



IRF24/1583

Gateway determination report – PP-2024-1285

124 Wigram Street, Harris Park – increase height of
buildings control

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Acknowledgment of Country

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

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Table 1 Reports and plans supporting the proposal

Relevant reports and plans
Attachment A – Planning proposal – April 2024
Appendix 1 – Reference Design Scheme – Commercial
Appendix 2 – Reference Design Scheme – Mixed use
Appendix 3 – Shadow Analysis
Appendix 4 – Statement of Heritage Impact – January 2024
Appendix 5 – Letter from Applicant’s Flood Engineer – 23 January 2024
Appendix 6 – Local Planning Panel Minutes and Report – 20 February 2024
Appendix 7 – Council Report – 8 April 2024
Appendix 8 – Council Meeting Minutes Extract – 8 April 2024

1 Planning proposal

1.1 Overview

Table 2 Planning proposal details

LGA	Parramatta
PPA	City of Parramatta
NAME	124 Wigram Street, Harris Park – increase height of buildings control
NUMBER	PP-2024-1285
LEP TO BE AMENDED	Parramatta Local Environment Plan (LEP) 2023
ADDRESS	124 Wigram Street, Harris Park
DESCRIPTION	Strata Plan (SP) 19939 and part of SP 80813
RECEIVED	13/06/2024
FILE NO.	IRF24/1583
POLITICAL DONATIONS	There are no donations or gifts to disclose, and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

1.2 Site description and surrounding area

The planning proposal (**Attachment A**) applies to the land 124 Wigram Street, Harris Park and has a legal property description of SP19939 and part of SP80813 (**see Figure 1**). The site includes a narrow section of land fronting Charles Street that is currently part of the adjoining site to the north at 17-19 Hassall Street. This narrow section of land is subject to a development consent (DA/342/2001) for a boundary adjustment between the existing 124 Wigram Street site and 17-19 Hassall Street, permitting the incorporation of this land into the site. The total site area, including the narrow land section, is approximately 1,559 sqm.

The site is currently developed with two 3 storey residential flat buildings which appear to have been built in the late 1970s / early 1980s. The northern boundary of the site forms part of the boundary between the suburbs of Harris Park and Parramatta.



Figure 1: Subject site (source: SIX Maps)

Immediate to the subject site adjoins:

- Clay Cliff Creek, which runs along the southern boundary of the site as a fully lined concrete channel (**Figure 2**),
- a recently constructed 24 storey residential apartment building at 12a Parkes Street located immediately south of the concrete channel,
- two 9 storey residential flat buildings at 17-19 and 21 Hassall Street, adjoining the site to the north, and
- a bus layover used by bus services queuing for the Parramatta train / bus interchange, on Charles Street to the west.

Land surrounding the site contains various completed, or under construction, multi-storey developments (**Figure 3**) including:

- a 19 storey mixed use development at 23 Hassall Street, located to the east,
- a 21 storey twin-tower mixed use development at 13-15 Hassall Street, located across Charles Street to the west,
- a construction site for a 45 storey mixed use development at 20 Parkes Street, located to the east, and

- a 9 storey residential flat building at 2-4 Charles Street, located across Hassall Street to the north. It is noted that 2-4 Charles Street contains a maximum building height of approximately 50 storeys (145m or 166.75m inclusive of 15% design excellence bonus) under the Parramatta LEP 2023.

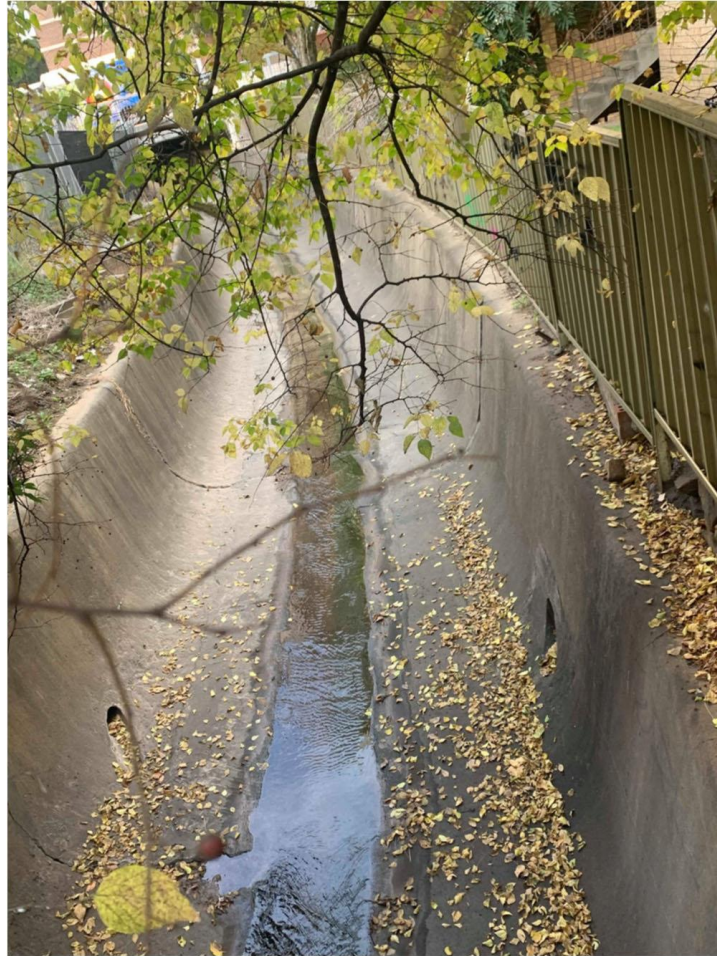
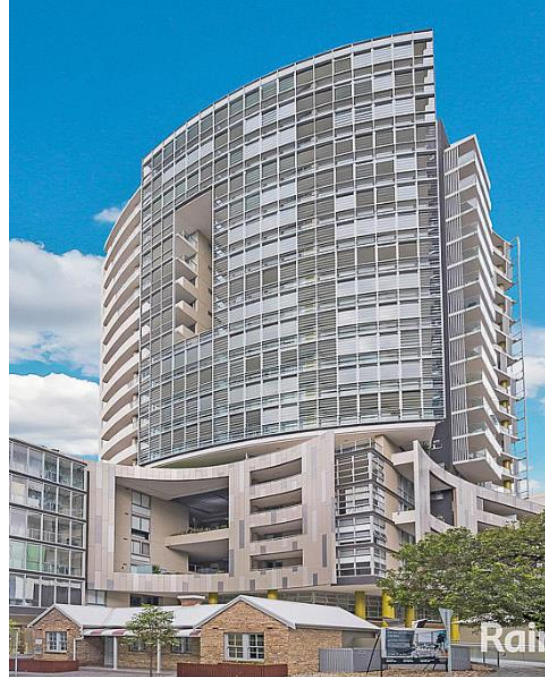


Figure 2: Clay Cliff Creek (source: planning proposal)



Recently constructed 24 storey residential apartment building at 12a Parkes Street. (Source: <https://coronation.com.au/our-places/charlie-parker>)



19 storey mixed use development at 23 Hassall Street (Source: <https://www.raineandhorne.com.au/lindfield/properties/13-1306-23-hassall-street-parramatta-2150-new-south-wales>)



21 storey twin-tower mixed use development at 13-15 Hassall Street,. (Source: <https://www.eldersinnerwest.com.au/2419100/>)



Under construction 45 storey mixed use development at 20 Parkes Street (Source: <https://aland.com.au/aland-paramount-on-parkes-takes-commercial-office-suites-to-a-whole-new-level/>)

Figure 3: Development surrounding the site (various sources)

The site is not heritage listed. Two local heritage items 23 Hassall Street (Item I565) and 23 Hassall Street, formerly 113 and 115 Wigram Street (Item I566) are located within proximity of the site being, on the opposite side of Wigram Street (**Figure 4**). The Harris Park West and Experiment Farm Cottage Heritage Conservation Area are located to the south and south-east of the site, the closest point being approximately 130m from the site.



Figure 4: Heritage map extract (source: planning proposal)

The site and surrounding land is located south-east of the Parramatta CBD defined under Parramatta LEP 2023. The location provides close proximity to employment opportunities, educational establishments (such as the University of Western Sydney), recreational activities (such as Parramatta Park), and public transportation.

The site is within walking distance of the Parramatta train station / bus interchange (approx. 400m), the proposed Parramatta Light Rail stop at Macquarie and Harris Streets (approx. 350m) on the Parramatta Light Rail (Stage 1), and the proposed Parramatta Metro Station (approx. 700m).

1.3 Objectives of planning proposal

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

The planning proposal seeks to amend the PLEP 2023 by increasing the Height of Buildings (HOB) control for the site as described in **Table 3** below. The intention is to enable the currently permitted

floor space ratio (FSR) for the site to be accommodated in a manner that accords with relevant controls of the Parramatta Development Control Plan 2023 (DCP 2023).

Parramatta City Centre (Part 9) of DCP 2023 includes comprehensive design controls which will ensure the impacts of any development of the site are adequately considered in the assessment of a development application.

The planning proposal provides two reference designs for a commercial development scheme (**Appendix 1**) (**Figure 5**), and a mixed-use (residential / commercial) scheme (**Appendix 2**) (**Figure 6**). The Council report notes the proponent indicating a verbal preference to develop the mixed-use scheme.

The commercial scheme would potentially delivery approximately:

- 16,656.9sqm of commercial / retail floorspace.

The mixed-use scheme would potentially deliver approximately:

- 163 new dwellings with a mixture of unit sizes, and
- 1,556sqm of office / retail floorspace at ground floor.

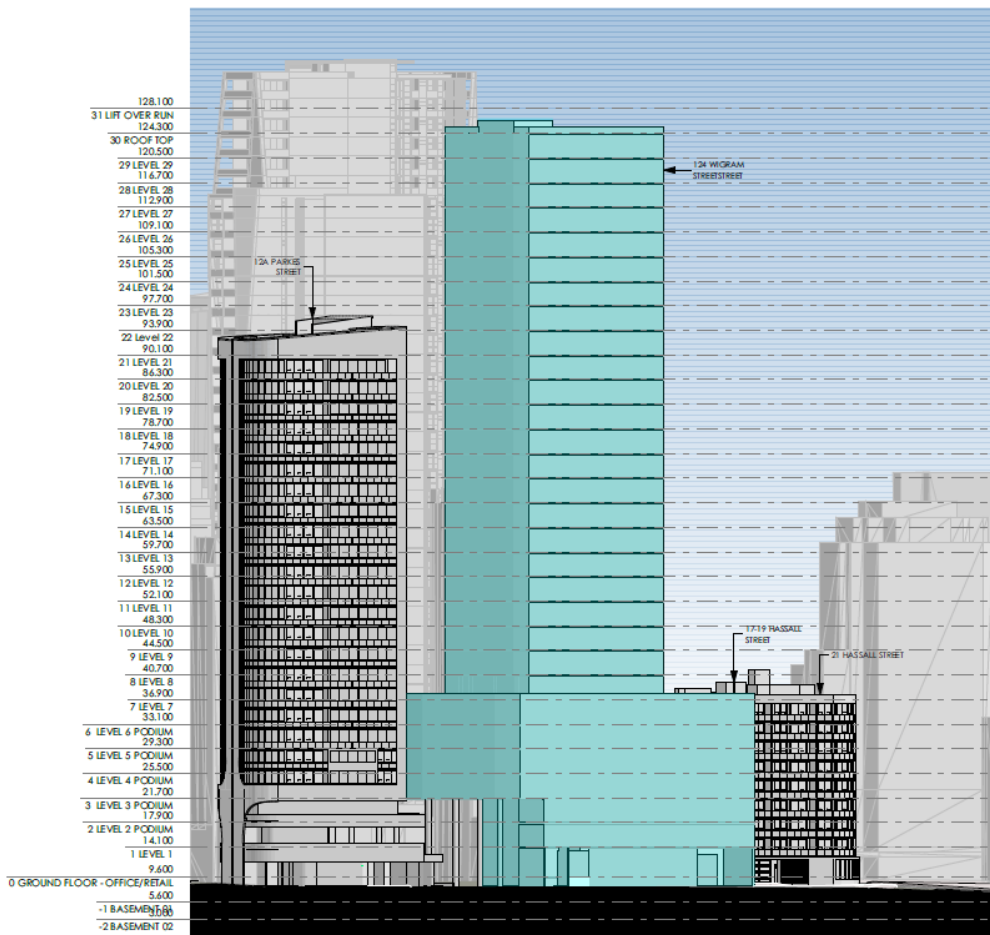


Figure 5: Commercial reference design (source: planning proposal)

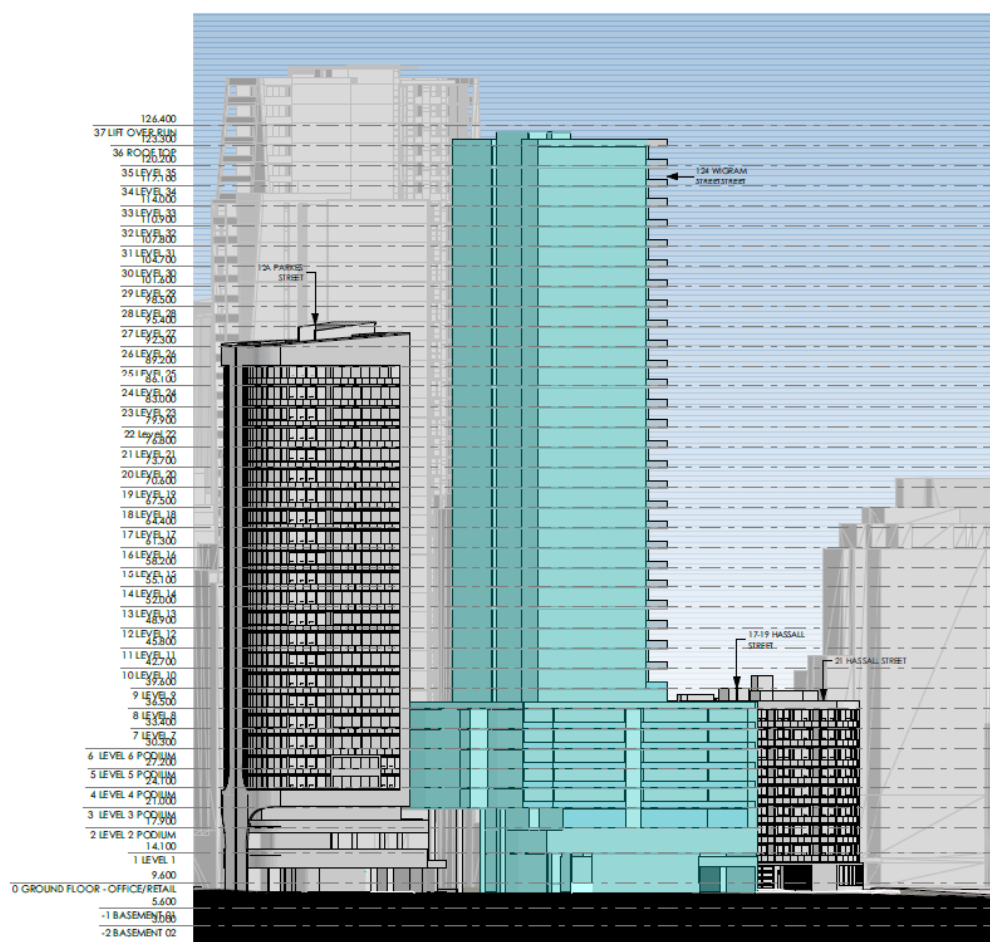


Figure 6: Mixed-use reference design (source: planning proposal)

1.4 Explanation of provisions

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

Table 3 Current and proposed controls

Control	Current	Proposed
Zone	MU1 Mixed Use Zone	No change
Maximum height of the building	72m (approx. 21 storeys)	103m (approx. 32 storeys)
Maximum height of the building including 15% design excellence bonus	82.8m (approx. 24 storeys)	118.45m (approx. 36 storeys)
Maximum Floor Space Ratio¹	10:1	No change
Maximum Floor Space Ratio including 15% design excellence bonus	11.5:1	No change
Number of dwellings²	163 dwellings	No change
Commercial floorspace²	16,656.9sqm	No change

Notes:

1. Clause 7.3(2) of PLEP 2023 applies to site, as it has an area smaller than 1,800sqm. The sliding scale provision under this clause reduces the permissible FSR on the site from 10:1 to 8.795:1 (10.295:1 inclusive of design excellence bonus), unless the consent authority is satisfied the site is isolated and a proposed building is subject to a design competition and exhibits design excellence. The planning proposal states that the site may meet the isolated site criteria due to the Clay Cliff Creek channel on the southern boundary and recently built residential apartment buildings on the northern boundary, which would deter redevelopment in the foreseeable future.
2. The potential dwelling and commercial floorspace figures are based on the two alternative reference designs.

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

1.5 Mapping

The planning proposal includes mapping showing the proposed changes to the Height of Buildings map (Figures 7 and 8). No further amendments are proposed.



2 Need for the planning proposal

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

The subject site is located within the Parramatta Central Business District (CBD). The site was rezoned under Amendment 56 (Parramatta CBD planning proposal) on 3 May 2022. The proponent identified a misalignment of the intended FSR and HOB controls made under Amendment 56. This resulted in a less desirable development outcome after the DCP setback

controls are applied. Council's design analysis indicates that the current height control of 72 metres (82.8m including design excellence bonus) does not provide the scope to achieve the permissible FSR of 11.5:1 after the DCP setback controls are applied.

The planning proposal seeks to address the misalignment of the built form by increasing the HOB control for the site to 103m (118.45m including design excellence bonus) to achieve the existing FSR, while maintaining desirable DCP building setback controls. The planning proposal is the best means of achieving the intended outcomes.

3 Strategic assessment

3.1 District Plan

The site is within the Central City District and the former Greater Sydney Commission released the Central City District Plan (District Plan) on 18 March 2018. The plan contains planning priorities and actions to guide the growth of the district while improving its social, economic and environmental assets.

The planning proposal is consistent with the priorities for infrastructure and collaboration, liveability, productivity, and sustainability in the plan as outlined below.

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

Table 4 District Plan assessment

District Plan: Planning Priorities	Justification
Planning Priority C1: Planning for a city supported by infrastructure	The planning proposal will support mixed-use or commercial redevelopment of the site supported by infrastructure and public transport. The site is located in the Parramatta CBD and well connected to public transport, services and infrastructure to support growth. It is recognised that this growth needs to ensure the proposed development does not impact on surrounding localities, particularly when tall buildings are being considered. The development of tall buildings within the Parramatta CBD is consistent with the district plan and the growth of the Parramatta CBD as the metropolitan centre focus of the Sydney Region's Central City.
Planning Priority C5: Providing housing supply, choice, and affordability with access to jobs, services and public transport	The proposal will support liveability objectives by potentially delivering a mixed-use scheme providing approximately: <ul style="list-style-type: none"> 163 new dwellings with a mixture of unit sizes, and 1,556sqm of commercial / retail floorspace to meet the local needs of the community and support the Parramatta CBD.
Planning Priority C6: Creating and renewing great places and local centres, and respecting the District's heritage	The planning proposal seeks to redevelop the site while respecting heritage values. The site is not heritage listed. Two local heritage items are located on the opposite side of Wigram Street at 23 Hassall Street, and the Harris Park West and Experiment Farm Cottage Heritage Conservation Areas (HCA) are located approximately 130m from the site at their closest point. The planning proposal is supported by a Statement of Heritage Impact which concludes that the planning proposal will not adversely impact the heritage items or the HCAs (Appendix 4). The planning proposal

District Plan: Planning Priorities	Justification
	<p>considers the impact of potential development on the site in terms of heritage impact the overshadowing impact of potential development on the HCAs.</p> <p>The heritage impacts of the planning proposal are considered minimal and capable of being appropriately assessed at the development application and design excellence stage.</p>
Planning Priority C9: Delivering integrated land use and transport planning and a 30-minute city	<p>The proposal supports the 30 minute city principle and the continued economic development and diversity of Greater Parramatta. The proposal will permit an optimal design outcome for a mixed use development of either housing and / or commercial office and ground floor retail in the Parramatta CBD and within proximity to Parramatta Train Station and Bus Interchange.</p>

3.2 Local

The planning proposal is consistent with the following local plans and endorsed strategies, as stated in the table below:

Table 5 Local strategic planning assessment

Local Strategies	Justification
Local Strategic Planning Statement	<p>The LSPS was published on 31 March 2020. The LSPS sets a 20 year land use planning vision for the City of Parramatta. It balances the needs and priorities for jobs, housing, infrastructure, the environment, heritage and local character.</p> <p>The planning proposal is consistent with the LSPS planning priorities including providing a range of housing and/or commercial space and ground floor retail to support the role of the Parramatta CBD as a metropolitan centre and its economic role as the Central City of Greater Sydney.</p>
Parramatta Local Housing Strategy (LHS)	<p>The LHS provides direction at the local level about the location and timing of future housing growth in alignment with broader NSW-government strategic planning framework. The LHS identifies the Parramatta CBD as a metropolitan centre with a forecast of approximately 7,180 new dwellings by 2036. The LHS also highlights the importance of aligning housing growth with State-driven transport delivery and targeted local infrastructure programs.</p> <p>The planning proposal is consistent with the LHS in that it is providing housing located within the Parramatta CBD. The site is within walking distance of the Parramatta Train Station and Bus Interchange (approx. 400m), the future Parramatta Light Rail stop at Macquarie and Harris Streets (approx. 350m), the future Parramatta Metro Station (approx. 700m), and close to job opportunities and community infrastructure to support the future population of the precinct.</p>

Local Strategies	Justification
Parramatta 2038 Community Strategic Plan	<p>Parramatta 2038 is a long term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.</p> <p>The planning proposal is considered to meet the strategies and key objectives identified in the plan by facilitating a range of housing and/or commercial space and ground floor retail to support the incoming population and the role of the Parramatta CBD as a metropolitan centre.</p>

3.3 Local planning panel (LPP) recommendation

The planning proposal was considered by the Parramatta Local Planning Panel (LPP) on 20 February 2024 (**Appendix 6**). The LPP recommended that Council submit the planning proposal to the Department for Gateway Determination. The LPP also recommended that Council request the Department address identified flood matters as a condition on the Gateway Determination to be considered prior to any public exhibition and that the flood study should inform the built form massing models.

Following the LPP recommendation, Council resolved on 8 April 2024 (**Appendix 7 and 8**), to:

- submit the planning proposal for Gateway Determination to the Department,
- request the Department include a Gateway Determination condition requiring the preparation of an updated local flood study prior to public exhibition to reflect the draft Parramatta River Flood Study 2023 study,
- request Council be authorised to exercise its plan-making delegations for this planning proposal.

The Department notes that Council adopted the Parramatta River Flood Study 2024 on 11 June 2024 after the planning proposal has been submitted.

3.4 Section 9.1 Ministerial Directions

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

Table 6 9.1 Ministerial Direction assessment

Directions	Consistency	Reasons for Consistency or Inconsistency
Direction 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan (LUIIP)	Yes	<p>This direction seeks to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan (LUIIP) dated July 2017.</p> <p>The direction applies when a relevant planning authority prepares a planning proposal for land within the Greater Parramatta Priority Growth Area.</p> <p>The proposal is consistent with the broad objectives of the LUIIP in contributing towards dwelling and employment targets within the Parramatta CBD.</p>

Directions	Consistency	Reasons for Consistency or Inconsistency
Direction 4.1 Flooding	No	<p>This direction applies when a relevant planning authority prepares a planning proposal that creates, removes, or alters a zone or a provision that affects flood prone land.</p> <p>The planning proposal notes that the development of the site requires consideration of the management of the 'significant' flood risk on the site due to its sensitive location adjoining Clay Cliff Creek.</p> <p>The proponent has provided a supporting engineer flood advice (Appendix 5) highlighting that flood modelling can be addressed at the development application stage. The advice notes that proposal is consistent with the Upper Parramatta River Study 2005. The Department notes that Council has recently adopted the Parramatta River Flood Study 2024 and therefore the advice is out of date.</p> <p>Additionally, the NSW Government Flood Risk Management Policy, Manual and Guidelines replaced the Floodplain Development Manual in November 2023. The new policy is reflected in Council's DCP 2023 in the management and reduction of risk and hazard and avoiding the obstruction of floodways and overland flow paths when planning development. Council requires that any high hazard/floodway area not be obstructed at ground level, a 6 metre setback to the centreline of the Clay Cliff Creek channel and restriction on the development overhang.</p> <p>Given the recent changes in flood policy at the state and Council level, Council has requested that an updated flood analysis for the site be submitted to address the adopted Parramatta River Flood Study 2024.</p> <p>The Department notes that submitted planning proposal does not contain a flood study to justify its consistency with this Direction. It is recommended that a condition is included in the Gateway determination to require the preparation of a site-specific flood study for the planning proposal, which addresses flood risk in the context of Local Planning Direction 4.1 Flooding, Parramatta River Flood Study 2024 and Flood Risk Management Manual 2023, prior to public exhibition.</p> <p>It is also recommended that a condition is included in the Gateway determination to require agency consultation with Sydney Water, NSW State Emergency Services (SES) and Department of Climate Change, Energy, the Environment and Water (DCCEEW). As such, the Direction will remain unresolved pending the addressing of these conditions.</p>
Direction 4.5 Acid Sulfate Soils	No	<p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that as a probability of containing acid sulfate soils (ASS). The site is mapped as having Class 4 under PLEP 2023.</p> <p>The proposal is inconsistent with this Direction as an acid sulfate soils study was not submitted with the planning proposal to support the intensification of development.</p>

Directions	Consistency	Reasons for Consistency or Inconsistency
		<p>This inconsistency is considered to be of minor significance as this matter can be appropriately considered and addressed at the development application stage in accordance with clause 6.1 of PLEP 2023 (which requires an acid sulfate soils management plan to be submitted at the development application stage, if certain development thresholds are met).</p> <p>It is recommended that the Secretary's delegate agree that any inconsistency with this Direction is of minor significance.</p>
Direction 5.1 Integrating Land Use and Transport	Yes	<p>The direction seeks to reduce travel demand by car through improving access to housing, jobs and services by walking, cycling and public transport.</p> <p>The planning proposal will facilitate new dwellings within walking distance to the Parramatta Train and Bus Interchange, future Parramatta Light Rail stop and future Parramatta Metro Stop. The planning proposal is consistent with the Direction.</p>
Direction 5.3 Development Near Regulated Airports and Defence Airfields	Yes	<p>The direction seeks to ensure the effective and safe operation of regulated airports. Airspace above Parramatta is affected by operational requirements of Sydney and Bankstown Airports and this direction notes that where land is affected by the Obstacle Limitation Surface (OLS), the planning authority must prepare appropriate development standards.</p> <p>The planning proposal is consistent with this direction as the PLEP 2023 contains clause 7.9 Airspace Operations and can be appropriately addressed at the development application stage. It is noted that the clause would only apply if the development is above the obstacle limitation surface (OLS) of RL 156 AHD.</p> <p>The Department notes that the proposed maximum HOB control of 118.45m (including design excellence bonus) combined with the highest identified ground level on the site of RL 8.84 AHD, would result in a building height of approximately RL 127.29 AHD, well below RL 156 AHD. Therefore, the proposal is consistent with this Direction.</p>
Direction 6.1 Residential Zones	Yes	<p>The objectives of this direction are to encourage additional housing serviced by appropriate infrastructure and services, with a minimal environmental impact.</p> <p>The planning proposal is consistent with the direction. The subject site is zoned MU1 Mixed Use Zone and allows for a range of residential unit types in an existing urban area close to existing services and facilities in the Parramatta CBD. The planning proposal does not seek to reduce the existing FSR controls or potential residential capacity for the site.</p>

3.5 State environmental planning policies (SEPPs)

The planning proposal's consistency with all relevant SEPPs. The planning proposal does not seek to amend the strategic or site specific planning intent, or development potential identified for the site or the Parramatta CBD under any SEPP.

Table 7 Assessment of planning proposal against relevant SEPPs

SEPPs	Requirement	Consistent/ Not Applicable	Reasons for Consistency or Inconsistency
State Environmental Planning Policy (Housing) 2021	The SEPP aims to improve the design quality of residential apartment development	Yes	Detailed compliance with the Apartment Design Guide will be demonstrated at the time of making a development application for the site and a potential design excellence competition. Council notes that it generally supports the reference designs provided by the proponent, pending further assessment of flooding issues and detailed assessment at the potential design excellence competition and development application stages.

4 Site-specific assessment

4.1 Environmental

Built form / Urban design

The proposed HOB is seeking an increase from 72m to 103m (118.45m inclusive of 15% design excellence bonus). The planning proposal is supported by two reference designs for a commercial (**Appendix 1**) and a mixed-use (residential / commercial) scheme (**Appendix 2**) which respond to the site-specific issues identified in the Council staff urban design analysis, including privacy treatment on the northern boundary of the site to the adjoining residential development, increased building setbacks above the level 7 podium, and a 6m building setback from the centreline of Clay Cliff Creek.

Council has undertaken an analysis of the reference designs and note the following:

- The built form on the site can comfortably achieve the existing maximum FSR (including incentives) and proposed maximum HOB control of 103m (118.45m including design excellence bonus).
- The reference designs have an acceptable impact on immediate and surrounding areas.
- The site may be considered as isolated site at the development application stage, exempting it from the Parramatta CBD FSR sliding scale control aimed at reducing building bulk.
- The proposed maximum HOB is likely to result in only minimal overshadowing to the Harris Park West HCA and the shadow length is consistent with shadows from taller towers to the north.
- The proposed building setback from Clay Cliff Creek may alleviate flooding risk pending the completion of a detailed flood analysis (refer to the flooding discussion below).
- A design excellence competition will be required to achieve the proposed maximum building height. The design excellence competition will aim to enable the selection of the highest quality architectural and urban design solution for the site, and provide an

opportunity to further improve on and refine one of the built forms of the reference designs prior to submission of a development application.

- The final built form will be subject to detailed assessment at the development application stage.

The Department notes that the planning proposal adequately assesses the built form impacts of the proposed HOB in terms of the proposed reference designs. It is also noted that the built form can be adequately detailed as part of any future design excellence competition and development application process.

Overshadowing

The planning proposal includes a shadow analysis for a potential development on the site to a building height of 119m (**Appendix 3**). Council notes that the solar access impacts on the Harris Park West Heritage Conservation Area (HCA) were considered as the primary basis for identifying the maximum acceptable building height for the site. The assessment modelled shadows cast from both surrounding existing buildings and likely future development permitted under the existing HOB controls.

The assessment concluded that the proposed building height of 103m (118.45m including design excellence bonus) could be achieved while causing minimal overshadowing on the HCA.

The Department notes that the proposed height will result in a small amount of additional overshadowing in mid-winter, with the most significant overshadowing occurring at 2pm and 3pm (**Figure 9**). The overshadowing occurring at 2pm and 3pm is considered consistent with and blended into those the existing shadows from existing high-rise development surrounding the subject site. The movement of these additional shadows throughout the day will minimise any potential overshadowing of neighbouring properties, including those in the HCA, in accordance with the design guidance in the Apartment Design Guide (ADG).

The Department notes that to achieve the maximum building height on the site, a development application will be subject to a design excellence process which will allow detailed consideration of solar impacts, in accordance with ADG as part of the future development application for the site.



9 am



10 am



11 am



12 pm



1 pm



2 pm



3 pm

Figure 9: Shadow analysis for June 21 (winter solstice) – showing existing shadows and highlighted shadows of 124 Wigram Street with 119m building envelope in light orange, 12A Parkes Street in dark grey, and potential development at 2-4 Charles Street in dark orange (source: Shadow analysis)

Heritage impacts

The site is not heritage listed. Two local heritage items 23 Hassall Street (Item I565) and 23 Hassall Street, formerly 113 and 115 Wigram Street (Item I566) are located within proximity of the site being, on the opposite side of Wigram Street. The Harris Park West and Experiment Farm Cottage HCAs are located to the south and south-east of the site, the closest point being approximately 130m from the site.

The planning proposal is supported by a Statement of Heritage Impact (**Appendix 4**). The statement concludes that the planning proposal will not adversely impact the heritage items or the HCAs, does not compromise their heritage significance and that the proposed works should not be restricted on the grounds of heritage.

Council staff's urban design analysis considered overshadowing impacts on the Harris Park West HCA, concluding that the proposed HOB control could be achieved on the site while causing minimal overshadowing on the HCA. The Council report notes that no objection was raised to any heritage impacts of the planning proposal by Council's Heritage Advisory Committee or Senior Heritage Specialist.

The Department considers any heritage impacts are minimal. The heritage items at 23 Hassall Street have been refurbished and incorporated into the new mixed use development. Any overshadowing on the Harris Park West HCA will be minimal. It is noted that there are existing controls in place to ensure appropriate assessment of heritage values at the development application and design excellence stage.

4.2 Social and economic

An assessment of the potential social and economic impacts associated with the proposal is provided below.

Social Impact

The planning proposal will not reduce the development potential of the site in terms of floorspace. As such, the planning proposal will provide a positive social impact by permitting potential additional well located housing or commercial floorspace, and local retail to meet the needs of local residents in the Parramatta CBD.

Economic Impact

The planning proposal will not reduce the development potential of the site in terms of floorspace. As such, the planning proposal will provide a positive economic impact by permitting potential additional well located commercial floorspace, and local retail to meet the needs of local residents in the Parramatta CBD.

4.3 Infrastructure

Local Infrastructure

The site is located in the Parramatta CBD which is the metropolitan centre focus of the Sydney Region's Central City. The site and CBD are serviced by a wide range of existing infrastructure, utilities, public transport (existing train, future light rail stops and metro station), variety of social support services and recreational facilities.

5 Consultation

5.1 Community

An exhibition period of 20 working days is considered appropriate and forms part of the conditions of the Gateway determination.

5.2 Agencies

The proposal does not specifically raise which agencies will be consulted.

Given the requirement for additional flood risk assessment and to confirm the lack of heritage impact, it is recommended the following agencies be consulted on the planning proposal and given 30 working days to comment:

- Department of Climate Change, Energy, the Environment and Water (DCCEEW)
- Sydney Water
- State Emergency Service NSW

6 Timeframe

The planning proposal provides a time frame to complete the LEP by February 2025.

The Department recommends an LEP completion date of 9 May 2025 in line with its commitment to reducing processing times and with regard to the benchmark timeframes. A condition to the above effect is recommended in the Gateway determination.

It is recommended that if the Gateway is supported it is accompanied by guidance for Council in relation to meeting key milestone dates to ensure the LEP is completed within the benchmark timeframes.

7 Local plan-making authority

Council has advised that it would like to exercise its functions as a Local Plan-Making authority.

Given the local nature of the proposal to increase HOB controls to align with the existing FSR, the Department recommends that Council be authorised to be the local plan-making authority for this proposal.

8 Assessment summary

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

- It gives effect to the Central City District Plan and Council's LSPS, specially supporting the 30-minute city in which development is supported by infrastructure and public transport, and the role and growth of the Parramatta CBD as the metropolitan centre focus of the Sydney Region's Central City.
- It will permit appropriate development on the site consistent with surrounding development in the Parramatta CBD.
- The increase HOB controls will not result in any significant adverse impacts and will improve the urban design outcomes on the site.
- No additional development capacity in terms of permissible FSR is proposed.

- Consistency with Section 9.1 Direction 4.1 Flooding is unresolved. However, the Gateway determination will require that further flood risk assessment / justification is undertaken prior to finalisation of the LEP.

9 Recommendation

It is recommended the delegate of the Secretary:

- Note that the consistency with Section 9.1 Direction 4.1 Flooding is unresolved and will require further justification prior to finalisation.
- Agree that the inconsistency with Section 9.1 Direction 4.5 Acid Sulfate Soils is of minor significance and justified.

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

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

1. Prior to public exhibition, the planning proposal is updated to include:
 - (a) A flood study that addresses Section 9.1 Direction 4.1 Flooding, Council's adopted Parramatta River Flood Study 2024 and the Flood Risk Management Manual 2023; and
 - (b) an updated timeline in line with the Gateway determination.
2. Consultation is required with the following public authorities:
 - Department of Climate Change, Energy, the Environment and Water (DCCEEW)
 - Sydney Water; and
 - NSW State Emergency Services (SES);
3. The planning proposal should be made available for community consultation for a minimum of 20 working days

Given the nature of the planning proposal, it is recommended that the Gateway authorise council to be the local plan-making authority and that an LEP completion date of 9 May 2025 be included on the Gateway.

The timeframe for the LEP to be completed is on or before 9 May 2025



22 July 2024

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17 July 2024

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