



Planning Proposal to amend Parramatta Local Environmental Plan 2023

9 ALBERT STREET &
31 O'CONNELL STREET
NORTH PARRAMATTA

APRIL 2025



QUALITY ASSURANCE

Project:	Planning Proposal
Address:	31 O'Connell and 9 Albert Street, North Parramatta
Council:	City of Parramatta
Author:	Think Planners Pty Ltd

Date	Purpose of Issue	Rev	Author	Authorised
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February 2024	Issue to Client – RFI update	F	BC	AB
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INTRODUCTION

The purpose of this Planning Proposal is to explain the intended effect and provide a justification for a proposed amendment to the Parramatta Local Environmental Plan 2023 (Parramatta LEP 2023) as well as demonstrate the strategic merit of the amendment proceeding.

This Planning Proposal seeks to amend the Parramatta LEP 2023 to allow for the redevelopment of the site for the purposes of mixed use and high-density development by:

- Amending the maximum height of buildings map to facilitate the following heights: 8.5m, 30m, 53m and 77m
- Amending the maximum floor space ratio map to permit 3.9:1
- Introduce an additional local provision that requires the preparation of a site-specific Development Control Plan

The Planning Proposal relates to 31 O'Connell and 9 Albert Street, North Parramatta referred to within this document as the '*subject site*'. The subject site is a highly visible location at the northern western edge of the Parramatta CBD. The site is strategically located near the river and key transport connections including Parramatta Light Rail and Bus Routes. The site will have visibility from the Westmead Health and Innovation Precinct and the highly active Parramatta Park and Parramatta River foreshore.

The site is located within proximity to employment opportunities, educational establishments, recreational activities and public transportation including Parramatta Female Factory, Parramatta CBD eat street as well as the new light rail station, Ngara station.

Additionally, the site is in close proximity to Parramatta North Public School, St Patrick's Primary, Our Lady of Mercy College Parramatta, Westmead hospital and more broadly all the services, facilities and opportunities of Parramatta CBD.

The amendments proposed in this Planning Proposal are specific to the site and will facilitate a new high-quality mixed-use development that will contribute to the vitality and activation of this precinct along with additional housing supply at the edges of the Parramatta City Centre. The Planning Proposal will contribute to the renewal of the CBD and character of Parramatta. The proposed amendments are driven by a desire to deliver a better built form outcome for the site and has been the subject of a design review by DKO Architects and heritage guidance by Paul Davies.

The proposed amendments are driven by a desire to deliver a superior urban design outcome for the site which addresses Council's vision for height and density which is consistent with the desired future character of Parramatta.

The proposed amendments to planning controls will facilitate the delivery of high quality development contributing to much needed housing supply within this strategic centre.

The Planning Proposal has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 and the Department of Planning and Environment's document Local Environmental Plan Making Guideline (August 2023).

The Planning Proposal originally submitted and as refined is supported by the following supporting documents.

1. Urban Design Report *by DKO Architects*

Note:

- *Includes Visual Impact Assessment*

2. Site Specific Development Control Plan *by Think Planners*
3. Wind Impact Assessment *by Windtech*
4. Integrated Water management Plan *by Telford Civil*
5. Survey Plan *by TTS*
6. Traffic & Transport Impact Assessment *by Traffix*
7. Green Travel Plan *by Traffix*
8. Retail Needs Assessment *by Macroplan*
9. Noise Impact Assessment *by Pulse White Noise Acoustics*
10. Landscape report *by Site Image Landscape Architects*
11. Arboricultural Impact Assessment *by McArdle*
12. Heritage Impact Assessment *by Paul Davies*
13. Aboriginal Heritage Impact Assessment *by Extent Heritage*
14. Geotechnical Investigation Report *by Douglas Partners*
15. Social Impact Assessment *by Think Planners*
16. Detailed Site investigation *by EI Australia*

This Planning Proposal is submitted to Council due to site specific conditions that are addressed in this Planning Proposal. This includes –

- The role of the site and its contribution to the outcomes planned for in the PNUTS area.
- The adjoining site to the west being redeveloped for a lower scale building than that identified in the planning controls.
- Responding to the Heritage Conservation Area east of the site.
- The site comprising a large, consolidated parcel in single ownership, located on the O'Connell Street thoroughfare.

Support for the Planning Proposal is sought; and the subsequent referral to the Department of Planning and Environment for Gateway determination and public exhibition.

PLANNING PROPOSAL MERITS, INFRASTRUCTURE AND COMMUNITY BENEFITS

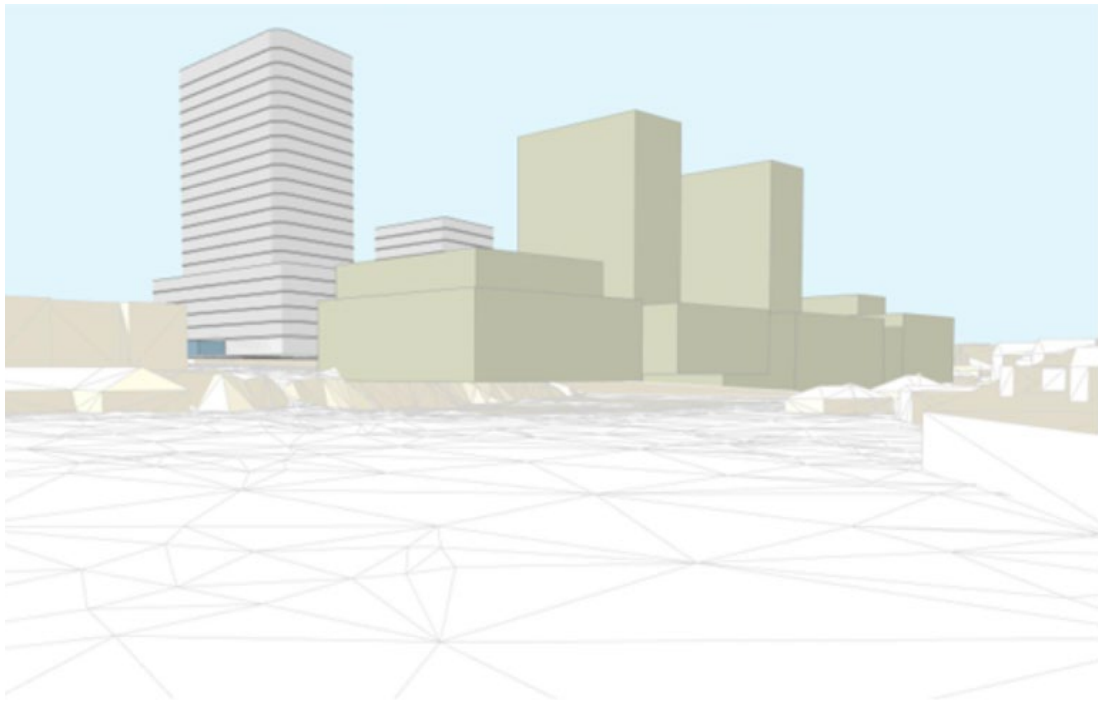
The Planning Proposal seeks to deliver the following key benefits:

- The Planning Proposal for 31 O'Connell and 9 Albert Street responds to the earlier **urban design analysis** conducted by the Department of Planning and Environment for the Parramatta North Urban Renewal area.
- The proposed amendments to Height is consistent and FSR is similar to existing controls on adjoining lands, and will contribute significantly to the housing stock of North Parramatta. Montages overleaf demonstrate the consistency of the proposed built form with the adjoining built form
- Importantly, the Planning Proposal is **responsive to the immediate built form** and urban design factors /context that exist. The site sits within a comfortable scale that is commensurate with surrounding buildings responding to the topography and surrounding heritage items both local and state.
- The Planning Proposal is responsive to the **established character, street wall heights and building heights** responding to the surrounding heritage items and conservation areas on O'Connell Street and the Parramatta Female Factory Precinct.
- The planning proposal responds to the surrounding heritage items and conservation areas and will facilitate the transition between the Heritage Conservation Area to the east and the urban renewal area. This is supported by the heritage assessment attached as part of this submission.
- The building envelopes illustrated in the Urban Design Report by DKO Architecture demonstrates a **high standard of design and amenity** can be achieved on the site. The scheme responds to the principles in the Apartment Design Guidelines for separation and privacy. The scheme has benefited from urban design advice from City of Parramatta and the Parramatta DCP.
- The proposal will ensure the delivery of upgraded pedestrian links along all street frontages and a new through-site link to **enhance the pedestrian environment** including the safety of people accessing the site and accessing surrounding land.
- The proposal delivers a **variety of housing opportunities** within Parramatta CBD. This enables the opportunity to create a genuine 30-minute city where housing is well connected to public transport, health services, education services, employment, and recreational facilities.
- The proposal will deliver retail and commercial floors space within North Parramatta, **contributing to street activation**.
- The proposal comprises **new housing supply and choice** with access to jobs, services and public transport.

The subject land parcel is ideal to accommodate the proposed development as it is located within an accessible area and is consistent with the evolving character of

developments within Parramatta. Furthermore, the development proposes to provide the opportunity to deliver housing in a location which is experiencing an intensification in terms of development as well as considering the site's proximity to educational establishments, employment opportunities and recreational activities.

Montage 1: Proposed development seen from the west, showing permissible height on adjoining site (DKO)



SITE AND LOCALITY DESCRIPTION

LEGAL DESCRIPTION

The site is located at 31 O'Connell and 9 Albert Street, North Parramatta. The site is legally described as Lot 1, DP998240 and Lot 1, DP 1143431. The site has an area of approximately 8,921m².

The site is currently vacant and adjoins two Nursing Homes to the west, Southern Cross Care Marian Nursing Home and Lillian Wells Nursing Home. Both nursing homes have undergone or going through extensive upgrade and renovation works and are not intending to redevelop their site in the near future.

Currently 31 O'Connell Street has driveway access from O'Connell Street and 9 Albert Street from Albert Street. The proposed development will close the driveway access on O'Connell Street to support efficient traffic flow.

The following photographs overleaf and within the following pages provide a visual understanding of the site and its relationship to the street. It is noted that the site is currently vacant, with all buildings previously on the site having been demolished.



Photograph 1: view from the corner of O'Connell and Albert Street.



Photograph 2: view of the site from O'Connell Street.



Photograph 3: view from the site from Albert Street.



Photograph 4: view of the site from O'Connell Street looking North.



EASEMENTS OR RESTRICTIONS

There are currently no easements impacting on the future potential for the redevelopment of the site.

TOPOGRAPHY AND VEGETATION

There are approximately 65 trees on the site. The most significant corridor of trees are located at the corner of O'Connell and Albert Streets. Consideration will be given to retaining any trees that are in good health as part of the future development scheme. The rezoning proposed does not turn on the trees located on the site, as the site is of such size and configuration that a detailed assessment and response can occur as part of the future application process.

The subject site is best described as relatively flat land with a mild slope from the east to the west with the lowest point of the site being within the south western corner.

The application is accompanied by a concept landscape plan, discussed further below.

EXISTING VEHICULAR ACCESS

The existing vehicle access is provided to the site from O'Connell and Albert Streets. Noting that the proposed development will close vehicle access from O'Connell Street to reduce traffic congestion and impact on O'Connell Street.

ARCHAEOLOGY

There are no known Items of Aboriginal Heritage located on the site and due to the site's development history, the land has been excavated for various previous developments, thus is highly altered from its natural condition. This has been confirmed by the Aboriginal Heritage Preliminary Impact Assessment.

Opportunities to salvage archaeological items unearthed during excavation works are to be considered. If any items are found during the excavation, in the first instance opportunities to salvage and reuse the items are to be incorporated. When this is not practical or possible, an interpretation strategy is to be prepared.

ACID SULFATE SOILS

The site is part Class 5 Acid Sulfate Soils as shown in the Parramatta LEP 2023. A preliminary site and soil assessment is to be conducted as part of the future development application.

SITE CONTEXT AND SITE ANALYSIS

The subject site is in a highly visible location at the northern part of the Parramatta CBD and is strategically located near key transport connections including O'Connell Street.

The site is currently unoccupied. The neighbourhood locality is currently one to two storey single houses on the eastern side of O'Connell Street and predominantly medium and high density housing on the western side of O'Connell Street. There is currently no mixed-use development in the immediate locality, and this proposed development will act as a catalyst for future growth within the North Parramatta Precinct.

The site being centrally located has excellent connectivity to all forms of transport. The new Parramatta light rail will be approximately 250m from the site and the rail about 1.7km from the site which connects to the T1, T2 and T5 trainlines. There is also the new Metro proposed to connect to Parramatta Station which will be closer to the site. The site has good access to various bus routes.

The site is proximate to numerous cultural and recreational facilities and opportunities such as Parramatta River, Parramatta female factory, Old Orchard Park, Parramatta Gaol and Prince Alfred Square. The following figures assist with site context and site analysis.

The site is located to the east of Parramatta River and Westmead Health and Education Precinct. A bus stop is located on the eastern site boundary on O'Connell

Street which provides a number of local and regional bus connections to the site. There is also the Parramatta ferry wharf that is 500m to the east of this site.

Figure 1: Site Aerial Context (DKO Architects)

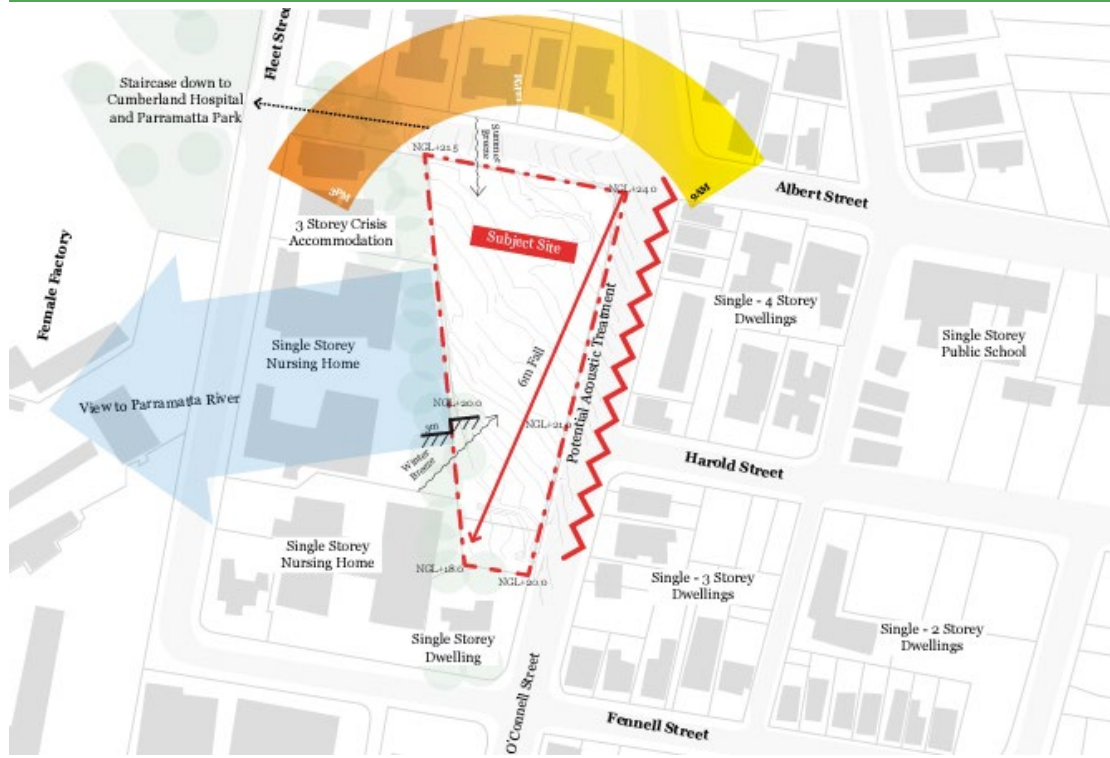
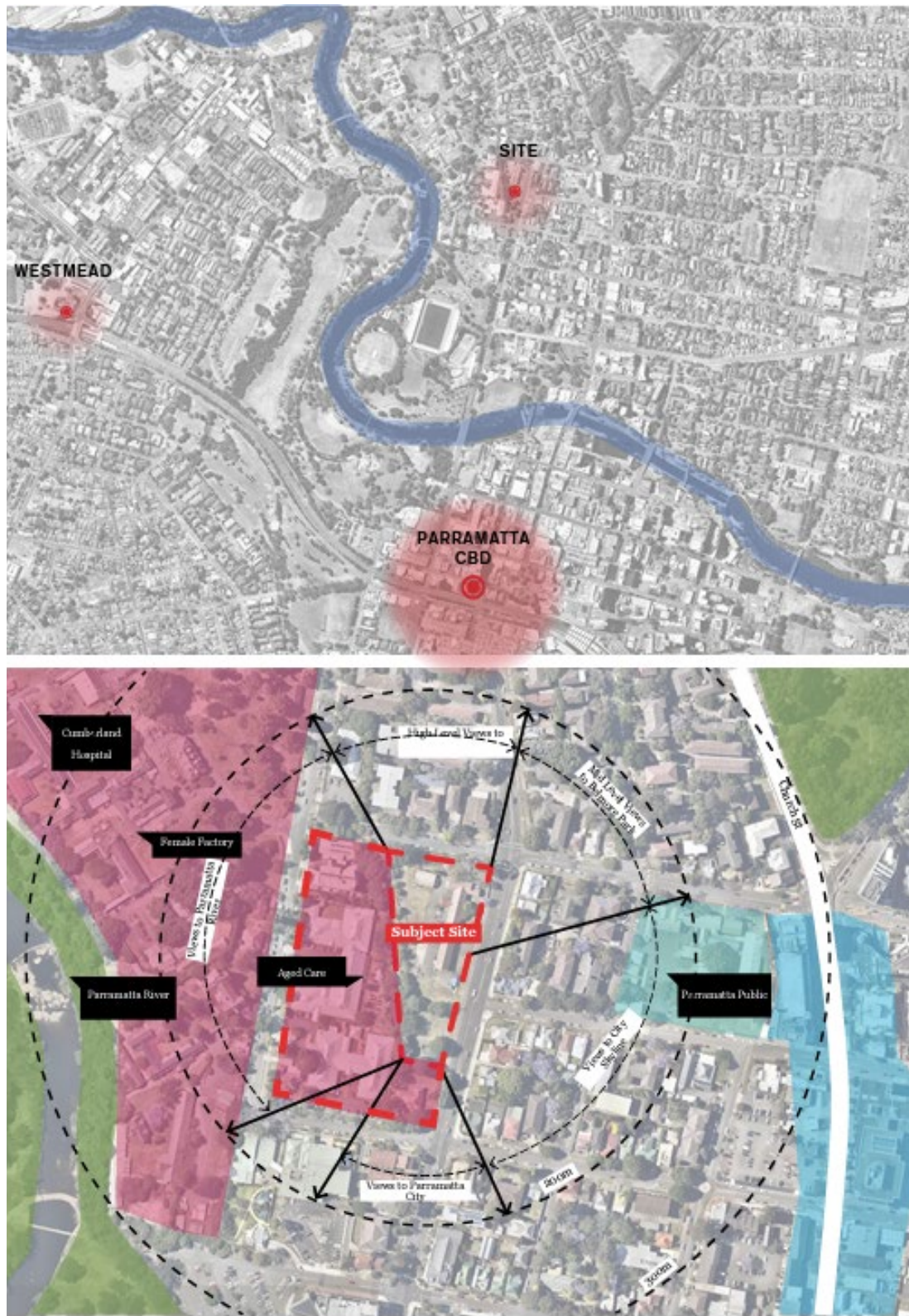


Figure 2: Broader Site Context (DKO)



CONTEXT IMAGES

As per photographs overleaf and subsequent pages, the following provides a series of images of the existing development surrounding the site.

Photograph 5: Shows the neighbouring building on Fennell Street. (Google Maps)



Photograph 6: Shows the recently renovated residential aged care home at 2 Fennell Street. (Google Maps)



Photograph 7: Existing aged care home at rear currently going through renovation on Fleet Street. (Google Maps)





Photograph 8: Surrounding context, UNESCO World Heritage Listed Parramatta Female Factory Precinct at the rear (Google Maps)

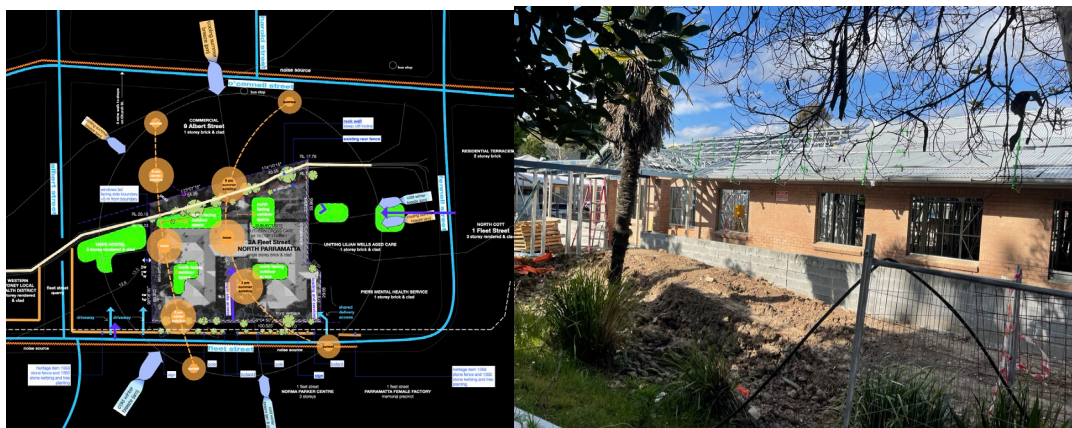


PROXIMATE DEVELOPMENT ACTIVITY

A proper understanding of the Planning Proposal requires a clear appreciation of the adjoining development being undertaken, in particular 2A Fleet Street to the west of the site.

Southern Cross Care obtained consent for alterations and additions to their existing Aged Care facility, including the construction of two extensions. The Council granted approval in 2020 and the works are currently being finalised, as shown in the image below, taken on 13 September 2022 and an extract from the approved plans.

Figure 3: Extract of approved plans on neighbouring site 2A Fleet Street



It is submitted that this recent approval and construction is an important consideration in the assessment of the application.

The planning controls assume that the Southern Cross Care site redevelopment will be in the form of a tower of 66m in height as illustrated in the LEP and DCP extracts below.

Figure 4: Existing planning controls for neighbouring site



The indicative layout plan in the DCP illustrates that up to 3 towers of 66m in height would be constructed along the middle of the street block between Fennell Street and Albert Street. The Southern Cross Care site is being developed for 1-2 storey buildings and is not seeking to undertake the 2 towers of 66m shown for that land. This gives rise to the opportunity to develop a taller tower on the subject site, as was indicated early in the Parramatta North urban transformation precinct planning investigations. The Response to Submissions Report by Urban Growth in 2015 identified 2 towers of 20 and 30 storeys respectively on the subject site.

Figure 5: Existing DCP and figure from Urban Growth report



Parramatta DCP 2023

Urban Growth Response to Submissions Report 2015



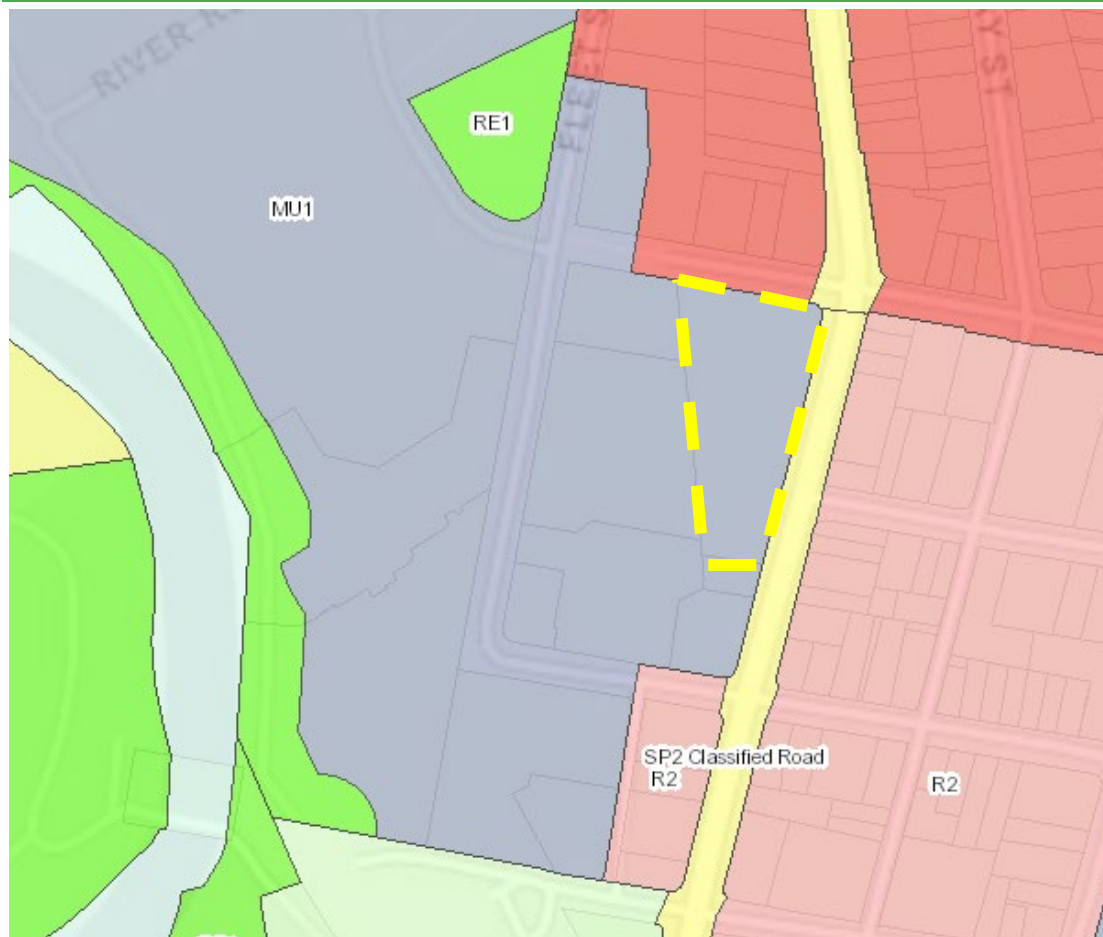
LOCAL PLANNING FRAMEWORK

The primary planning instrument applying to the subject site is *Parramatta Local Environmental Plan 2023*. This section identifies the key planning parameters within the LEP as they relate to the subject site.

ZONING

The land is zoned MU1 Mixed Use. No change to the zoning is proposed in by this planning proposal. An extract of the zoning map and land use table is provided below for context.

Figure 6: Extract from Parramatta LEP 2023 Land Zoning Map Sheet



 Subject Site

MU1 Mixed Use Zone

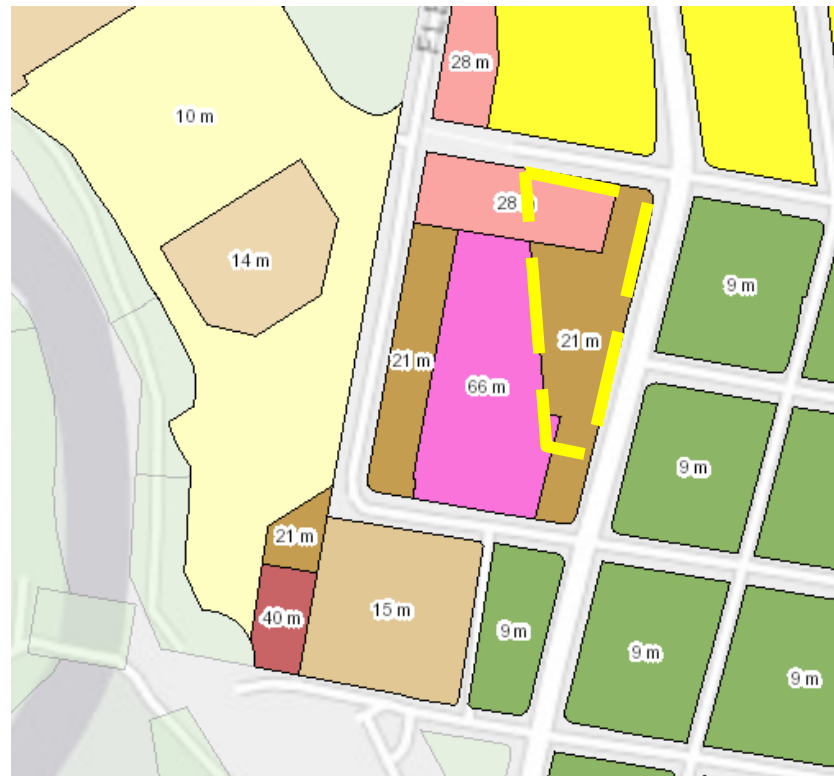
1. Objectives	<ul style="list-style-type: none"> To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. To minimise conflict between land uses within this zone and land uses within adjoining zones. To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. To create opportunities to improve the public domain and pedestrian links. To protect and enhance the unique qualities and character of special character areas in Parramatta City Centre.
2. Permitted without consent	Home occupations
3. Permitted with consent	Amusement centres; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Water recycling facilities; Any other development not specified in item 2 or 4
4. Prohibited	Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies




EXISTING BUILDING HEIGHT

The Height of Buildings Map for the Parramatta LEP 2023 indicates that the maximum building height permitted on the subject site is 21m, part 28m and part 66m. Figure 7 in the below is an extract from the Height of Buildings Map for Parramatta LEP 2023.

Figure 7: Extract from Parramatta LEP 2023 Height of Buildings Map



 Subject Site

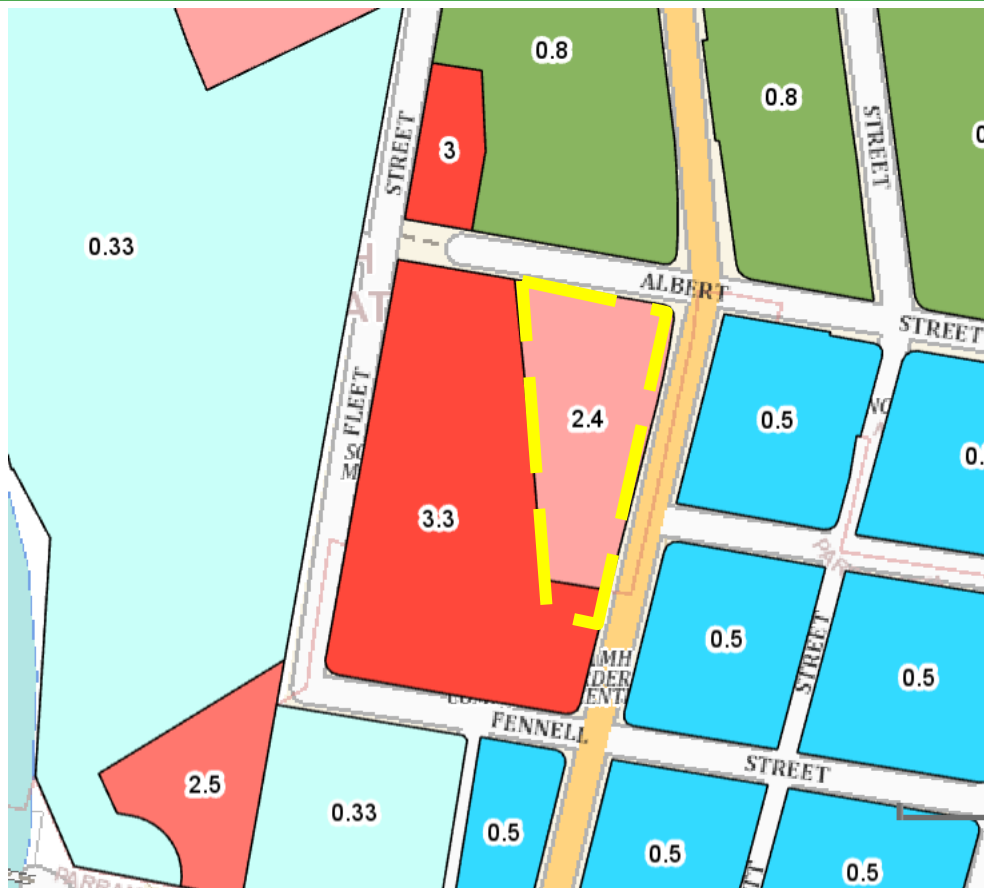
PROPOSED BUILDING HEIGHT

This Planning Proposal seeks to permit development with heights as follows: 8.5m, 30m, 53m and 77m. The 77m tower is similar with the adjoining site, which has been redeveloped for a 1-2 storey aged care facility, rather than the indicated 2 towers.

EXISTING FLOOR SPACE RATIO

The current Floor Space Ratio Map for the Parramatta LEP 2023 indicates that the maximum floor space ratio for a building on the subject site 2.4:1 and 3.3:1. Figure 8 below is an extract from the Floor Space Ratio Map for Parramatta LEP 2023.

Figure 8: Extract from Parramatta LEP Floor Space Ratio Map



 Subject Site

PROPOSED FLOOR SPACE RATIO

This Planning Proposal seeks to amend the maximum floor space ratio to 3.9:1.



HERITAGE

The subject site does not contain a heritage item listed under PLEP 2023. However, the site is in close proximity to a number of heritage items and conservation areas.

To the east of the subject site is Heritage Conservation Area, North Parramatta Conservation Area with several heritage items within. Following are the local items within the conservation area:

- Hollywood, 62 O'Connell Street, Parramatta
- Single storey residence, 72 O'Connell Street, Parramatta
- Dorislea, 74 O'Connell Street, Parramatta
- Residence, 76 O'Connell Street, Parramatta
- Single storey residence, 2 Fennell Street, Parramatta

To the west is:

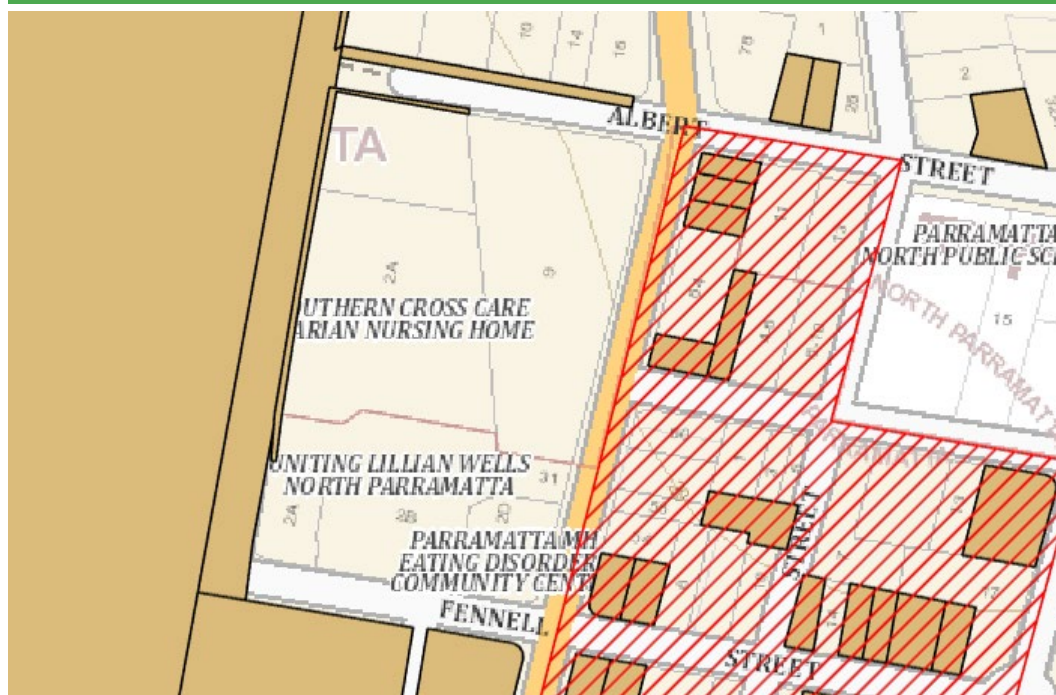
- Cumberland District Hospital (including Wisteria Gardens), 5A Fleet Street, North Parramatta; 1 Hainsworth Street, Westmead

To the north is:

- Stone kerb and gutter, Albert Street (west arm)

The subject site is located in close proximity to a number of heritage items; however, the proposal is not impacted by any known heritage constraints as demonstrated in the extract from the heritage map below.

Figure 9: Heritage Map Extract from Parramatta LEP 2023





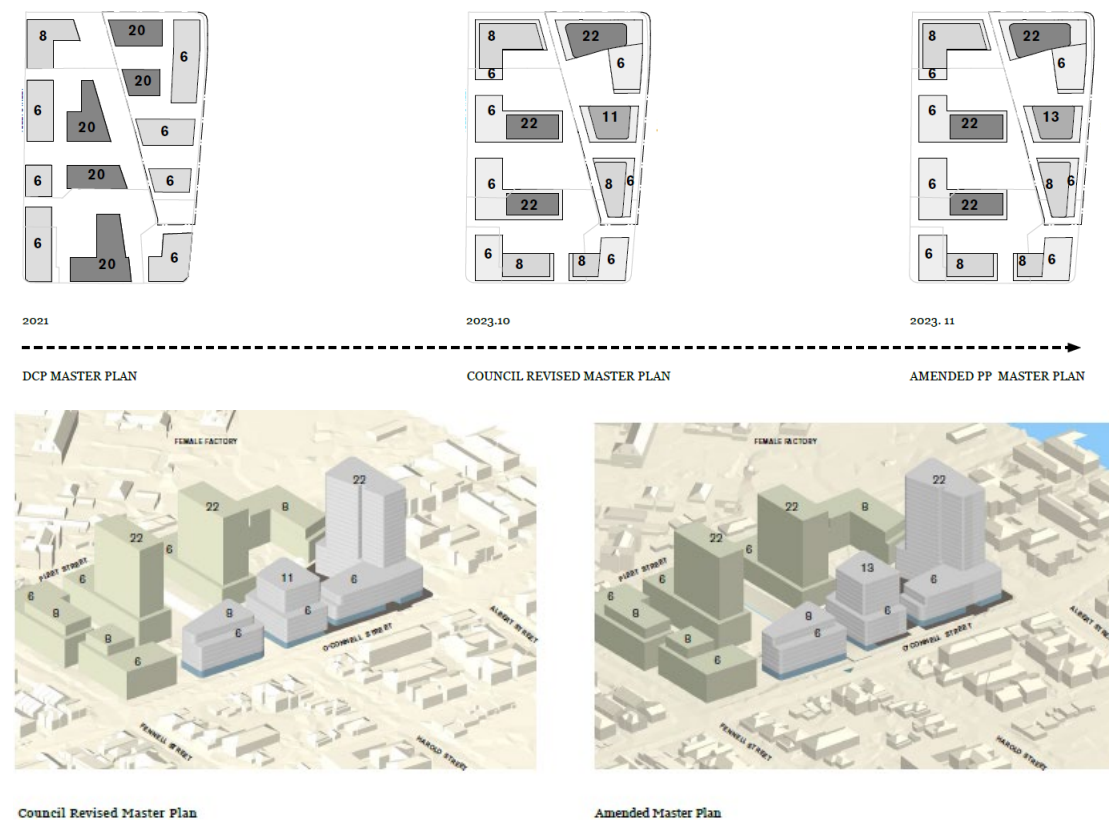
COUNCIL WORKSHOPS

During 2023 a series of ongoing design workshops were held between council and the applicant to discuss a satisfactory building form for the subject site.

This Planning Proposal is supported by a suite of technical studies, including detailed Urban Design analysis and testing by DKO.

Importantly, this work has been informed by the vision of Council as shown in Figure 9 below.

Figure 10: Alignment of urban design concept with Council's Masterplan (DKO)



TECHNICAL STUDIES

During 2023 a series of ongoing design workshops were held between council and the applicant to discuss a satisfactory building form for the subject site.

Key technical studies are addressed below, with all studies attached to this planning proposal.

URBAN DESIGN

The urban block within which the subject site is located in the locality of north Parramatta has not seen significant development activity in recent years. The proposed development aims to be a catalyst development for North Parramatta.

The subject site is in a prime public transport corridor where there is an extensive variety of sustainable transport options available, including, light rail, buses, walking and cycling. It is noted the locality has excellent connectivity with access to several key arterial road networks including O'Connell Street, Church Street, James Ruse Drive, Cumberland Highway and the M2 Motorway as well as regular public transport service.

Site Context

The merit of the proposed additional building height and density proposed in this planning proposal must be seen in the context of future vision of North Parramatta. The reference design provided with this submission comprises a podium and four towers ranging between 6 storeys and 22 storeys. The architectural design of the buildings appropriately responds to the surrounding heritage items and conservation in scale and design. This is demonstrated in Figure 10 on the next page.

Figure 11: Site Context and reference design (DKO)



Scale and Site Context

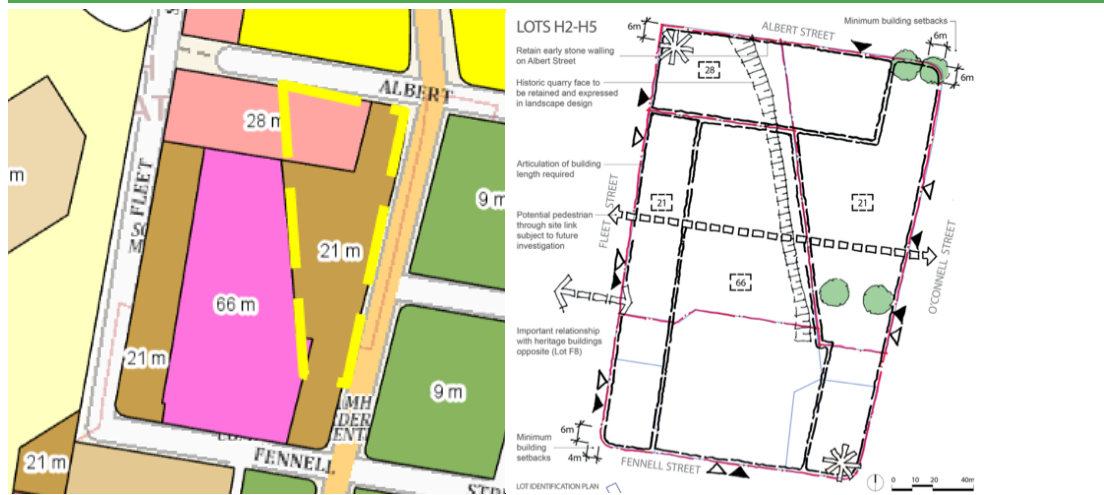
The proposal also seeks to align with the urban design principle explored as part of the Parramatta North Urban Transformation Strategy of stepping down the built form as the development approaches the heritage conservation area.

This approach has been supported by the Heritage Assessment noting *“Using lower forms along O’Connell Street is essential to managing scale transitions.”*

Importantly, the location of the greatest height is generally setback away from the eastern edge of the site. This is consistent with the framework implemented in the

Parramatta North Urban Transformation Strategy. That framework is imbedded in the height of building planning control and the DCP, as demonstrated in the below extracts from the LEP and DCP.

Figure 12: Existing planning controls for neighbouring site



The indicative layout plan in the DCP illustrates that up to 3 towers of 66m in height would be constructed along the middle of the street block between Fennell Street and Albert Street.

As discussed earlier in this report, the planning controls assume that the Southern Cross Care site (immediately west of the subject site) will be redeveloped to include towers of 66m in height. However, the Southern Cross Care site is being developed for 1-2 storey buildings and is not seeking to undertake the towers of 66m shown for that land. This gives rise to the opportunity to develop a taller tower on the subject site, as was indicated early in the Parramatta North urban transformation precinct planning investigations. The Response to Submissions Report by Urban Growth in 2015 identified 2 towers of 20 and 30 storeys respectively on the subject site.



Figure 13: Existing DCP and figure from Urban Growth report



Parramatta DCP 2023

Urban Growth Response to Submissions Report 2015

The proposal to place height predominantly away from the east side of the subject site is consistent with the built form philosophy identified for the street block initially by Urban Growth and now imbedded in the Parramatta LEP 2023 for towers centrally located between Fleet Street and O'Connell Street. The planning proposal retains the intended transition to the east by stepping down the form along O'Connell Street, as was sought by the City of Parramatta Council through the PNUTS process. The scale of development permitted by the existing planning controls for the street block is clearly illustrated in the image below that also includes the proposed 77m tower for the subject site. It is clear that the intent of the PNUTS and Parramatta LEP planning controls is for the street block to contain built form of significant scale, that will deliver a mixed use outcome. This planning proposal is aligned with these planning controls and intended outcome for the street block.

Street Wall

The planning proposal provides a tower and podium building form with the height of the podium established by the future character of podiums which is proposed to be 6 storeys as shown in the Figure 13 below.

Figure 14: Street Wall Context (DKO)



Heritage advice has informed the initial concept images that breaks up the street wall to respond to the pattern of forms in the HCA along O'Connell Street to the east.

Building Separation

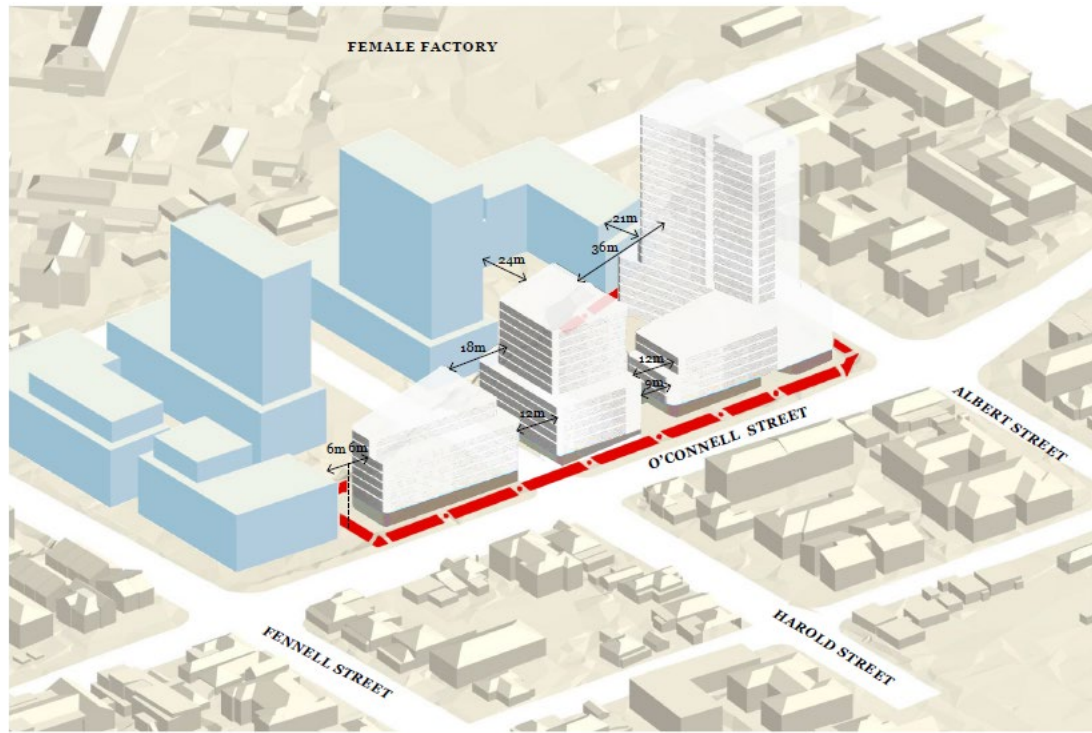
The proposal demonstrates that generous building setbacks and building separation can be achieved on the site with the four building forms. The generous separation is shown in figure 15 below.

Importantly, the number of buildings proposed for the site are reduced from that indicated in the DCP from 5 to a reduced form. The plan proposes for a reallocation of built form for a single point tower to the northern end of the site and an arrangement of buildings consisting of 8-13 storeys. This is a superior urban design response as the towers are better oriented than that shown in the DCP. Additionally, meeting the

adequate ADG separation and achieving privacy protection between the 5 buildings would be significantly challenging.

The form and layout have been rationalised by reducing the number of buildings from 5 and location has been carefully considered with respect to shadows and privacy protection.

Figure 15: Building Separation (DKO)



Shadow analysis

A detailed shadow impact assessment is included within the urban design study. This shadow impact assessment has considered both the existing and future development context. Shadow diagrams are provided between 9 am and 3 pm on 21 June and confirm that:

- There is no detrimental impacts on the heritage buildings and conservation area along O'Connell Street.
- There is no detrimental impacts on neighbouring buildings (existing and developed).
- The concept achieves the minimum sunlight access requirements to communal open space as required by the ADG.

Refer to Urban Design Study for detailed shadow assessment.

VISUAL IMPACT ASSESSMENT

A visual impact assessment is included within the urban design study.

This assessment takes into account views to and from heritage items and precincts. Refer to attached urban design study for details, showing the exceptional design response to the character of the precinct and how the proposal makes a positive contribution to its setting.

WIND IMPACT ASSESSMENT

Windtech have prepared a wind impact assessment report for the concept plan submitted with this planning proposal. This testing has concluded that a future development can achieve compliance with relevant wind impact criteria for safety and comfort. Recommendations within the wind impact assessment report can be incorporated into a future development proposal over the subject site.

RETAIL NEEDS ASSESSMENT

MacroPlan have provided a retail needs assessment for the planning proposal. The following conclusions were made:

- *The trade area population is estimated at 1,770 at mid-2021, and is forecast to reach 3,570 people by 2036, reflecting average annual growth of 1.6% per annum to 2026, 9.5% from 2026 to 2031, and 3.4% from 2031 to 2036.*
- *The trade area population is generally characterised by slightly younger, overseas born families.*
- *Total retail expenditure per household, estimated at \$31,745 per annum, is 28.4% below the Greater Sydney average. Within this, spend on food and non-food are 24.2% and 34.2% below the respective averages.*
- *Up to 680 sq.m of retail specialty is supportable at the subject site in 2031, along with supporting non-retail shop provision and a childcare centre. The current planned tenancies all fall within the supportable floorspace estimations.*
- *The estimated trading impacts arising from the development of the planned retail provision at the subject site on other retailers in the surrounding area are projected to be minor/moderate and are unlikely to threaten their viability.*

The provision of floorspace provision is therefore appropriate.

TRAFFIC AND PARKING ASSESSMENT

The subject land achieves optimal access to pedestrian pathways, cycleways as well as rail. Both the Parramatta Light Rail, bus services and cycleways will deliver truly city shaping infrastructure which will powerfully change the way people live within Parramatta and commute to Parramatta. This will result in a significant lower reliance on private vehicle trips.

In addition, the draft Bike Plan supports the City of Parramatta's Vision to be Sydney's Central City, sustainable, liveable, and productive city. The plan seeks to bring forward the planned and coordinated delivery of cycleway infrastructure to promote multi-modal transport options throughout the locality.

The traffic and transport assessment report outlines that the proposed scheme will be able to accommodate sufficient carparking spaces.

The traffic impacts assessment concludes that *"the subject planning proposal is supportable on traffic planning grounds"*. Noting that the proposed amendments to height and FSR will not result in detrimental traffic impacts and existing road networks has capacity to accommodate increased traffic.

ABORIGINAL HERITAGE IMPACT ASSESSMENT

Extent Heritage have prepared an Aboriginal Heritage Impact Assessment for the subject site. Relevant extracts are provided below, noting that no further consideration is necessary as part of this Planning Proposal.

4. Conclusions

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. There are currently no places within the subject land included on the National, Commonwealth or World lists under the EPBC Act. There are no known Declarations under the ATSIHPA in relation to the subject land. No Commonwealth heritage approvals are currently required with respect to Aboriginal heritage. With reference to the risk management process set out in the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (DECCW, 2010), we note:

- There are no AHIMS sites recorded within the proposed works area,*
- A small portion of the south-western corner of the study area is located within 200m of a former first-order watercourse. However, the results of the desktop assessment and visual inspection does not indicate that there are (or are likely to be) Aboriginal objects within the study area.*

Geotechnical information available for the study area does not indicate the show a sand body or extensive topsoils to be present and it is considered unlikely for the Parramatta Sand Body and associated Aboriginal objects to be present.

4.1 Assessment of potential impact to Aboriginal heritage

The proposed development of the study area involves the construction of four main building structures with an underground basement level for carparking. It is assumed that the size of the development, and the associated basement level, has been determined with regard to the relevant planning requirements and commercial considerations, and that excavation cannot be avoided. As there are no previously recorded Aboriginal objects within the study area and the assessment has concluded it is unlikely to contain Aboriginal objects, the project is consequently not considered likely to result in any harm to Aboriginal objects and would not require an AHIP in order to proceed.

While the process set out in the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW DECCW 2010 indicates 'proceed with caution' for the proposed works, there is always some risk that unexpected Aboriginal cultural deposits or skeletal remains may be encountered during development works, including in areas such as the current study area that has been disturbed by prior earthworks.

EUROPEAN HERITAGE IMPACT ASSESSMENT

Paul Davies Pty Ltd has provided an European Heritage Impact Assessment for the subject site. It is noted that the subject is not identified as containing European heritage under the Parramatta LEP heritage map.

To the east of the subject site is Heritage Conservation Area, North Parramatta Conservation Area with several heritage items within. Following are the local items within the conservation area

- Hollywood, 62 O'Connell Street, Parramatta
- Single storey residence, 72 O'Connell Street, Parramatta
- Dorislea, 74 O'Connell Street, Parramatta
- Residence, 76 O'Connell Street, Parramatta
- Single storey residence, 2 Fennell Street, Parramatta

To its western boundary there is

- Cumberland District Hospital (including Wisteria Gardens), 5A Fleet Street, North Parramatta; 1 Hainsworth Street, Westmead

To its northern boundary there is

- Stone kerb and gutter, Albert Street (west arm)

The Heritage Impact Assessment has considered in detail the heritage attributes of the broader area, along with the relationship and potential impacts of the proposed concept submitted with this planning proposal. In this regard, the Heritage Impact Assessment has concluded in part the following:

While the term design excellence is widely used and not always understood, on this site the testing of design options through design excellence provides a contextual approach to design. The urban study focuses on the setting around the site as a starting point to develop forms, open space and massing. This is conceptually sound and can be further developed through a detailed design process to achieve a high-quality urban outcome for the site and area.

The initial reference scheme responded to the controls that were in place and to the context of the area. The revised scheme, with a much more nuanced set of site controls allows a significantly better contextual outcome particularly with regard to heritage matters. For a large up-scaling of development on the site, the reference scheme provides a well-balanced and responsive approach to heritage relationships and context.

This assessment therefore confirms the merit of the proposed concept over the subject site, with it having a positive contribution to nearby heritage items and conservation areas.

ARBORICULTURAL IMPACT ASSESSMENT

The subject site contains vegetation mostly located along the site boundaries. The Arboricultural Impact Assessment has been prepared as part of this planning proposal. Trees identified as having retention values are along Albert Street boundary and the southern boundary which will be retained and incorporated in future architectural design. The proposed amendment to height control will not result in any adverse impacts on the biodiversity within the site.

DRAINAGE AND FLOODING

The site is not within the 1 in 100 year Average Recurrence Interval and is not within the Probable Maximum Flood (PMF) area.

NOISE IMPACT ASSESSMENT

Attached as part of this proposal is a Noise impact assessment which has reviewed the proposed building envelope and the potential noise emission from the use of the

site. The report concludes that a future development can successfully mitigate noise impacts from mechanical plant and also the future child care centre. Likewise, the report noted that the future development will not be subject to impacts associated with vehicles using O'Connell Street.

Future development can therefore be:

Based on the acoustic assessment of the proposed development to the proposed residential provided will be acoustically acceptable

SOCIAL IMPACT ASSESSMENT

A social impact assessment has been undertaken for the planning proposal and is separately attached.

Conclusion

As described through the several specialist report, the proposed amendments to height and FSR will not result in adverse impacts.

PLANNING PROPOSAL

The required content of a planning proposal is set out in Section 3.33 of The Environmental Planning and Assessment Act 1979. To assist with the preparation of a planning proposal, the DPE have published the Local Environmental Plan Making Guideline (August 2023) which sets out the form and content that is required within the six parts identified below:

- **Part 1 – Objectives and intended outcomes -**
a statement of the objectives of the proposed instrument
- **Part 2 –Explanation of provisions –**
an explanation of the provisions that are to be included in the proposed instrument
- **Part 3 – Justification of strategic and site specific merit –**
justification of strategic and potential site-specific merit, outcomes, and the process for implementation
- **Part 4 - Maps –**
existing and proposed maps, where relevant, to identify the effect of the planning proposal and the area to which it applies
- **Part 5 – Community consultation –**
details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken on the planning proposal post Gateway and during exhibition
- **Part 6 – Project timeline –**
Project timeline to detail the anticipated timeframe for the LEP making process in accordance with the benchmarks in this guideline.

This Planning Proposal has been prepared in a manner consistent with the LEP Plan Making Guidelines, including the specific matters required to be addressed and also the anticipated timeframe.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of the Planning Proposal is to amend Parramatta LEP 2023 to:

To provide suitable building height and floor space ratio which will facilitate urban renewal of the subject site along with the provision of high-density development commensurate with State Government planning strategies. The Planning Proposal seeks to provide for a diversity of new housing within an ideal strategic location.

The intended outcome of the planning proposal is to:

- Contribute to the site's role within Parramatta CBD as a strategic centre that provides housing, jobs and services.
- Contribute to the rejuvenation of the Northern Foreshore Precinct by encouraging supporting development activity within a mixed-use scenario that is afforded the scenic surrounds of the Parramatta River.
- Contribute to housing diversity and choice within the City of Parramatta

Deliver quality housing within the City of Parramatta that is sustainable, and with high amenity values.

PART 2 – EXPLANATION OF PROVISIONS

Part 2 of the Planning Proposal provides an explanation of the provisions that are to be included within the Planning Proposal. It includes a written explanation that is supported by mapping where relevant.

The stated objectives and intended outcomes at the subject site, the following maps of Parramatta LEP 2023 will be amended:

- Amending the Height of Building Map for Parramatta LEP 2023 to permit development with a maximum building height of 8.5m, 30m, 53m and 77m.
- Amending the Floor Space Ratio Map for Parramatta LEP 2023 to permit a maximum FSR of 3.9:1.
- Introduce an additional local provision that requires the preparation of a site-specific Development Control Plan

Height and FSR map amendments are shown in Part 4 of this Planning Proposal.

DKO Architects have undertaken detailed urban design analysis and architectural concept testing for the subject site. This submission supports proposed changes to the planning controls for the subject site located at 31 O'Connell Street and 9 Albert Street, North Parramatta.

Recommended uplift and new planning controls for this site would facilitate opportunities for high quality urban design outcomes and orderly and economic development to support the 30-minute city and local housing demand.

PART 3 – JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

The strategic merit test is demonstrated through a series of established questions set out in turn below.

However, before dealing with these questions it is relevant to clarify the current investigations being undertaken by the Department of Planning Infrastructure and Environment in relation to Parramatta CBD.

The current planning controls for the site and surrounding North Parramatta Urban Transformation (PNUT) Precinct arose out of detailed study initiated by Urban Growth NSW and that led to a State Environmental Planning Policy. The controls are now imbedded in the Parramatta LEP 2023, supported by site specific guidelines in the Parramatta DCP.

Arising from the deferral of land north of Parramatta River from the Parramatta CBD Planning Proposal in 2022, the Department initiated a “North Parramatta Place Strategy”. The Department notes –

North Parramatta is located close to the fast-growing Parramatta CBD. Together with City of Parramatta Council, local residents, community organisations and businesses, the Department of Planning and Environment will create a North Parramatta Place Strategy for this important area.

The Place Strategy will deliver a vision for the future of North Parramatta that will meet the needs of a growing and changing population, enhancing liveability for all. It will guide future growth in a way that recognises and responds to the heritage significance of the area.

Developing a Place Strategy will provide the opportunity to understand what’s important in North Parramatta, what aspects should be preserved and how the area can evolve to meet the needs of people who live, work and play in North Parramatta.

The subject site is within the Place Strategy area, as shown on the map extract below (site indicated).

Figure 16: North Parramatta Place Strategy (Source: City of Parramatta)



On 2nd December 2022 Think Planners attended the first Community Visioning Workshop. It was apparent that despite the boundaries of the Place Strategy including the site, the strategy is not seeking proposing to revisit or alter the current planning controls applicable to the site and surrounds.

In November 2023 the Minns State Government announced that progressing the strategy would not eventuate. Rather, an announcement was made by the NSW Government that the Church Street North Precinct will be rezoned via a state-led process through the making of a State Environmental Planning Policy.

The area to benefit from the SEPP process has been articulated in a map as seen in Figure 17.

This announcement provides clarity that the site that is the subject of this planning proposal is not included in the boundaries of the Church Street North rezoning. Nothing arises in these changes to policy that prevents the proper assessment of this application.

Figure 17: Church Street North State-Led Rezoning (Source: NSW Government)



As the subject site is not located within the North Parramatta Place Strategy and the state-led rezoning area, the subject site is within the area of Parramatta Council's interest. As noted in the council's report titled "*Parramatta CBD Planning Framework – Planning Investigation Areas*"

“The Government’s decision to discontinue the preparation of the North Parramatta Place Strategy and instead focus on the area previously part of the Parramatta CBD Planning Proposal (within the grey hatched boundary) means there is no longer a policy overlap with the original PIA boundaries

“Council is now in a clear position to make recommendations about the progression of the strategic planning work to review planning controls within the PIAs.”

Accordingly, the North Parramatta Place Strategy and the state-led rezoning has no bearing or constraint upon the ability of the Council to assess this Planning Proposal. This planning proposal is an early mover within the precinct in investigating and reviewing of the planning controls.

Importantly, the planning proposal is consistent with the vision for the street block in which the site is located. The vision, as manifested in the planning controls, is for high density development of a series of tower forms running down the centre of the block, that transitions at the edges to a lower high density form.

The strategic merit test is demonstrated thorough a series of established questions set out in turn below.

SECTION A – NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes.

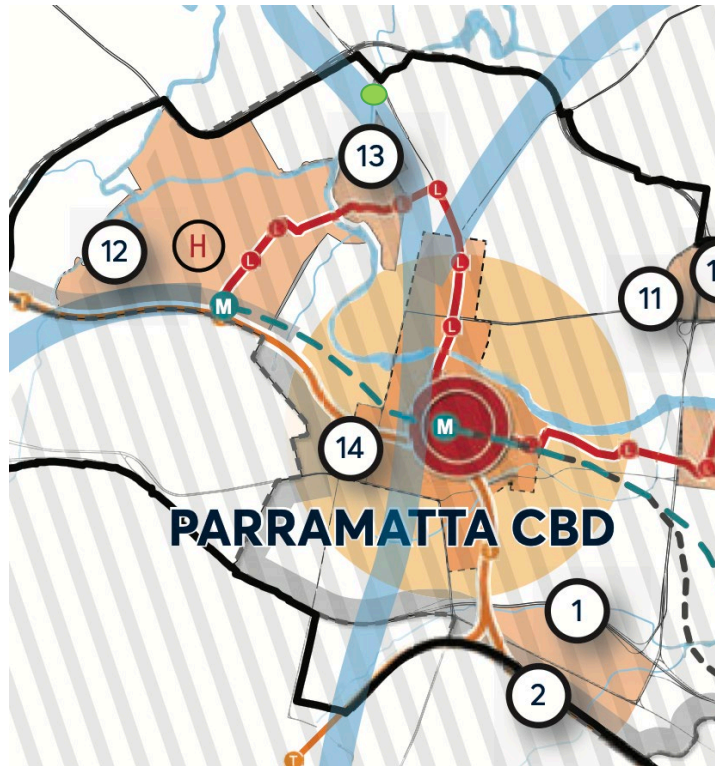
Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement came into effect on 31 March 2020 and this document sets out the 20-year vision for land use planning for the City of Parramatta. The LSPS contains 16 planning priorities under 4 key themes which are:

- Local planning priorities.
- Livability planning priorities.
- Productivity planning priorities.
- Sustainability planning priorities

As illustrated in the extract from the LSPS below, the subject site is nominated as being within a “Growth Precinct”.

Figure 18: Growth precinct map (Source: City of Parramatta 2020)



The planning principles relevant to the proposal are addressed below.

1. Expand Parramatta's economic role as the Central City of Greater Sydney.

The proposal aligns with the policy direction to promote diverse and active uses at the street level of buildings in the MU1 Mixed Use business zones within Growth Precincts and Local Centres to create lively neighbourhoods with interest and vitality. The amendments will enable a delivery of specialised retailing within the Precinct.

3. Advocate for improved public transport connectivity to Parramatta CBD from the surrounding district

The proposal aligns with the policy direction to stage planning proposals and redevelopment to coincide with the delivery of public transport. In this regard the timing of this planning proposal aligns with the committed and substantially constructed Parramatta Light Rail Stage 1.

4. Focus housing and employment growth in the GOP and Strategic Centres; as well as stage housing release consistent with the Parramatta LSPS

The proposal aligns with the policy direction to deliver housing on the subject site, as identified on the structure plan map.

7. Provide for a diversity of housing types and sizes to meet community needs into the future

Council policy direction 24 which falls within this priority is relevant to the proposal and is addressed below.

P24 Provide for a range of housing types and sizes that cater to the Parramatta community to ensure housing diversity consistent with the City of Parramatta Local Housing Strategy (once endorsed by Council and DPE).

As per the findings of the Parramatta Local Housing Strategy, by 2036, the population of the City of Parramatta LGA is anticipated to increase by over 175,000 people to a total of over 416,000 people and is expected to need an additional 77,000 dwellings to accommodate this population growth. The LHS notes that the investigation outcomes of this Strategy indicate that the population is likely to increase even more substantially.

The proposal will allow for the construction of approximately 370 new residential units, supporting the housing needs of the locality as identified by the LHS.

Parramatta North Urban Transformation (PNUT)

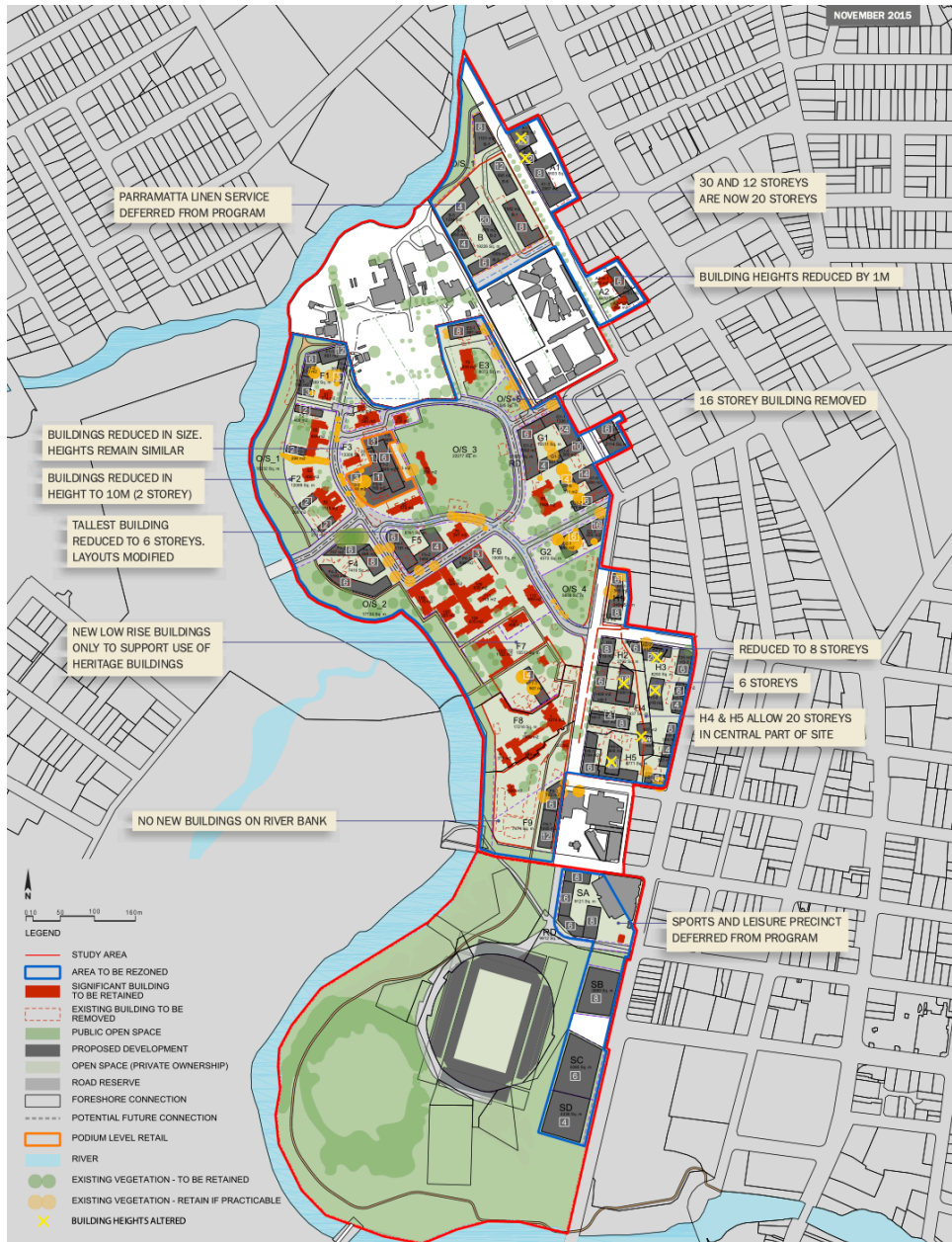
The current planning controls for the site and surrounding North Parramatta Urban Transformation (PNUT) Precinct arose out of a State Environmental Planning Policy, that was initiated by Urban Growth NSW for the precinct.

The site-specific merits of the subject site and surrounding lands led to amended controls for the precinct.

The PNUT Precinct is a mixed-use renewal precinct located adjacent to the Parramatta CBD. PNUT contains areas of unique heritage, landscaped spaces, and river settings. It is noted that the eastern edge of the precinct contains the core, a vibrant neighbourhood centre with a range of retail, commercial and residential uses serving existing and new local communities.

The site is within the “Parramatta North Urban Transformation” area. Urban Growth, acting in its capacity as the NSW Governments urban transformation delivery organisation, prepared a development proposal for the Parramatta North Precinct. The Precinct is illustrated in the extract below. The planning controls were made via a SEPP in 2015.

Figure 19: Parramatta North Urban Transformation Strategy



The Parramatta North Urban Renewal proposed plans have been developed through careful consideration with various stakeholders and with state and local governments. The plans identified that with increased funding within North Parramatta especially in public transport it is essential in identifying areas for urban renewal. The below figures are taken from Parramatta North Urban Renewal Summary Sheet prepared by Allen Jack + Cottier Architects.

Maximum building height of 96m

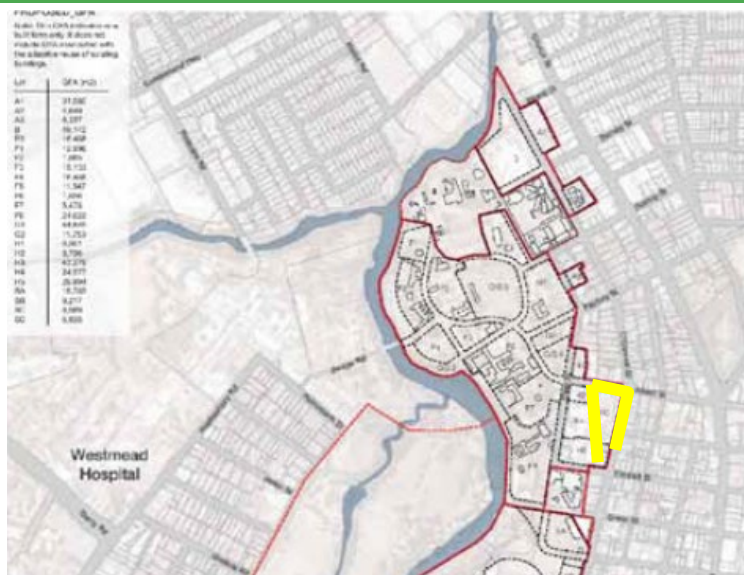
Figure 20: Maximum Building Height Parramatta North Urban Renewal Strategy



Subject Site

With a maximum Gross Floor Area (GFA) replacing the typical FSR Control, the proposed maximum GFA for this site was 43,279m² under the proposed Paramatta North Urban Renewal Strategy .

Figure 21: Maximum GFA Parramatta North Urban Renewal Strategy



Subject Site

The planning proposal has taken into consideration the following principles of the PNUT study.

- Concentrating height in the eastern part of the PNUT Precinct and
- providing an appropriate scale of development along O'Connell Street.

In this regard the planning proposal seeks a modest increase to the height along O'Connell Street to permit 6 storey street wall buildings and the reinstatement of the tower building on the north western edge of the site that is similar to the proposed by Urban Growth.

The below figure, taken from the Response to Submissions Report (9 June 2015) illustrates that the subject site had been identified by Urban Growth as suitable for 5 buildings in total with heights of up to 20 and 30 storeys. Subsequent to further review, including consultation with City of Parramatta Council, the Minister made the plan with the height and FSR controls currently within the PLEP2023.

Figure 22: Response to Submission Report (Source: SJB)



Figure 4.3.5.20 – Development lots H1 to H5

However, after a review of detailed urban design and architectural plans of the H3 site scheme, it is clear that there is a better outcome achievable on the site, which does not seek the 30 storey tower from proposed by Urban Growth, nor the compact tight 5 building from what was finally gazetted. The proposal suggest that the most appropriate form is to comprise of three forms, well spaced, well oriented and reaching up to 22 storeys in height (corresponding with tower heights on adjoining land). The building form is illustrated in the extract from the DKO pack below.

The proposed scheme leverages from the established site specific merits and proposes improvements to the previous work that will result in a better built form and urban design outcome to that enshrined in the LEP and DCP.

The proposal will deliver better built form outcomes through improvements to separation, overshadowing and orientation. The proposal will be an “early mover” in delivering upon the aspirations for the mixed use precinct by delivering retail and commercial activity that is lacking in the precinct. The proposal will deliver quality public domain, a high standard of urban design, creation of integrated community, and at the same time respond to its context through the transition of built from east of the site to west of the site.

This proposal is a result of the previously explored Parramatta North Urban Transformation strategy and is aligned with the broader strategic planning framework for Parramatta.

2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

YES

It is considered that the Planning Proposal is the best means of achieving the stated objective of urban revitalisation of this land.

The Planning Proposal is undoubtedly the most efficient mechanism available for stimulating urban renewal and accelerating the delivery of high-density housing in a manner consistent with the strategic directions established in the documents, including A Metropolis of Three Cities – Greater Sydney Region Plan, the Central City District Plan, the Greater Parramatta and Olympic Peninsular Plan, the CBD Planning Proposal and the Parramatta CBD Strategy.

Other options considered include:

- a) Formal submission to a principal LEP

Parramatta LEP 2023 is a recently made principal LEP, with its review at least five years away. This pathway is, accordingly, not open.

b) Submission on a Council Planning Proposal for North Parramatta

The Council is not including this area in its Planning Investigation Areas that are proposed for future studies. This pathway is accordingly not open.

c) North Parramatta Place Strategy

In light of the recent announcement the North Parramatta Place Strategy has been replaced by a state led rezoning, Church Street North area. The subject site is not included as part of the Church Street North area and hence this pathway is not open.

d) Cl.4.6 Variation

The additional height and FSR proposed are not due to the proposal being unable to comply due to site constraints. In addition, food and drink premises are prohibited within the zone, meaning an alternative mechanism is required.

This site-specific planning proposal allows the proponent to provide detailed urban design and site-specific investigations to support the requested changes in height and FSR. It will allow for the site to be contemplated in detail, particularly regarding its urban form and integration with broader State and local strategic plans and priorities. Accordingly, the planning proposal is the most suitable means of achieving the objectives and intended outcomes for the site.

The Planning Proposal is the most efficient mechanism for stimulating urban renewal and accelerating the delivery of high-density housing.

SECTION B – RELATIONSHIP TO THE STRATEGIC PLANNING FRAMEWORK

3. 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)?

Yes

The relevant strategic plans for consideration include the Metropolis of Three Cities – Greater Sydney Region Plan 2018 and the Central City District Plan 2018.

The DPE Gateway determination report makes the following commentary under the heading “Strategic Merit Test” and it is particularly noted that the comment is in relation to all land under consideration (it does not exclude the Northern Foreshore Precinct)

The site is within the Central City District and the former Greater Sydney Commission (GSC) released the Central City District Plan on 18 March 2018.

The District Plan commits to additional housing supply with access to jobs and services (Planning Priority C5) through a 21,650 five-year housing supply target for the Parramatta LGA, but this housing growth is intended to be supported by liveability, productivity and sustainability outcomes. The structure plan for the Central City District demonstrates that Greater Parramatta is the metropolitan centre of the Central City District.

The planning proposal seeks to deliver the vision of the Central River City through additional jobs and dwellings. The draft LEP seeks to balance this growth with the liveability and other priorities within the Plan.

The Department is satisfied that the draft LEP gives effect to the District Plan in accordance with section 3.8 of the EPA Act.

Metropolis of Three Cities

The Planning Proposal is aligned with these key themes, directions, metrics and objectives by:

1. Infrastructure and collaboration. The subject land is located within Parramatta CBD. The site is located within easy access of exiting health services infrastructure as well as existing schools. The Parramatta CBD benefits from existing heavy rail and bus transport services. Parramatta Light Rail is under construction and the Metro rail is a committed infrastructure project. The site is within 5 minute walking distance to the new light rail station. Additionally, there is a bus stop is located on the site frontage to O'Connell Street.
2. Liveability. The architectural concepts provided with this Planning Proposal and the relevant urban design analysis show that liveability for the future residents is a primary consideration. Proximity to Parramatta River, employment, transport, and retail are significant features of the site. Additional considerations that contribute to liveability, such as views, are implicit in the proposal. The proposal is also consistent where it is located in proximity to several public open spaces and cultural facility, Belmore Park and the Parramatta Female Factory Precinct.
3. Productivity. The proposal capitalises on the existing Parramatta CBD and will provide a part in contributing to sustainable future growth. Additionally, the development is proposed to provide 756m² of retail spaces and 501m² of commercial area. This will enable increase job opportunity for the community and for the activation of street frontages.
4. Sustainability. The Planning Proposal facilitates building capacity based on existing and committed infrastructure. This seeks to shape a strong and connected community.

The following objectives are relevant to the proposed development:

Objective 1 – Infrastructure supports the three cities

The proposed development is proximate to Parramatta CBD and will enable people to live in walking distance to train station, bus services which services to Sydney CBD within 30minutes. The site is also within walking distance to the new light rail station and bus stops which will enable further connection around Sydney. The development will support current and future infrastructure in Parramatta CBD.

Objective 7 – Communities are healthy, resilient and socially connected:

The site is proximate to numerous cultural and recreational facilities and opportunities such as Parramatta River, Parramatta female factory, Old Orchard Park, Parramatta Gaol and Prince Alfred Square. The proposal will enable greater number of people live in close proximity to quality open spaces which will enable an active and socially connective community. As mentioned the site is within walking distance to numerous public transport and will reduce dependency of personal vehicle and encourage active transport methods.

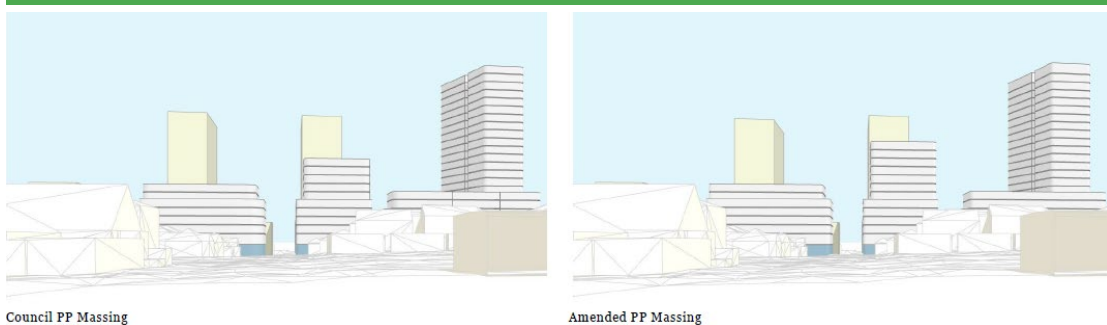
Objective 10 – Greater housing supply:

The proposed development will deliver new dwellings within North Paramatta and will contribute to the housing needs of Greater Sydney and particularly Parramatta CBD.

Objective 12 – Great places that bring people together

The proposed development will improve the public domain of both O’Connell Street and Albert Street through new foot paths, through-site links and commercial, retail spaces on ground floor. The development will revitalise the area and will play a key role in providing high-quality spaces within North Parramatta. The through site link identified in the DCP can be visualised in the montage below.

Montage 2: View west along Harold Street, to the through site link, comparing the Council masterplan massing and the Planning Proposal Massing (DKO)



Objective 14 – A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities

The development will support people to live within close proximity to Parramatta CBD and will support the provision of a 30 minute City. The site is within proximity to number of public transport methods which will enable people to get to Sydney CBD and other strategic centres within 30 minutes.

Central City District Plan

The Central City District Plan sets out the priorities and actions for this District and these are structured around the same key themes as presented in the Greater Sydney Region Plan. As relevant to the subject site the importance of the growth within strategic centres in terms of both jobs and housing are continually emphasised in the District Plan. The Planning Proposal seeks to deliver both additional housing but also jobs within a 30-minute city scenario.

The Planning Proposal seeks to deliver housing and employment to the market quickly and in a highly liveable and accessible and central location.

C1. Planning for a city supported by infrastructure

The proposal will support economic growth within North Parramatta with additional retail and commercial spaces. Additionally, the development will enable increased number of people to live within walking distance to public transport facilities, optimising the opportunity.

C4 Fostering healthy, creative, culturally rich and socially connected communities

The site benefits from the proximity of public transport and will encourage use of active transport methods and less reliance on personal vehicles. The site additionally benefits from numerous cultural and recreational facilities and opportunities such as Parramatta River, Parramatta female factory, Old Orchard Park, Parramatta Gaol and Prince Alfred Square.

C5 Providing housing supply, choice and affordability, with access to jobs, services and public transport

The proposal will provide a diverse housing choice within North Parramatta with different apartment mixes. The proposal will provide approximately 370 dwellings within walking distance to public transport, employment opportunity and quality open spaces.

C6 Creating and renewing great places and local centres and respecting the District's heritage

The proposal will improve public domain on both O'Connell and Albert Street and contribute to the urban renewal of the north Parramatta Precinct. Additionally, the proposed building forms appropriately responds to the neighbouring heritage items through design and stepping down of the building form.

C7 Growing a stronger and more competitive Greater Parramatta

The development is in walking distance to new public transport infrastructure the light rail. Enabling people to live in close proximity to Parramatta CBD and optimising new public infrastructure.

C8 Delivering a more connected and competitive GPOP Economic Corridor

The proposal will provide additional dwellings within North Parramatta, commercial and retail floor space in close proximity to parramatta CBD. The proposal assists in the delivery of a competitive and more connected GPOP Economic Corridor.

C9 Delivering integrated land use and transport planning and a 30-minute city:

The proposal aims to capitalise on the sites potential and provide mixed-use residential development which contributes to people living within the 30-minute city. The site is well-served by public transport and supports walkability to Parramatta CBD.

C10 Growing investment, business and job opportunities in strategic centres.

Parramatta CBD is identified as strategic centre and the development will support additional job opportunities during construction and throughout the operation with the proposed childcare facility and retail premises, contributing to job growth.

C19 Reducing Carbon emissions and managing energy, water and waste efficiently.

The subject site significantly benefits from the proximity to public transport services and Parramatta CBD. The development will promote walkability and less reliance on vehicles, thus reducing carbon emissions.

In summary, this Planning Proposal seeks to deliver on the vision set forward in the Central City District Plan by:

1. Increasing diversity of housing choice.
2. Delivering housing to meet strategic housing supply targets.
3. Contribution to energy efficiency through aims to deliver a development that meets environmental performance criteria.
4. Reduced emissions through both building environmental performance but also through reduction in reliance on private vehicle travel. Focusing increased

housing on the subject site which is highly accessible to local bus and train services means that future residents are more likely to walk, cycle and use integrated public transport systems.

5. Enhancing the role of Parramatta as the economic anchor with the vision to deliver both jobs and housing.
6. Provision of new through-site links and activation of street frontages.
7. Contributing to retail and commercial floor space, which provides employment, and will meet a growing retail demand in the area.

The objectives of the Planning Proposal are incontestably aligned with the documented priorities for the Central City District. The following are key objectives where the proposal will meet these.

4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement came into effect on 31 March 2020 and this document sets out the 20-year vision for land use planning for the City of Parramatta. The LSPS contains 16 planning priorities under 4 key themes which are:

- Local planning priorities.
- Liveability planning priorities.
- Productivity planning priorities.
- Sustainability planning priorities

The planning principles relevant to the proposal are addressed below.

7. Provide for a diversity of housing types and sizes to meet community needs into the future

Council policy direction 24 which fall within this priority is relevant to the proposal and is addressed below.

P24 Provide for a range of housing types and sizes that cater to the Parramatta community to ensure housing diversity consistent with the City of Parramatta Local Housing Strategy (once endorsed by Council and DPIE).

As per the findings of the Parramatta Local Housing Strategy (addressed in detail below), by 2036, the population of the City of Parramatta LGA is anticipated by over 175,000 people to a total of over 416,000 people and is expected to need an additional 77,000 dwellings to accommodate this population growth. The LHS notes that the investigation outcomes of this Strategy indicate that the population is likely to increase even more substantially. Furthermore, seniors and elderly are expected to grow by 34,317 or 64%. As a result, the LHS identified that future housing supply will need to accommodate older and less able residents such as seniors and elderly residents.

The proposal will allow for the construction of new residential units, which will fulfill the housing needs of the locality as identified by the LHS.

The following planning priorities are especially applicable to the proposal.

Objective 1 – Expand Parramatta’s economic role as the Central City of Greater Sydney

The proposed development will contribute to the job growth within Parramatta CBD not only during construction but within the course of operation. The proposed development is a mixed-use building which will have retail, commercial gross floor space contributing to support the growth of Parramatta CBD and specifically North Parramatta.

Objective 4 – Focus housing and employment growth in the GOP and Strategic Centres; as well as stage housing release consistent with the Parramatta Local Housing Strategy.

The proposed development is for a mixed use and will contribute to housing and additional commercial, retail floor space within North Parramatta. The development will facilitate the delivery of dwellings within Parramatta CBD, consistent with the Local Housing Strategy.

Objective 7 – Provide for a diversity of housing types and sizes to meet community needs into the future.

The proposed development is for a mixed-use residential development which provides diversity in the apartment mixes, providing diverse housing market for people in different stages of life.

Objective 10 – Improve active walking and cycling infrastructure

The proposed development will improve the public domain on both Hassall Street, and Harris Street with new pedestrian footpaths and activation through provisions of commercial, retail spaces within the ground floor.

Objective 11 – Build the capacity of the Parramatta CBD, Strategic Centres, and Employment Lands to be strong, competitive and productive

The proposed development will maximise the site potential and contribute to the growth of North Parramatta supporting Parramatta CBD. The development will allow increase number of people to live in walking distance to CBD centre, public transport and within 30 minutes to other strategic centres such as Sydney CBD, Olympic Park and Macquarie Park.

Parramatta Local Housing Strategy

The Local Housing Strategy (LHS) seeks to provide direction at the local level about when and where future housing growth will occur.

The key findings of the LHS relating to this proposal are reflected below.

Parramatta is one of the fastest-growing LGAs in Greater Sydney

The City's growth rate is a product of sustained strategic planning over many years, and in recent years the LGA has seen some of the most dwelling completions of any LGA in Greater Sydney.

It already has a larger population than the City of Sydney and is expected to grow more than the City of Sydney over the next 20 years, reflecting the growing role of Parramatta as Sydney's second CBD. As the City—particularly the CBD and Westmead Innovation District—continues to strengthen economically, people will be attracted to living close to these important employment agglomerations.

The City of Parramatta is an LGA undergoing unprecedented change and transition. The population of the City is anticipated to grow by between 74% - 77% over the next 20 years (depending upon use of ABS or DPIE forecasts), making it more populous than the City of Sydney.

Not only will the City of Parramatta grow more than the City of Sydney; the population is anticipated to grow the most in absolute numbers by 2036 of any LGA in Greater Sydney - by over 175,000 people to a total of over 416,000 people (DPIE forecast figures, 2016).²⁷ That would make Parramatta the third most populous LGA behind Blacktown and Canterbury-Bankstown.

On the basis of DPIE 2016 demographic projections alone, the City is anticipated to need an additional 77,000 dwellings to accommodate this population growth, which represents an increase of around 3,850 dwellings a year. However, it should be noted, the investigation outcomes of this Strategy indicate that the population is likely to increase even more substantially.

Every age group is set to grow in Parramatta

Unlike the City of Sydney, where the younger working age population is the dominant demographic (which is in a relatively mature state in terms of economic versus residential function) (see Figure 8), Parramatta's population spans every service age group, and every age group is growing (see Figure 9). The City's anticipated growth to 2036 will include an additional:

- 69,200 additional workers with a 233,200 total workforce – 30% growth
- 12,951 young workforce (25-34) - 21% growth
- 39,546 parents and homebuilders (35-49) and corresponding growth in dependents - 44% growth
- 8,599 tertiary / early career (20-24) - 34% growth
- 34,317 seniors (70-84) and elderly (85+) - 64% growth.

Future housing supply will need to:

- ***Accommodate older and less able residents such as seniors and elderly residents.***

The key findings of the LHS show that, by 2036, the population of the City of Parramatta LGA is anticipated by over 175,000 people to a total of over 416,000 people and is expected to need an additional 77,000 dwellings to accommodate this population growth. The LHS notes that the investigation outcomes of this Strategy indicate that the population is likely to increase even more substantially. Furthermore, seniors and elderly are expected to grow by 34,317 or 64%. As a result, the LHS identified that future housing supply needs to be addressed.

5 Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes

The investment in new infrastructure is exceptional in Parramatta CBD with the construction of Parramatta Light Rail, the construction commencing on Sydney Metro, and the attention to pedestrian and cycling facilities, routes, and experiences in the CBD.

Parramatta CBD is also undergoing a radical change in intensity of employment and housing within the CBD, as facilitated and encouraged by State and Local planning initiatives.

The Planning Proposal is consistent with the changing planning circumstances and elevation of Parramatta CBD within the Sydney metropolitan area, and the resulting change in planning controls within the city centre.

Site specific MERIT

This paper has already considered previously the site specific merits of the proposal, including –

- Location of increased height in the north western location identified in the planning controls;
- Providing housing supply that was intended by the controls, noting that the site to the east has been redeveloped for a 1-2 storey aged care facility and not the intended tall tower encouraged in the planning controls;
- Proposing a better arrangement of buildings on the site that reduce the number of buildings from 5 buildings to a reallocation of built form for a single point tower to the north and an arrangement of buildings ranging from 6-12 storey.
- Reorientatate the buildings for superior solar access outcomes; provide appropriate separation; and retain the proposal for a through site link;
- Provision of retail space on a large consolidated site that enables specialised retailing, which is in increasing demand in the area;
- Capitalising the sites excellent public transport services, and its proximity to Parramatta CBD that contains retailing, employment, services, facilities, recreational opportunities, arts and culture, and the like; and
- The proposal responds to the heritage conservation area east of the site through appropriate transition in building heights, and intended modulation of the form in response to the HCA.

The Planning Proposal seeks:

- Floor Space Ratio of 3.9:1
- A Height of Building of 8.5m, 30m, 53m and 77m

6 Is the planning proposal consistent with applicable SEPPs?

The following table provides a brief assessment of consistency against each State Environmental Planning Policy (SEPP) relevant to the planning proposal.

Consideration of relevant SEPPs	Comment
SEPP (Biodiversity and Conservation) 2021	Consistent. The site is not identified as a Koala habitat and contains no significant vegetation.
SEPP (Sustainable Buildings) 2022	The planning proposal is consistent with the aims or provisions of this SEPP. Future development will be subject to the provisions of this SEPP.
SEPP (Except and Complying Development Codes) 2008	Not applicable.
SEPP (Housing) 2021	The proposal is consistent with the intent of the Housing SEPP. Future development under the SEPP remains permissible, though rezoning of the site may expand opportunities for a greater diversity and type of housing. The planning proposal seeks to facilitate high-density housing in the form of a residential flat building. An urban design study submitted with this planning proposal considers potential design options which address the provisions of Chapter 4 of the Housing SEPP and the ADG.
SEPP (Industry and Employment) 2021	Not applicable.
SEPP (Resilience and Hazards) 2021	The existing uses of the site include residential development which are unlikely to result in contamination of the land. The planning proposal is consistent with the aims and provisions of this SEPP. In any case, future redevelopment of the site will need to address the requirements of the SEPP. The proposal is consistent with the provision of this SEPP. The proposal is supported by a detail site investigation report which confirms that the site can be made suitable for the proposed mixed-use development in accordance with this SEPP.
SEPP (Transport and Infrastructure) 2021	Future development may constitute traffic generating development and trigger an assessment under this SEPP.
SEPP (Planning Systems) 2021	It is likely that future development of the site will constitute Regional Development and be determined by the Sydney West Planning Panel.
SEPP (Resources and Energy) 2021	Not applicable.
SEPP (Primary Production) 2021	Not applicable
SEPP (Precincts—Central River City) 2021	Not applicable

SEPP (Precincts— Eastern Harbour City) 2021	Not applicable
SEPP (Precincts— Regional) 2021	Not applicable
SEPP (Precincts— Western Parkland City) 2021	Not applicable

7 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

Ministerial Directions	Comments
Focus Area 1: Planning Systems	
1.1 Implementation of Regional Plans	<p>This proposal is consistent with the objectives and strategies of A Metropolis of Three Cities as outlined in the Planning Proposal report. Refer to Part 3 – Justification of this report, Section B – Relationship to Strategic Planning Framework of the Planning Proposal for an explanation of the consistency of the Planning Proposal.</p> <p>The planning proposal achieves the overall intent of the Plan and seeks to implement the achievement of its vision, land use strategy, policies, outcomes or actions.</p> <p>This planning proposal seeks to facilitate development of these key parcels of land within the Parramatta CBD which will encourage economic investment in this strategic centre, employment.</p>
1.2 Development of Aboriginal Land Council Land	Aboriginal and archaeological investigations will be completed as part of the future detailed design and development application documentation.
1.3 Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.
1.4 Site Specific Provisions	<p>A local provision is included to facilitate the preparation of a site specific DCP over the subject site to guide urban form in a manner consistent with the urban design concept plan.</p> <p>There are no other site specific provisions proposed with the Planning Proposal making changes to building height and floor space ratio</p>

	<p>provisions which have been updated to provide for a better urban outcome than envisioned under existing planning controls as shown in the supporting urban design study.</p> <p>The inconsistency is accordingly justified given the better urban design outcomes over the site, along with provision of more housing supply and local jobs.</p>
1.4A Exclusion of Development Standards from Variations	The planning proposal does not seek a development standard that is excluded from Cl.4.6 of the Parramatta LEP 2023
Focus Area 1: Planning Systems – Place Based	Not relevant to the subject planning proposal.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	<p>The subject site is located within the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan Area.</p> <p>The planning proposal is within close proximity to existing light rail stations and is an area suitable for increased densities. In this regard, it is consistent with the broad objectives of the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan Area Plan.</p> <p>It is accordingly consistent with this Direction.</p>
Focus Area 2: Design and Place	Directions not made.
Focus Area 3: Biodiversity and Conservation	Not relevant to the subject planning proposal.
3.2 Heritage Conservation	The site is within several heritage items and conservation area. As noted in the Heritage assessment, the use of lower building form proposed along O'Connell Street is an adequate response to the neighbouring Heritage Conservation Area.
3.9 Sydney Harbour Foreshore and Waterways Area	Not within a foreshore or waterway area.
Focus Area 4: Resilience and Hazards	
4.1 Flooding	Not relevant as the site is above the Probable Maximum Flood (PMF) area.



	<p>City of Parramatta Boundary</p> <p>Flood Risk - Properties covered by more than one risk area should consider the highest risk when planning for floods</p> <ul style="list-style-type: none"> High Risk - Frequent flooding is common, this area will see the fastest flowing and deepest water Medium Risk - Flooding will be rare but this area has the potential for deep and fast flowing water Low Risk - Flooding is extremely rare but when this happens flooding will cover a large area with dangerous water in many places Everywhere else - Not expected to flood but there could still be local incidents of water running off of the land and street drainage not coping with rainfall amounts <p>No data provided for this area</p>
4.2 Coastal Management	Not relevant to the subject planning proposal.
4.3 Planning for Bushfire Protection	Not relevant to the subject planning proposal.
4.4 Remediation of Contaminated Land	<p>The existing uses of the site include residential development which are unlikely to result in contamination of the land.</p> <p>The planning proposal is consistent with the aims and provisions of this SEPP.</p> <p>In any case, future redevelopment of the site will need to address the requirements of the SEPP. The proposal is consistent with the provision of this SEPP.</p> <p>Attached detailed site investigation confirms that the site can be made suitable for the proposed mixed-use development.</p>
4.5 Acid Sulfate Soils	The site is identified as Class 5 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2023. This will be addressed further at the development application stages.
Focus Area 5: Transport and Infrastructure	
5.1 Integrating Land Use and Transport	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> - will provide new dwellings near existing public transport links - will enable residents to walk or cycle to work if employed in the Parramatta City Centre or utilise train and ferry services. - will maintain and provide additional commercial premises in proximity to existing transport links - makes more efficient use of space and infrastructure by increasing densities on an underutilised site.
5.2 Reserving Land for Public Purposes	Not relevant to the subject planning proposal.
5.3 Development Near Regulated Airports and Defence Airfields	Not relevant to the subject planning proposal.

5.4 Shooting Ranges.	Not relevant to the subject planning proposal.
Focus Area 6: Housing	
6.1 Residential Zones	<p>The Planning Proposal is consistent with this direction, in that it:</p> <ul style="list-style-type: none"> - facilitates additional housing in the Parramatta CBD - provides residential development in an existing urban area that will be fully serviced by existing infrastructure - does not reduce the permissible residential density of land. - Deliver diverse apartment mixes.
6.2 Caravan Parks and Manufactured Home Estates	Not relevant to the subject planning proposal.
Focus Area 7: Industry and Employment	
7.1 Employment zones	<p>The proposal will provide non-residential floor space for use by retail and commercial premises. The site is close to light rail and other public and active transport networks which will further facilitate economic growth through the close relationship with the CBD and other economic centres in the LGA and beyond.</p> <p>It is also noted that the proposal does not seek to change the existing zoning of the subject site, which is MU1 Mixed Use. The existing zoned area is therefore retained for employment purposes and the proposal remains consistent with this direction.</p>
7.2 Reduction in non-hosted short-term rental accommodation period	Not relevant to the subject planning proposal.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	Not relevant to the subject planning proposal.
Focus Area 8: Resources and Energy	Not relevant to the subject planning proposal.
Focus Area 9: Primary Production	Not relevant to the subject planning proposal.

SECTION C – ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

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

The subject site does not contain habitat of any description. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the planning proposal. No further assessment is considered necessary at this stage of the planning proposal.

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

The Planning Proposal seeks to revise the maximum permitted building height and floor space ratio controls contained within Parramatta LEP 2023 in order to facilitate the redevelopment of the subject site for the purpose of high-density mixed use development. The anticipated environmental effects associated with the development that will be permitted by the amendment are limited to additional local traffic impacts and potential for overshadowing impacts to surrounding development. The proposal has been carefully designed to ensure the adjoining developments are able to maintain an acceptable level of solar access. The built form as shown in the reference design is born of solar access and impact modelling that has been carefully refined throughout the urban design process. Beyond this there are no significant anticipated environmental effects resulting from the Planning Proposal.

The built form also addresses the neighbouring heritage items and conservation areas through the step-down model towards O'Connell Street. As mentioned previously this design response has been supported by a heritage assessment.

10 Has the planning proposal adequately addressed any social and economic effects?

A suite of studies has been prepared and discussed earlier in this Planning Proposal which assesses the social and economic effects (see Technical Studies chapter of this Planning Proposal).

The social and economic effects of the Planning Proposal are most appropriately described in the context of the challenges associated with a growing population as described in the State Government document the Metropolis of Three Cities. Among other things, the Plan explains that to meet the needs of a larger population and to maintain economic growth, urban renewal in combination with infrastructure delivery must occur in strategic urban centres.

As previously described, the objective of the Planning Proposal aligns closely with the strategic direction identified in the Metropolis of Three Cities. The delivery of high-density housing in a location that is well serviced by infrastructure and where there are minimal existing environmental site constraints is considered to represent a positive social outcome.

The Planning Proposal will facilitate future development that will result in higher population densities in Parramatta. In this regard, the Planning Proposal will support the emergence of Parramatta as Sydney's Central City which will in turn contribute to continued economic growth.

A key component of the preferred future development option for the subject site incorporates an area of public open space. The public open space will have excellent connectivity to public transport and will serve to promote healthy lifestyles and social interaction.

SECTION D – INFRASTRUCTURE (LOCAL, STATE AND COMMONWEALTH)

11 Is there adequate public infrastructure for the planning proposal?

The site is suitable for high density residential development due to its superior access to transport and employment opportunities in the Parramatta CBD. The site is located within the proximity of Parramatta CBD but also the new Parramatta light rail will be approximately 250m from the site and the rail about 1.5km from the site which connects to the T1, T2 and T5 trainlines.

Given the proximity of the subject site to public transport services including the new light rail services, bus services it is anticipated that a significant proportion of new residents would opt to use public transport rather than private vehicle.

The subject site is within proximity of Parramatta CBD which has a variety of health, education and emergency services. In a broader context, the subject site is proximate to Westmead Hospital and the Western Sydney University which are regional institutions.

The Council has endorsed an infrastructure strategy as part of the Parramatta CBD Planning Proposal which is actualised through the floor space ratio controls proposed within the Parramatta CBD Planning Proposal. Equally the subject site has been informed by the PNUT strategy that sets heights and FSR yields. It has been previously discussed that the planning proposal is responsive to these controls and urban form, noting that the adjoining site is not proceeding with redevelopment consistent with the controls and the subject proposal will deliver on the aspirations for housing supply and retail sought for the street block.

SECTION E – STATE AND COMMONWEALTH INTERESTS

12 What are the views of the State and Commonwealth public authorities and government agencies consulted in order to inform the Gateway determination?

The Planning Proposal has not yet received Gateway determination and consultation with the public authorities has not yet commenced.

PART 4 – MAPS

Proposed height and FSR map amendments are included in this Part, along with the existing height and FSR maps for comparison.

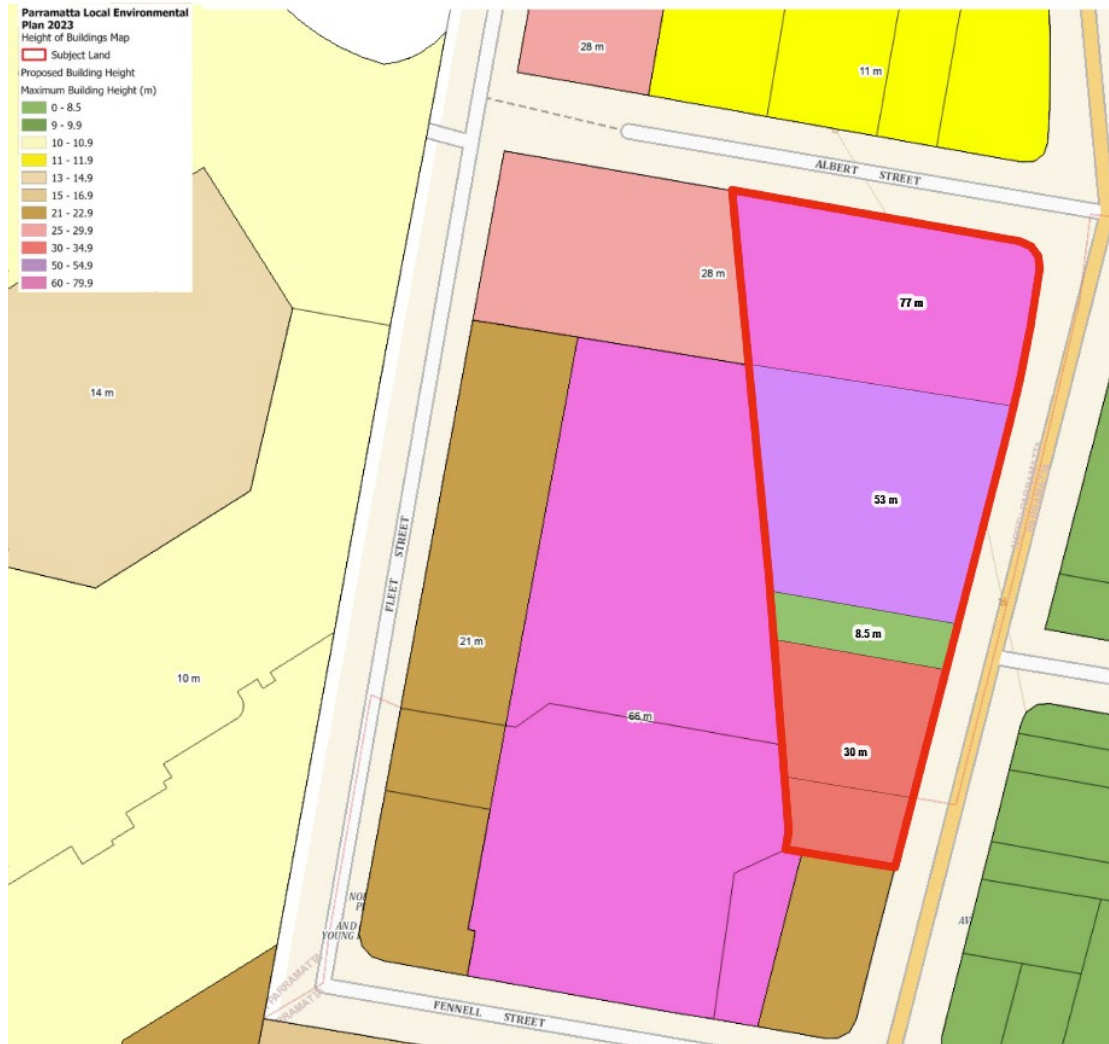


Figure 23: Proposed Height of Buildings Map

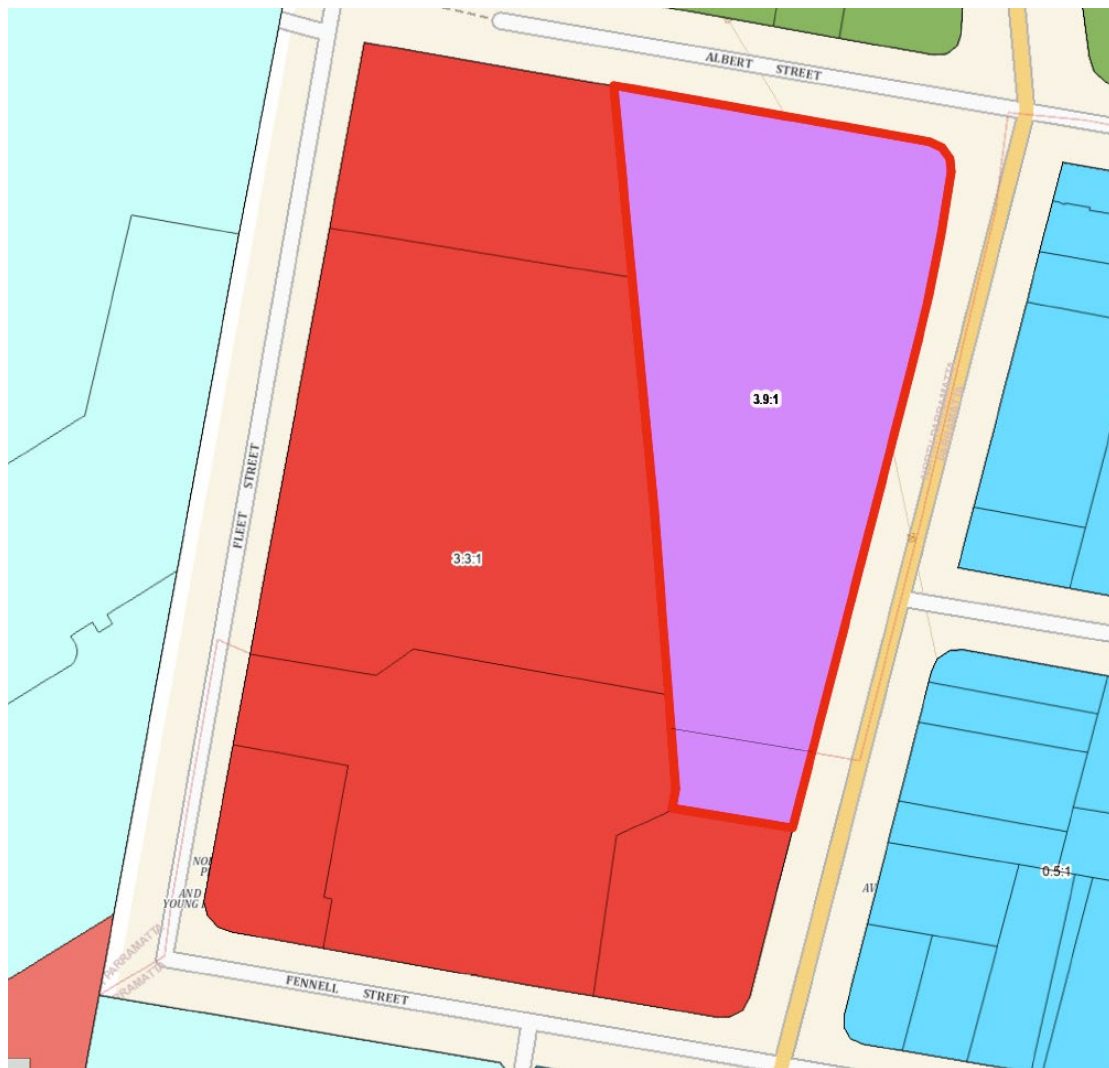


Figure 24: Proposed Floor space ratio map

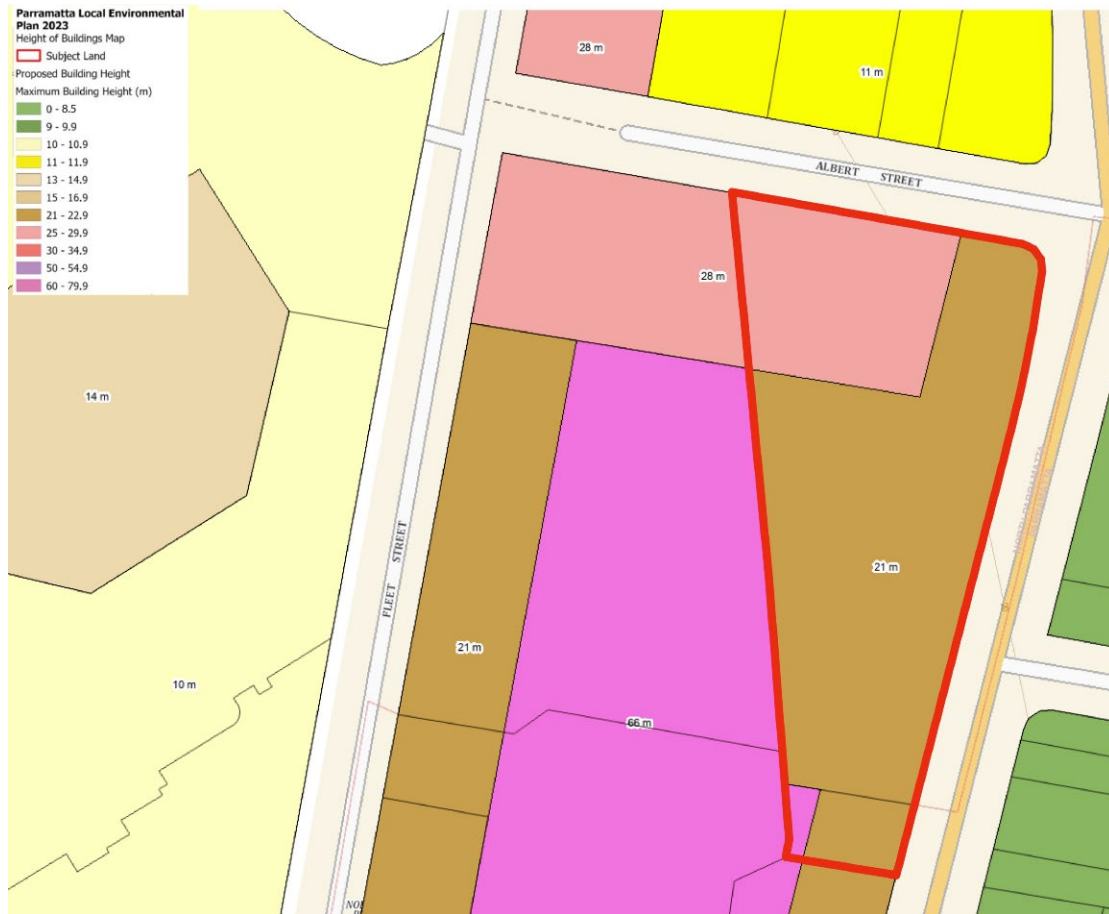


Figure 25: Existing Height of Buildings Map

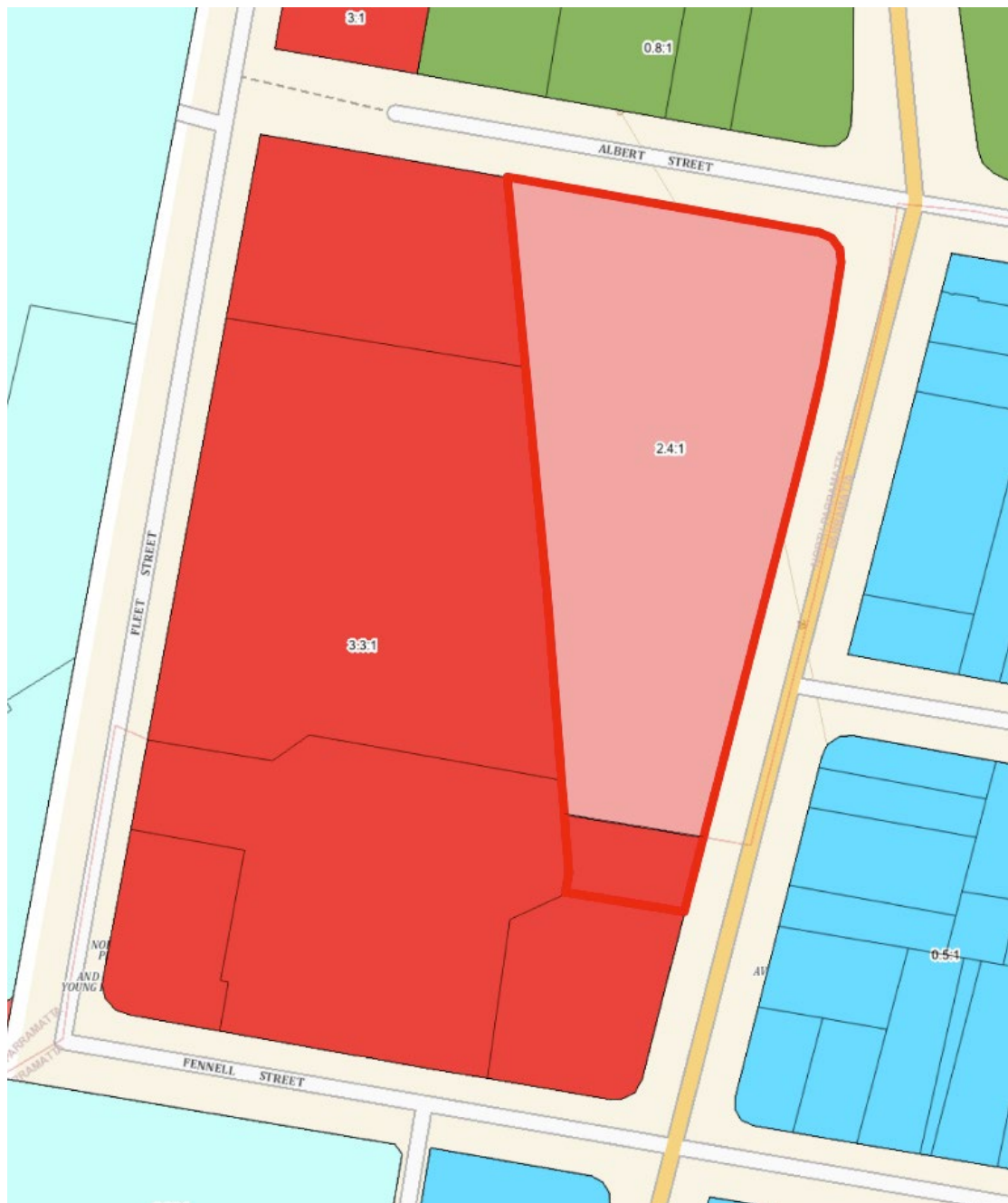


Figure 26: Existing FSR Map

PART 5 – COMMUNITY CONSULTATION

Community consultation will be undertaken in accordance with the requirements prescribed by the Gateway determination.

PART 6 – PROJECT TIMELINE

An indicative timeline for the planning proposal includes:

Milestone	Timeframe
Gateway determination	26 March 2025
Pre-exhibition	April 2025
Commencement and completion of public exhibition period	May/June 2025
Consideration of submissions	June - August 2025
Post-exhibition review and additional studies	August 2025 – April 2026
Submission to the Department for finalisation (where applicable)	6 May 2026
Gazettal of LEP amendment	June 2026

CONCLUSION

This Planning Proposal explains the intended effect of and provides a justification for a proposed amendment to the *Parramatta Local Environmental Plan 2023* (Parramatta LEP 2023). The Planning Proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's document *Local Environmental Plan Making Guideline* August 2023.

The Planning Proposal relates to land at 31 O'Connell and 9 Albert Street, North Parramatta and seeks to amend the Parramatta Local Environmental Plan 2023 by amend the maximum building height to 8.5m, 30m, 53m and 77m and the maximum floor space ratio to 3.9:1.

The Planning Proposal describes how the intended outcome of the proposed LEP amendments align closely with the strategic directions established in State Government documents as demonstrated below:

- A Metropolis of Three Cities – Greater Sydney Region Plan,
- The Central City District Plan,
- Parramatta Local Strategic Planning Statement
- Parramatta Housing Strategy

- Parramatta North Urban Transformation Strategy

It is considered that the LEP amendments sought by the planning proposal will allow for the accelerated delivery of both mixed use and high-density residential development in an area which is well serviced by public transport and infrastructure and has been identified as a key urban renewal precinct. The planning proposal is considered to have strong merit based on a sound analysis of relevant planning considerations and is submitted to the Department of Planning, Housing and Infrastructure for consideration.

APPENDICES

APPENDIX 1 - URBAN DESIGN REPORT

APPENDIX 2 - HERITAGE ASSESSMENT

APPENDIX 3 – STATEMENT OF HERITAGE IMPACT

APPENDIX 4 – ABORIGINAL HERITAGE PRELIMINARY IMPACT ASSESSMENT

APPENDIX 5 – SOCIAL IMPACT ASSESSMENT

APPENDIX 6 – SURVEY

APPENDIX 7 - ARBORICULTURAL IMPACT ASSESSMENT

APPENDIX 8 - STORMWATER MANAGEMENT REPORT

APPENDIX 9 - DETAILED SITE INVESTIGATION

APPENDIX 10 - GEOTECHNICAL REPORT

APPENDIX 11 - LANDSCAPE DESIGN REPORT

APPENDIX 12 - NOISE IMPACT ASSESSMENT

APPENDIX 13 - RETAIL NEEDS ASSESSMENT

APPENDIX 14 - TRAFFIC & TRANSPORT IMPACT ASSESSMENT

APPENDIX 15 – PEDESTRIAN WIND ENVIRONMENT STATEMENT