the proposed density and built form will not negatively impact the heritage significance of the Parramatta Female Factory, as:

- A minimum 6m setback from Albert and O'Connell Street preserves important view corridors and ensures the development remains visually recessive from key vantage points.
- The articulated built form and stepped down design towards O'Connell Street provides a sympathetic interface with the HCA and surrounding cottage scale development. This also reduces the overshadowing impacts.
- A central through link improves pedestrian connectivity and breaks the proposal's massing.
- In addition, the proposed site specific DCP will ensure future development adheres to the desired vision and standards to minimise heritage and environmental impacts.

The Department notes that the proposal carefully balances the need for urban renewal with heritage sensitivity through a considered approach to built form, setbacks and massing transitions. Given the similar scale of planned future developments in the area, the proposal will not be visually dominant, and its design will maintain respect for the surrounding heritage.

Indigenous Heritage

An Aboriginal Heritage Preliminary Impact Assessment (**Appendix 3**) has been prepared to support this proposal. It concludes that no Aboriginal objects or places, as defined by the National Parks and Wildlife Act 1974, are located within the study area. Therefore, an Aboriginal Heritage Impact Permit approval is not currently required for the proposed works. The assessment suggests that the proposed development can proceed with caution, with a recommendation to stop work and notify Heritage NSW if any Aboriginal objects are found during construction. It emphasises that any human remains discovered must also be reported to the NSW Police and Heritage NSW.

Solar Access and Overshadowing

The proposal addresses solar access through careful design and modelling, incorporating solar access and impact assessments to minimise overshadowing of neighbouring properties. By reorienting the buildings, the design optimises sunlight penetration into adjacent spaces, ensuring amenity for living environments for future residents and existing residents in the North Parramatta HCA.

Additionally, stepping down of the proposed HOB controls towards O'Connell Street mitigates overshadowing impacts, creating a gradual transition in height that supports better solar access.

Overshadowing of the North Parramatta HCA will occur from 1pm. Overshadowing impacts are considered to be acceptable as exiting residential development will continue to receive the minimum of 2hrs sunlight during the winter solstice between 9am and 3pm as shown in **Figure 5** below. It is also worthy to note that the principle private open space for dwellings opposite the site along O'Connell Street are primarily located to the rear of each site which are not affected from shadows till 2pm.

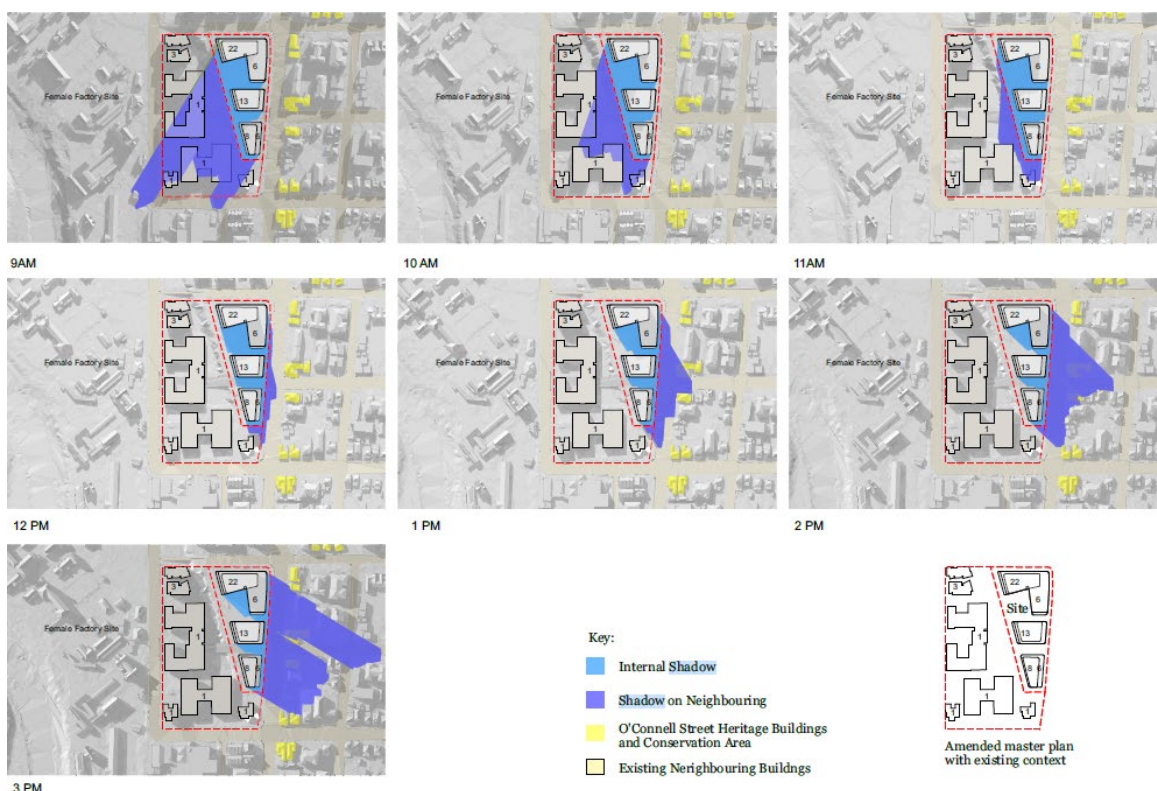


Figure 5: Shadow impacts on existing developments (Source: Urban Design Report)

Traffic Impacts

A Traffic and Transport Impact Assessment (TTIA) prepared by TRAFFIX (**Appendix 14**) evaluates the traffic implications of a proposed mixed-use development, which includes retail, childcare, and residential components. The assessment addresses existing traffic conditions, estimates traffic generation rates, and analyses the performance of key intersections, concluding that the local road network can accommodate the additional traffic with minimal adverse environmental impacts and maintaining acceptable levels of service.

The TTIA concludes that the traffic generation arising from the development has been assessed as a net increase over existing conditions and anticipates approximately 204 vehicle trips per hour during the weekday morning peak and 155 vehicle trips per hour during the weekday evening peak. Additionally, on weekends, it is expected to generate 144 vehicle trips per hour. These estimates are based on established trip rates from the Transport for NSW (TfNSW) guidelines tailored to the specific uses within the development. The analysis indicates that while the development will contribute to an increase in traffic, the existing road network can manage these changes without significant negative consequences, especially with planned sustainable transport initiatives to encourage reduced vehicle reliance.

It is considered that the traffic generated by the proposal will not have significant adverse impacts on the local road network near the site, nor on the wider arterial road network. However, consultation with TfNSW is required to confirm the anticipated traffic generation is accurate and proposed intersection upgrades are appropriate in this instance.

4.2 Social and economic

Social Impact

The Social Impact Assessment (SIA) by Think Planners (**Appendix 11**) evaluates potential social impacts of a future development, concluding it will enhance local dynamics by increasing housing supply to address shortages and foster a vibrant community.

The mixed-use development aims to stimulate the local economy through new retail spaces that create jobs and improve community infrastructure, including affordable housing and park upgrades. It anticipates enhanced economic performance through increased street level retail opportunities and improved accessibility via a planned through-site link. The proposal also foresees a significant influx of local jobs during construction, potentially raising service demand. Overall, the SIA indicates the development will positively influence local economic activities and accessibility, supporting community services effectively.

Economic Impact

A Retail Needs Assessment (**Appendix 10**) details several economic impacts related to the proposed development. It highlights that the trade area population is projected to grow significantly, increasing from approximately 1,770 residents from 2021 to around 3,570 by 2036. This growth is expected to drive retail expenditure capacity, increasing from 30.8million in 2024 to 84.7 million by 2036, reflecting an average annual growth rate of 8.8%.

The Retail Needs Assessment suggest that while the new retail provision may impact competition, the anticipated trading impacts on existing retailers are projected to be minor to moderate, with declines between 7.7% and 9.9% in sales for some competitors. However, these impacts are not seen as threatening to their viability, as the overall increase in local retail expenditure and consumer choice could offset any losses. The development is poised to enhance local economic conditions by creating jobs and fostering increased consumer spending within the community.

4.3 Infrastructure

Local Infrastructure

The proposal anticipates various infrastructure impacts related to the redevelopment of the site. Primarily, it is expected to generate additional local traffic, which may necessitate an evaluation of existing road capacity and potential upgrades to public transport services given the site's proximity to Parramatta CBD.

Furthermore, the proposal includes measures to manage stormwater runoff effectively, aligning with local flood planning requirements. The development also aims to improve local amenity by providing necessary community facilities, such as retail spaces and potentially a childcare centre, thereby enhancing the infrastructure support for the growing population in the area. Overall, the project is designed to ensure that infrastructure can accommodate the increased density and associated demands resulting from the proposed high-density mixed-use development.

State Infrastructure

The Department notes that the Housing and Productivity Contribution has commenced on 1 October 2023. It is intended that this will secure funding towards state infrastructure to support growth.

5 Consultation

5.1 Community

The planning proposal is categorised as a complex under the LEP Making Guidelines (September 2022). Accordingly, a community consultation period of 30 working days is recommended and this forms part of the conditions to the Gateway determination.

5.2 Agencies

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

- Australian Government's Department of Climate Change, Energy, the Environment and Water and Heritage;
- Heritage NSW;
- Transport for NSW;
- Sydney Water; and
- City of Parramatta.

6 Timeframe

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

The Department recommends an LEP completion date of 10 April 2026 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

7 Local plan-making authority

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

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

8 Assessment summary

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

- the proposed redevelopment of the site has been determined to have site specific merit and strategic merit;
- it is consistent with the objectives and priorities of the Greater Sydney Region Plan and the Central City District Plan;
- it is consistent with the strategic direction and objectives of City of Parramatta's Local Strategic Planning Statement, Parramatta 2038 Community Strategic Plan, Community Infrastructure Strategy, Local Housing Strategy, Employment Land Strategy, and Parramatta 2050;
- it seeks to facilitate development within a coordinated planning framework, incorporating a site specific DCP, and a draft VPA; and
- the planning proposal provides an opportunity for the redevelopment of a vacant site in the North Parramatta area. The proposed uplift will allow for approximately 130 additional dwellings in comparison to the existing controls, enabling approximately 370 dwellings in total.

As discussed in the previous sections (**Sections 3 and 4**), the planning proposal and relevant supporting material should be updated to include the Gateway conditions included in Section 9 of this report.

9 Recommendation

It is recommended the delegate of the Secretary:

- agree that any inconsistencies with section 9.1 Direction 1.4 Site Specific Provisions and Direction 4.5 Acid Sulfate Soils are justified.

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

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

1. Prior to public exhibition, the planning proposal be updated as follows:
 - (a) Remove flooding references; and
 - (b) Provide a response to Ministerial Direction 1.4 Site Specific Provisions, Direction 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan, and Direction 7.1 Employment Zones
2. Consultation is required with the following public authorities:
 - Australian Government's Department of Climate Change, Energy, the Environment and Water and Heritage (DCCEEWH);
 - Heritage NSW;
 - Transport for New South Wales (TfNSW);
 - Sydney Water; and
 - City of Parramatta.
3. The planning proposal should be made available for community consultation for a minimum of 30 working days
4. Prior to finalisation, ensure an appropriate mechanism is in place to deliver the proposed community benefits.

The timeframe for the LEP to be completed is on or before 10 April 2026.



19/03/2025

Peter Pham

Manager, Local Planning and Council Support (Central, West and South)



(Signature)

24 March 2025 (Date)

Tina Chappell

Director, Local Planning and Council Support (Central, West and South)

Assessment officer

Clay Logan

A/Senior Planning Officer, Local Planning and Council Support (Central, West and South)

6650 7158