

Exhibition of Planning Proposal at 31 O'Connell Street & 9 Albert Street, North Parramatta (PP-2022-4283)

The planning proposal seeks to facilitate mixed-use and high density development through amending the height of buildings and floor space ratio of the Parramatta LEP 2023.

Site description

The subject site is located at 31 O'Connell and 9 Albert Street, North Parramatta and is legally described as Lot 1 DP998240 and Lot 1 DP 1143431 (**Figure 1**).

The site is currently vacant and adjoins two nursing homes to the west. The western boundary of the site includes a bank/retaining wall rising north. This results in a ground level that is approximately 8m higher than the immediately adjoining land to the west on the northern portion of the site.

The neighbouring land to the:

- north is low and medium density housing;
- south is a mix of residential and commercial buildings;
- east are several locally listed heritage items and the North Parramatta Heritage Conservation Area; and
- west is the Parramatta Female Factory and Institutions Precinct.



Figure 1 – Subject site highlighted red (source: SixMaps, 2024)

Fact Sheet

What the planning proposal will do

The planning proposal seeks to amend the Parramatta Local Environmental Plan (LEP) 2023 to facilitate redevelopment of the site for the purposes of mixed-use and high density development.

The planning proposal is supported by a development concept scheme, including:

- four buildings ranging in height from 6 to 22 storeys;
- 33,360m² of residential Gross Floor Area (GFA);
- 1,483m² of non-residential GFA;
- a through-site link; and
- approximately 370 dwellings.

This development scheme is indicative only and subject to a further development assessment process should the planning proposal be supported. This proposal does not approve any development on the site.

In summary, the proposal seeks to amend the Parramatta LEP 2023 to:

- amend the height of buildings map from part 21m, part 28m, and part 66m, to part 8.5m, part 30m, part 53m, and part 77m (**Figure 2**);
- amend the floor space ratio map from part 2.4:1 and part 3.3:1, to 3.9:1; and
- insert a provision for the preparation of a site-specific development control plan (DCP).

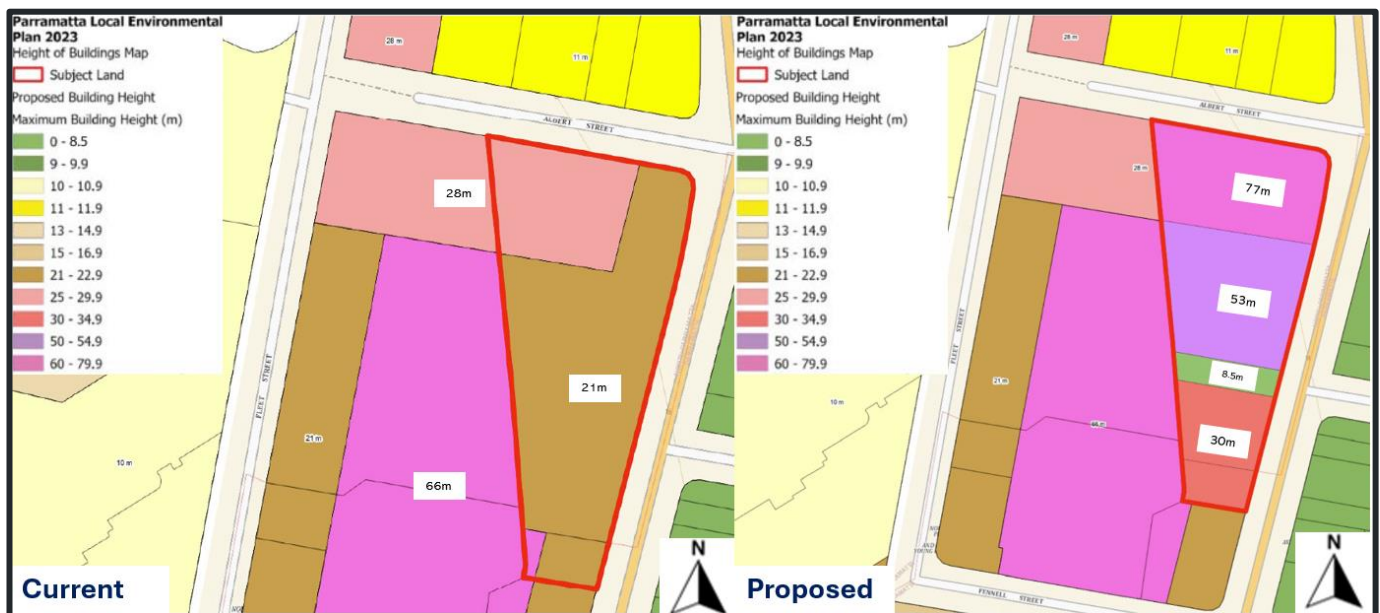


Figure 2: Current and Proposed Maximum Height of Building Maps

Views from the Female Factory site towards the proposal site (looking east) are shown in **Figure 3**, which includes the current view (pre-development) and future view (post-development). The buildings closest to the Female Factory site in the development view illustrate the development potential of the neighbouring aged care site (Fleet Street), if it were to be developed to apply the maximum planning

controls in future. The buildings shown in the background of the development view illustrate the expected massing outcome for this site, should the planning controls from this proposal be approved.



Figure 3: Pre-Development and Post-Development Views from Female Factory Site

More information about the proposal can be found on the NSW Planning Portal at www.planningportal.nsw.gov.au/ppr/under-exhibition/31-oconnell-street-and-9-albert-street-north-parramatta.

A Frequently Asked Questions (FAQs) sheet is available on the Planning Portal and provides additional information surrounding the heritage significance of the nearby Parramatta Female Factory and Institutions Precinct.

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to: www.planningportal.nsw.gov.au/ppr/under-exhibition/31-oconnell-street-and-9-albert-street-north-parramatta.

Your submission must be lodged by **5pm on 17 June 2025** and must include:

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

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

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

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

Who should I direct my Planning Proposal inquiries to?

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