

NOTICE OF COUNCIL MEETING

PUBLIC AGENDA

An Ordinary Meeting of City of Parramatta Council will be held in the Cloister Function Rooms, St Patricks Cathedral 1 Marist Place, Parramatta on Tuesday, 8 October 2019 at 6:30pm.

Brett Newman
CHIEF EXECUTIVE OFFICER



**CITY OF
PARRAMATTA**

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COUNCIL CHAMBERS

Group Manager Governance & Risk	Lord Mayor Clr Bob Dwyer	Chief Executive Officer

Minute Clerk	Minute Clerk
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Clr Phil Bradley					Clr Lorraine Wearne	Sound
Clr Sameer Pandey					Clr Andrew Wilson	
Clr Paul Han					Clr Bill Tyrrell	
Clr Dr Patricia Prociv					Clr Andrew Jefferies	IT
Clr Pierre Esber					Clr Benjamin Barrak	
Clr Donna Davis					Clr Martin Zaiter	
Clr Michelle Garrard, Deputy Lord Mayor					Clr Steven Issa	

Executive Director City Engagement & Experience	Executive Director Community Services	Executive Director City Strategy & Development	Executive Director City Assets & Operations	Executive Director Corporate Services	Director Property Development Group
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Press	Press
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Public Gallery

INNOVATIVE

ITEM NUMBER	18.8
SUBJECT	FOR APPROVAL: Gateway Request: Planning Proposal at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta (WSU Northern Parramatta Campus)
REFERENCE	RZ/22/2017 - D07017926
REPORT OF	Project Officer Land Use
LANDOWNER	Western Sydney University
APPLICANT	AECOM

PURPOSE:

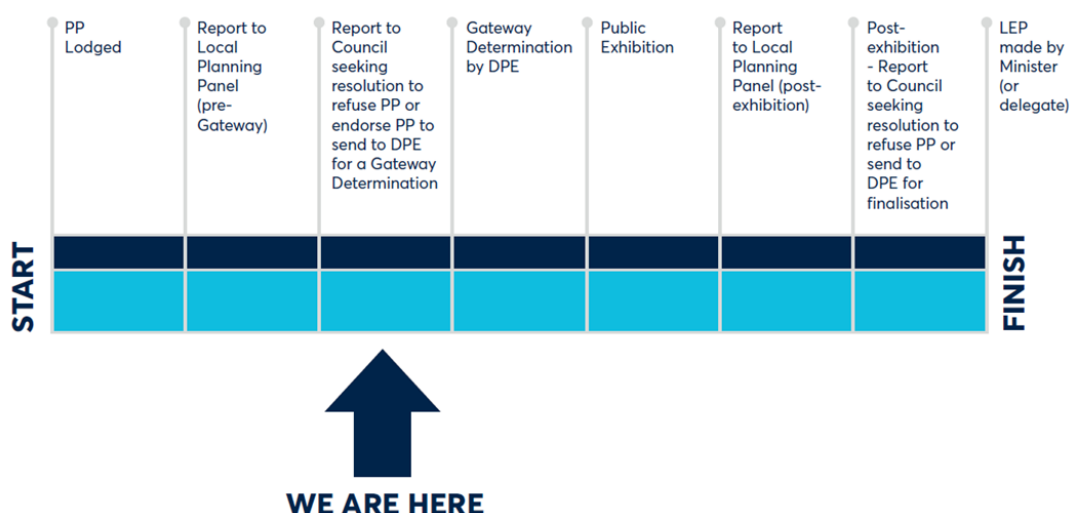
To seek Council's endorsement of a Planning Proposal at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta (WSU Northern Parramatta Campus) for the purposes of requesting a Gateway Determination from the Department of Planning, Industry and Environment.

RECOMMENDATION

- (a) **That** Council resolve to proceed with the Planning Proposal for land at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta (provided at **Attachment 1**), which seeks the following amendments to Parramatta Local Environmental Plan (PLEP) 2011:
1. Rezone the land from part SP2 (Educational Establishment), part R3 Medium Density Residential and part R4 High Density Residential to part R4 High Density Residential, part B4 Mixed Use and part RE1 Public Recreation;
 2. Increase the maximum height of buildings from part 11m (3 storeys) and part no height control (SP2 land) to part 28m (8 storeys) and part 50m (15 storeys); and
 3. Increase the floor space ratio from part 0.6:1, part 0.8:1 and part no FSR control (SP2 land) to 1.4:1.
- (b) **That** the Planning Proposal be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway Determination.
- (c) **That** the applicant be required to amend the supporting documentation to the Planning Proposal (i.e. Urban Design Report and Traffic Impact Assessment) to reflect Council's position prior to public exhibition, should a Gateway Determination be issued.
- (d) **That** the applicant be required to prepare a Green Travel Plan (GTP), to promote the uptake of active transport options, should a Gateway Determination be issued.

- (e) **That** the applicant be required to prepare an Existing Tree Management Plan, to ensure that tree protection measures are considered within future development, should a Gateway Determination be issued.
- (f) **That** the applicant consult with the Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) in response to the identified traffic concerns (**Attachment 4**) and undertake additional investigations, modelling and a detailed traffic and transport assessment post-Gateway to the satisfaction of TfNSW and RMS.
- (g) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to exhibition of the Planning Proposal addressing detailed design requirements for the site, including, but not limited to:
1. Stormwater detention
 2. Proposed street network and public domain design guidelines
 3. Open space provision and landscaping design
 4. Interface with Victoria Road and James Ruse Drive
 5. Built form
 6. Contamination
- (h) **That** the CEO be authorised to negotiate a Voluntary Planning Agreement (VPA) on behalf of Council in addition to any development contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent exhibition with the draft site specific DCP and Planning Proposal.
- (i) **That** Council advises the Department of Planning, Industry and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (j) **That** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment process.
- (k) **Further, that** Council note the advice of the Local Planning Panel (LPP), provided at **Attachment 1**, is in part consistent with the Council Officer's recommendation to support the proposal.

PLANNING PROPOSAL TIMELINE



THE SITE

1. The site at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta is subject to the *Parramatta LEP 2011*, comprises sixteen (16) parcels of land with a total area of approximately 60,370m² (6.37ha) and contains university student accommodation, predominantly decommissioned educational buildings and overflow student car parking. The site is shown below in **Figure 1**.

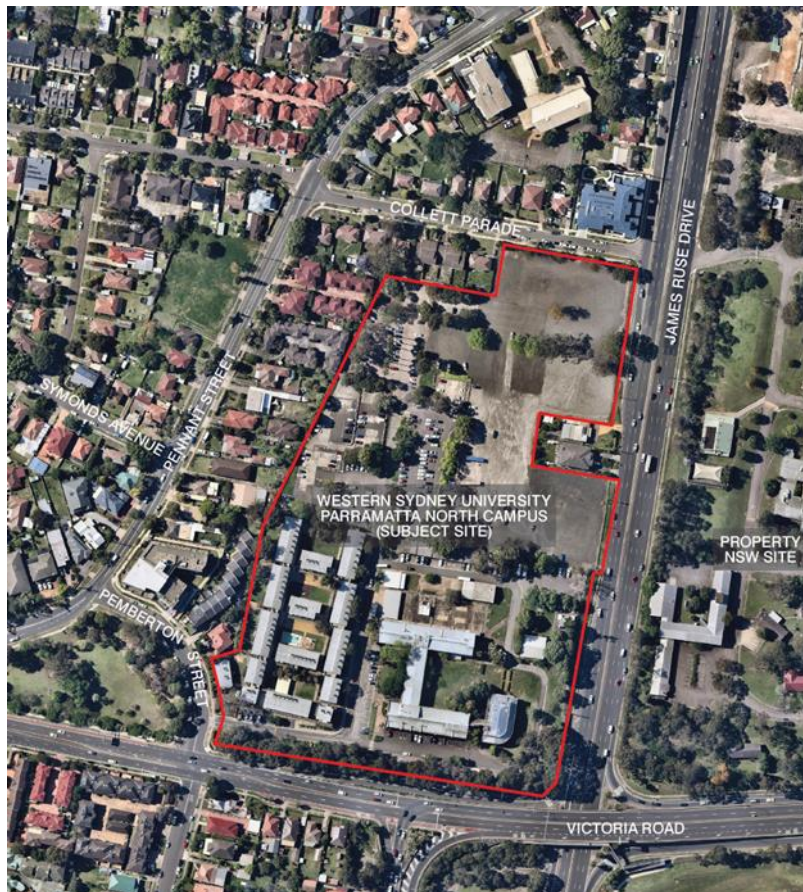


Figure 1 – WSU Northern Campus subject to the Planning Proposal

2. The site is located approximately 2km north-east of the Parramatta CBD and 800m north-west of the Rydalmere Railway Station and future light rail stop. To the north and west the site is directly adjoined by lower density residential development. Three lots are located adjacent to the site fronting the eastern boundary, known as 186 – 186A James Ruse Drive (Dual Occupancy) and 188 James Ruse Drive (Dwelling Home).
3. The site is adjacent to the Property NSW site (approx. 19.4 Ha) along the eastern boundary of James Ruse Drive, which was issued with a Gateway determination on 12 September 2017 at a recommended FSR of 1.5:1 (266 Victoria Road and 26 Kissing Point Road, Rydalmere).

BACKGROUND

4. Over the last two years, Council officers have worked with the proponent to address a number of concerns with the Proposal, particularly those relating to the proposed site density and the minimal provision of public open space. Through these discussions it was advised that building heights between 4-15 storeys were considered more suitable to allow an appropriate transition to adjoining properties to the north and west, which currently have heights of 3-4

storeys. This along with the sites location in relation to the Parramatta Light Rail Stage 1 route to the east led to the officer recommended floor space ratio of 1.4:1.

5. The proposal was revised by the applicant on two occasions with the first reducing the FSR to 1.61:1 (submitted 12 February 2019) and the final scheme on 31 May 2019, comprising the following development metrics:
 - Reduce the FSR to 1.59:1 (1,110 new dwellings);
 - Changes to building envelopes, frontages, no change to height 28m (8 storeys) - 84m (25 storeys), street network and site access; and
 - Improvements to open space provision and deep soil zones, with an increase from 6,500m² (10.2% of the site) to 9,901m² (16.4% of the site).
6. However, Council officers continued to raise concern in relation to the proposed FSR of 1.59:1, maintaining that the lower and recommended FSR of 1.4:1 is more appropriate for the site. Further detail is provided in **Attachment 1**.

PLANNING PROPOSAL

7. A comparison between the Applicant's Planning Proposal and the Council officer recommendation is shown below in **Table 1**.

Parramatta LEP 2011	Applicant's planning proposal	Council officer's preferred scheme
Zoning	R4 High Density Residential & B4 Mixed Use	R4 High Density Residential, B4 Mixed Use & RE1 Public Recreation
Maximum HOB	Part 28m & Part 84m	Part 28m & Part 50m
Maximum FSR	1.59:1	1.4:1
Maximum GFA	Residential: 94,123m ² Commercial: 6,160m ² Community: 1,000m ² <u>Total: 101,283m²</u>	Residential: 82,020m ² Commercial: 6,160m ² Community: 1,000m ² <u>Total: 89,180m²</u>
Maximum Dwelling yield <i>Council Calculation= (Maximum GFA / 85sqm for high density dwellings)</i>	1,110 Dwellings	965 Dwellings
Open Space Provision	9,901m ² (16.4%)	13,377m ² (21%)

Table 1: Development Scheme Comparison – WSU Northern Parramatta Campus

ISSUES

8. The report to the LPP recommended that the site can be rezoned, but at a lower FSR and height limit than what the Applicant requested. These concerns were based on the interface with surrounding lower density development, bulk and scale, site isolation, open space provision, traffic and public transport accessibility and site permeability. A full assessment of the Planning Proposal is detailed in the LPP report provided at **Attachment 1**.

LOCAL PLANNING PANEL ADVICE TO COUNCIL

9. The Local Planning Panel considered a detailed assessment report on 17 September 2019 included at **Attachment 1**. The Panel's advice to Council in relation to the Planning Proposal is noted below:
 - i. *Incorporate a minimum of 20 percent of the site as open space which should be consolidated rather than dispersed.*

- ii. *Transition the maximum height of buildings from the west from part 11m (3 storeys) and part no height control (SP2 land) to part 28m (8 storeys) and part 50m (15 storeys) as recommended by Council officers; and*
- iii. *Increase the floor space ratio from part 0.6:1, part 0.8:1 and part no FSR control (SP2 land) to 1.4:1 and potentially up to 1.5:1 subject to a Comprehensive Traffic Management Plan that demonstrates that this higher FSR is acceptable.*

REASONS FOR THE DECISION

The Panel's decision is based on strong justification provided in the planning proposal for the increased density on the site.

Furthermore, due regard has been given to the Property NSW planning proposal to the east as the Panel believes that it establishes appropriate guidelines to be followed.

10. Under the Council Officer Scheme over 20% of the site (21%) is provided as consolidated public open space in accordance with the LPP recommendation. It is also noted that the Panel endorsed the maximum building height of the Council Officer preferred scheme.
11. Notwithstanding the advice of the Panel, Council officers maintain that the site should be redeveloped at a maximum floor space ratio (FSR) of 1.4:1, given that the Officer's preferred urban design scheme has not been tested at a higher density of 1.5:1. It is anticipated that if the heights of these building envelopes are retained with a greater floor space provision, it would increase the bulk of the development and could result in further disparity with smaller scale buildings that surround the site.
12. In addition, at an FSR of 1.5:1 the subject site would have the same number of dwellings per hectare as the Property NSW site, despite being further from the future light rail stop and not as well serviced by this future transport infrastructure. An analysis of the dwellings per hectare that would result from each development scenario is shown in **Table 2** below.

Control	Applicant's planning proposal (WSU)	Property NSW Gateway Determination	LPP Recommended FSR (WSU)	Council officer's preferred scheme (WSU)
Proposed Maximum FSR	1.59:1	1.5:1	1.5:1	1.4:1
Maximum Residential Gross Floor Area (GFA)	94,123m ²	216,281m ²	88,390m ²	82,020m ²
Maximum Dwelling yield <i>Council Calculation= (Maximum residential GFA / 85sqm for high density dwellings)</i>	1,110 Dwellings	2,544 Dwellings	1,040 Dwellings	965 Dwellings
Dwellings per Hectare	174 per ha.	163 per ha.	163 per ha.	151 per ha.

Table 2: Dwellings per hectare comparison – WSU Site and PNSW

Note: Calculations exclude non-residential floor space.

VOLUNTARY PLANNING AGREEMENT

13. The applicant has indicated a willingness to enter into a Voluntary Planning Agreement (VPA) with Council and submitted a formal Letter of Offer with the May 2019 iteration of the Planning Proposal. Details of the Applicant's initial items for inclusion are outlined in the LPP report provided at **Attachment 1**.

CONSULTATION & TIMING

14. Community consultation is yet to be undertaken for the Planning Proposal. Should Council resolve to endorse this planning proposal with the recommended changes and the DPIE issue a Gateway Determination, the Planning Proposal will be placed on public exhibition in conjunction with the draft site-specific DCP, draft VPA and any additional studies. The draft site-specific DCP and draft VPA will be reported separately to Council prior to public exhibition.

FINANCIAL IMPLICATION FOR COUNCIL

15. Should Council resolve to proceed with the planning proposal, the planning proposal will be placed on public exhibition in conjunction with the site-specific DCP and VPA. These costs are covered by the fees associated with the submission of the planning proposal request.
16. Separate reports on the site-specific DCP and the VPA will include financial implications specific to those documents.

CONCLUSION

17. There is strategic merit in the rezoning of the subject site. However, Council officers consider a lower FSR of 1.4:1 and 8-15 storey height limit to be more appropriate than the planning controls requested by the applicant. The remaining issues can be resolved as part of the design process during the preparation of the site-specific DCP for this site, which will be reported to Council separately.

Ferdinando Macri
Project Officer Land Use Planning

Kevin Kuo
Team Leader Land Use Planning

Michael Rogers
Land Use Planning Manager

Jennifer Concato
Executive Director – City Strategy and Development

ATTACHMENTS:

1 [↓](#) LPP Minutes and Report & Report for WSU Northern Campus 302 Pages

Note: Copies of the applicant's technical reports are available on request.

FOR ACTION

LOCAL PLANNING PANEL

17/09/2019

TO: Project Officer Land Use (Macri, Ferdinando)

Subject: Planning Proposal for Land at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta (WSU North Parramatta Campus)
Target Date: 17/10/2019
Notes:
File Reference: <FOLDERNUMBER> D06807207

DETERMINATION

That the Parramatta Local Planning Panel provides the following advice and recommendation to the Council:

That Council resolve to proceed with the Planning Proposal for land at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta which seeks to amend Parramatta Local Environmental Plan (LEP) 2011 to rezone the land from part SP2 (Educational Establishment), part R3 Medium Density Residential and part R4 High Density Residential to part R4 High Density Residential and part B4 Mixed Use, subject to the following amendments:

1. Incorporate a minimum of 20 percent of the site as open space which should be consolidated rather than dispersed.
2. Transition the maximum height of buildings from the west from part 11m (3 storeys) and part no height control (SP2 land) to part 28m (8 storeys) and part 50m (15 storeys) as recommended by Council officers; and
3. Increase the floor space ratio from part 0.6:1, part 0.8:1 and part no FSR control (SP2 land) to 1.4:1 and potentially up to 1.5:1 subject to a Comprehensive Traffic Management Plan that demonstrates that this higher FSR is acceptable.

The decision of the Panel was unanimous.

[Open Item in Minutes](#)

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INNOVATIVE

ITEM NUMBER	6.1
SUBJECT	Planning Proposal for Land at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta (WSU North Parramatta Campus)
REFERENCE	RZ/22/2017 - D06807207
REPORT OF	Development Assessment Officer
LANDOWNER APPLICANT	Western Sydney University AECOM

PURPOSE:

The purpose of this report is to seek the Local Planning Panel's (LPP) advice on the Council Officer's recommendation in relation to the Planning Proposal for land at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta (WSU North Parramatta Campus).

RECOMMENDATION

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

- (a) **That** Council resolve to proceed with the Planning Proposal for land at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta (provided at **Attachment 1**), which seeks the following amendments to Parramatta Local Environmental Plan (PLEP) 2011:
 1. Rezone the land from part SP2 (Educational Establishment), part R3 Medium Density Residential and part R4 High Density Residential to part R4 High Density Residential and part B4 Mixed Use;
 2. Increase the maximum height of buildings from part 11m (3 storeys) and part no height control (SP2 land) to part 28m (8 storeys) and part 50m (15 storeys); and
 3. Increase the floor space ratio from part 0.6:1, part 0.8:1 and part no FSR control (SP2 land) to 1.4:1.
- (b) **That** the Planning Proposal be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway Determination.
- (c) **That** the applicant be required to amend the supporting documentation to the Planning Proposal (i.e. Urban Design Report and Traffic Impact Assessment) to reflect Council's position prior to public exhibition, should a Gateway Determination be issued.
- (d) **That** the applicant be required to prepare a Green Travel Plan (GTP), to promote the uptake of active transport options, should a Gateway Determination be issued.
- (e) **That** the applicant be required to prepare an Existing Tree Management Plan, to ensure that tree protection measures are considered within future

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development, should a Gateway Determination be issued.

- (f) **That** the applicant consult with Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) in response to the identified traffic concerns (**Attachment 4**) and undertake additional investigations, modelling and a detailed traffic and transport assessment post-Gateway to the satisfaction of TfNSW and RMS.
- (g) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to exhibition of the Planning Proposal addressing detailed design requirements for the site, including, but not limited to:
 - 1. Stormwater detention
 - 2. Proposed street network and public domain design guidelines
 - 3. Open space provision and landscaping design
 - 4. Interface with Victoria Road and James Ruse Drive
 - 5. Built form
 - 6. Contamination
- (h) **That** the CEO be authorised to negotiate a Voluntary Planning Agreement (VPA) on behalf of Council in addition to any development contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent exhibition with the draft site specific DCP and Planning Proposal.
- (i) **That** Council advises the Department of Planning, Industry and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (j) **Further, that** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment process.

BACKGROUND

1. On 21 December 2017, a Planning Proposal was lodged with Council on behalf of Western Sydney University to amend the planning controls applicable to 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta under Parramatta Local Environmental Plan (PLEP) 2011. The proposed changes included:
 - Rezoning the site from part SP2 (Educational Establishment), part R3 Medium Density Residential and part R4 High Density Residential to a combination of R4 High Density Residential and B4 Mixed Use;
 - Increase the height of buildings from part 11m, part 14m and part no height control to between 28m and 84m (up to 25 storeys); and
 - Increase the floor space ratio (FSR) from part 0.6:1, part 0.8:1 and part no FSR control to 1.75:1.
2. This scheme would result in approximately 1,050 to 1,250 new dwellings (up to approximately 3,063 new residents, with an estimated occupancy rate of 2.45 per dwelling), 7,500m² of retail floor space, 3,000m² of commercial floor space, 1,500m² of community facilities and 6,500m² of public open space distributed across the site.

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3. Following internal assessment, in May 2018 Council officers wrote to the applicant detailing a number of concerns with the Proposal, particularly those relating to the proposed density on the site and the minimal provision of public open space. The response advised that building heights between 4-15 storeys are considered to be more suitable for this site to allow an appropriate transition to adjoining properties to the north and west, which currently have heights of 3-4 storeys and consequently recommended a floor space ratio of 1.4:1.
4. On 12 February 2019, an addendum to the original Proposal was submitted for Council officer assessment and included a revised Urban Design Report, additional justification in support of the proposed built form density and updated proposed LEP maps. The revised scheme proposed the following changes to the original 2017 scheme:
 - Reduce the FSR from 1.75:1 to 1.61:1
 - Changes to building envelopes, setbacks and frontages (no change to height)
 - Improvements to open space provision and deep soil zones, with an increase from 6,500m² (10.2%) to 9,130m² (14.3%)
 - Solar access (shadow diagrams submitted)
5. This revised scheme could yield approximately 1,124 new dwellings (up to 2,754 new residents, resulting from an estimated occupancy rate of 2.45 per dwelling). The residential yield was maintained within the previously proposed dwelling range due to the reduction of commercial floor space from 7,500m² to 6,160m² in this iteration of the planning proposal.
6. A subsequent assessment by Council officers continued to raise concerns relating to the proposed density, built form and open space and traffic impacts. As a result of this assessment, the Applicant was advised that building heights between 4-15 storeys are still considered appropriate for this site, with an FSR of 1.4:1.
7. During this time, consultation with the Roads and Maritime Services (RMS) and Transport for NSW (TfNSW) was undertaken regarding entry and egress from the site. The upgrade of the Victoria Road and Pennant Street intersection or the use of the James Ruse Drive off ramp were identified to manage westbound vehicular site access from Victoria Road as a result of the potential safety issues associated with turning right from Victoria Road and the traffic impacts that would likely result from the proposed redevelopment. Following discussions with the Applicant, the RMS and Council officers, the RMS and TfNSW provided written advice in February 2018 advising that it raised no in-principle objections to the Proposal and that further investigations and consultation was required in relation to proposed access arrangements, cumulative traffic modelling for the wider precinct, public and active transport and infrastructure improvements. Should the Gateway Determination be issued a condition will be included that requires formal consultation with the RMS, at which time more detailed advice will be provided regarding these matters.
8. A final revised scheme was submitted on 31 May 2019 (refer to **Attachment 2**). This scheme proposed the following:
 - Building heights from 8-25 storeys
 - FSR of 1.59:1

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- Various changes to open space provision, built form envelopes, street network and site access in response to feedback provided on the February 2019 scheme.
9. This scheme could yield approximately 1,110 new dwellings (up to 2,720 new residents).
 10. Council officers continued to raise concern in relation to the proposed FSR of 1.59:1, maintaining the position that the lower and recommended FSR of 1.4:1 is more appropriate for the site. Further detail on this matter is provided later in this report.

THE SITE

11. The subject site at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta comprises sixteen (16) parcels of land with a total area of approximately 60,370m² (6.37ha) and is outlined in red in **Figure 1**.
12. The sixteen lots comprising the subject site are occupied as follows:
 - 70 Pemberton Street – occupied by university student accommodation buildings.
 - 260 Victoria Road – was previously occupied by the Biological and Chemical Research Institute (BCRI) and is currently occupied by the Western Sydney University Northern Campus and related university student accommodation buildings over the southern portion of the site.
 - 260A Victoria Road – occupied by an at-grade university car park.
 - 178 - 200 James Ruse Drive & 15-19 Collet Parade – cleared land used as an at-grade university car park.
13. The site is surrounded by low density residential development to the north and west, James Ruse Drive and low to medium density properties and the Property NSW site to the east and Victoria Road to the south. Part of the northern boundary of the site is adjacent to Collet Parade.
14. Existing access to the site is available for private vehicles and pedestrians from Pemberton Street.
15. The site adjoins three sites that would become potentially isolated by the proposal, which are located approximately at the center of the eastern James Ruse Drive frontage, known as 186 – 186A James Ruse Drive (Dual Occupancy) and 188 James Ruse Drive (Dwelling Home).
16. The site is located directly to the east of Collet Park, approximately 2km north-east of the Parramatta CBD and generally 800m north-west of the Rydalmere Railway Station and future light rail stop. The site is adjacent to the Property NSW site (Department Ref: PP_2017_COPAR_007_00) on the eastern boundary of James Ruse Drive, which was issued with a Gateway determination on 12 September 2017 (266 Victoria Road and 26 Kissing Point Road, Rydalmere). The site was formerly operated by Ageing, Disability and Home Care NSW and is commonly known as the Property NSW owned ADHC site.

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Figure 1. Subject site highlighted in red (Source: Applicant's Planning Proposal)

CURRENT PLANNING CONTROLS

17. The site is currently zoned SP2 Infrastructure (Educational Establishment), R4 High Density Residential and R3 Medium Density Residential. The site has a part FSR of 0.6:1 (R3 Land), part 0.8:1 (R4 Land) and part no FSR control (SP2 Land). The site has an unrestricted maximum building height on the portion zoned SP2 Infrastructure (Educational Establishment) and a maximum building height of 11m on all remaining areas. These are shown in **Figures 2, 3 and 4** below.
18. The surrounding land use zones comprise of R4 High Density Residential on the northern boundary, SP2 Infrastructure (James Ruse Drive) on the eastern boundary, SP2 Infrastructure (Victoria Road) to the south and R4 High Density Residential to the west. Refer to **Figure 2**.
19. Part of the subject site at 180-200 James Ruse Drive and 15-19 Collett Parade is subject to a Minimum subdivision lot size, identified as 550m² under the clause 4.1 of PLEP 2011, over the northern-eastern boundary of the site. Refer to **Figure 5**.

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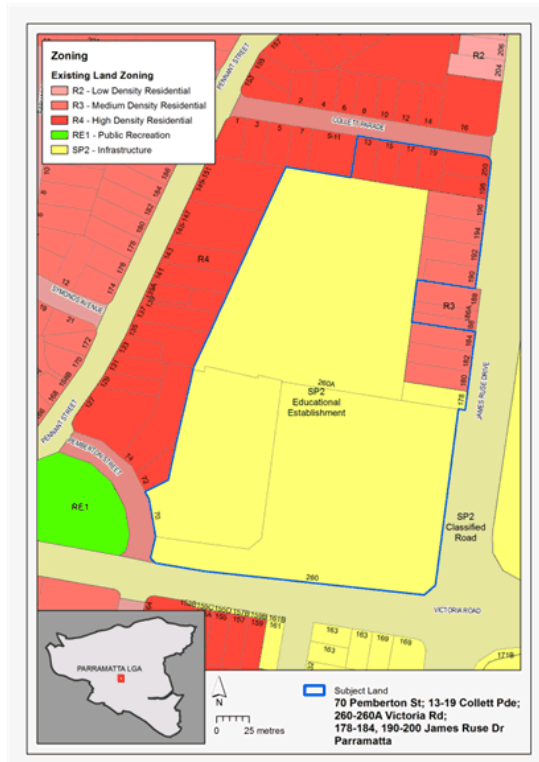


Figure 2. Current zones applicable to the site under PLEP 2011



Figure 3. Current FSR applicable to the site under PLEP 2011

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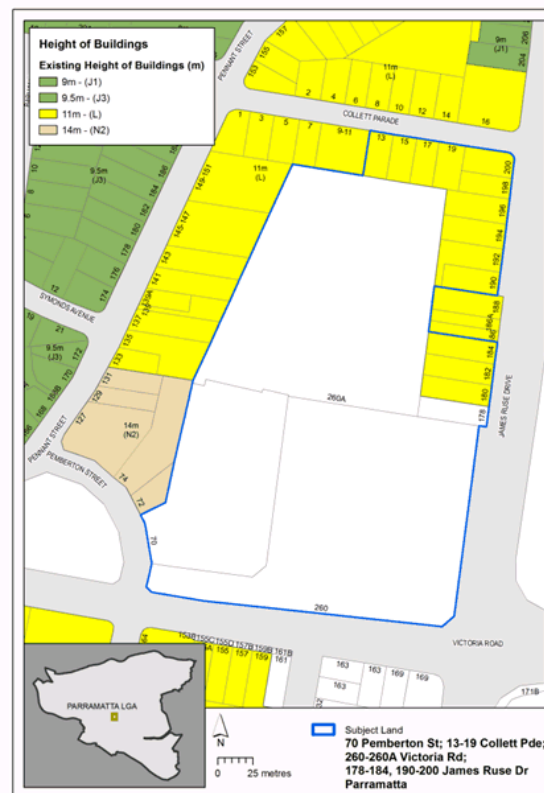


Figure 4. Current building height limit applicable to the site under PLEP 2011

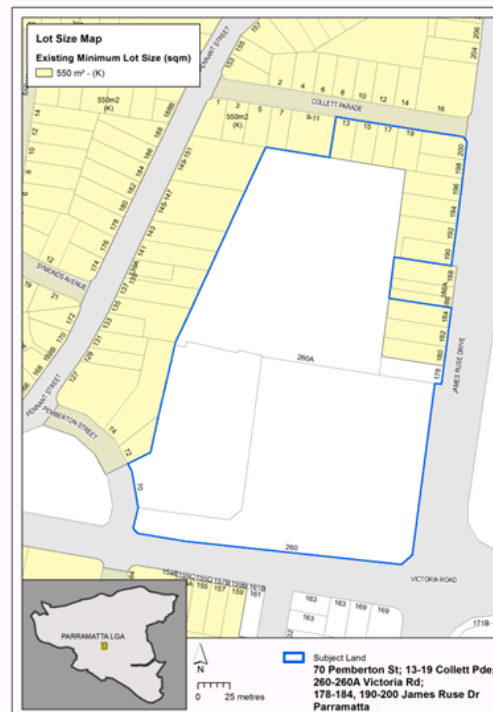


Figure 5. Location of minimum lot size provisions shown along north-eastern boundary

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THE APPLICANT'S PLANNING PROPOSAL

20. The final revised Planning Proposal (refer to **Attachment 2**) seeks to amend PLEP 2011 as follows:

- Rezone part SP2 (Educational Establishment), part R3 Medium Density Residential and part R4 High Density Residential to part R4 High Density Residential and part B4 mixed use;
- Increase the FSR from part 0.6:1, part 0.8:1 and part no FSR control (SP2 land) to 1.59:1; and
- Increase the maximum height of building from part 11m (3 storeys) and part no height control (SP2 land) to part 28m (8 storeys) and part 84m (25 storeys)

Refer to **Figures 6, 7 and 8**. These **Figures** also include the proposed controls currently under assessment for the Property NSW site (ADHC) to the east of the subject proposal.

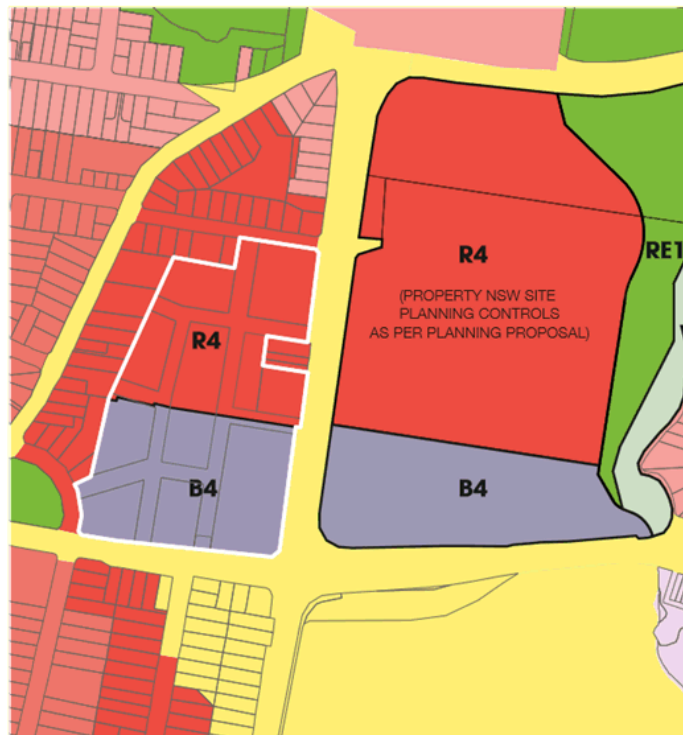


Figure 6. Site outlined in white showing the applicant's proposed R4 High Density residential and B4 Mixed Use zone.

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Figure 7. Site outlined in red showing the applicant's proposed 1.59:1 FSR

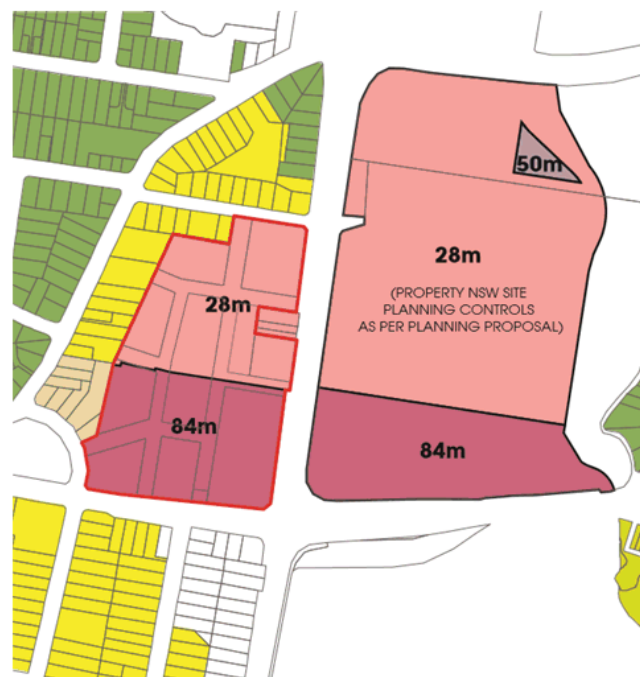


Figure 8. Site outlined in red showing the applicant's proposed part 28m and part 84m building height limit

21. The Planning Proposal intends to enable redevelopment of the site for residential flat buildings ranging from 8 to 25 storeys and provide for some small scale employment uses to support the residential development to be accommodated on the subject site to ensure consistency with the priorities of

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the Central City District Plan 2018, which requires that services and amenities are provided on the site as part of any redevelopment.

22. A dwelling yield of approximately 1,110 apartments could be achieved by this development and based on occupancy rates for high density living in the local area of 2.45 persons per dwelling, could result in up to 2,720 additional residents.
23. The Applicant's Planning Proposal (contained at **Attachment 2**) is accompanied by the following supporting documents:
 - Concept plan prepared by Group GSA
 - Phase 1 Environmental Assessment prepared by AECOM
 - Traffic Impact Assessment prepared by AECOM and RMS letter
 - Preliminary Stormwater Management Plan prepared by ARUP
 - Economic Impact Assessment prepared by SGS Economics and Planning
 - Social Impact Assessment prepared by Elton Consulting
 - Preliminary Infrastructure Assessment prepared by ARUP
 - Safer by Design Report prepared by architectus
 - Consulting Arboricultural Assessment Report prepared by Elke Haege Landscape Architect + Consulting Arborist
 - Site Survey prepared by LTS Lockley
24. For the purposes of relevancy, only the first seven documents listed above are included as **Attachments 3-9** to this report. The remaining supporting documents are available to view upon request.
25. Council officers do not support the applicant's proposed FSR of 1.59:1 and maximum building height of 84m (24 storeys) and recommend that a lower FSR of 1.4:1 and maximum building height of 50m (15 storeys) be endorsed and the planning proposal be updated to reflect these changes. Justification for this recommendation is provided in the following sections.

ASSESSMENT

Strategic Merit

26. Council officers consider this Proposal to have strategic merit in principle in relation to redeveloping the site for non-educational uses, however do raise some concern with the extent of the proposed density on the site.

Greater Sydney Region Plan

27. In March 2018, the NSW Government released the Greater Sydney Region Plan: A Metropolis of Three Cities ("the GSRP") a 20 year plan which outlines a three-city vision for metropolitan Sydney to the year 2036. The site is identified as a part of the Greater Parramatta growth area, anticipated for urban renewal as a result of proximity to jobs, amenities, services and future public transport infrastructure including Parramatta Light Rail and Sydney West Metro. Infrastructure projects such as these will provide the proposal with convenient transport access (30 minute city) to employment, services, amenities and

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education precincts including Rydalmere Industrial lands, Westmead Hospital, Parramatta CBD and WSU.

28. The plan indicates that the Greater Parramatta Metropolitan Centre is entering a period of transformational change driven by investment in transport, education and health. One of these major projects encompasses the WSU transition to a 'vertical tower' campus format within Parramatta Square that has now been delivered through the completion of their Macquarie Street CBD campus. A similar approach is also proposed as a part of the Western Sydney University Innovation Hub partnership with UNSW, (2-6 Hassall Street, Parramatta – State Significant Development 9670) for the construction of a 19 storey mixed-use tower development. In due course, a similar outcome is projected for Parramatta Southern Campus, with the subject site (Northern Campus) becoming largely decommissioned due to academic and operational functions being relocated and only residual student accommodation retained. As a result, the site has become surplus to the needs of the University and suitable to be developed for alternative purposes.

Central City District Plan

29. The Central City District Plan, prepared in March 2018 by the Greater Sydney Commission, covers the Central City District that includes Blacktown, Cumberland, City of Parramatta and The Hills LGA's. The role of this Plan is to help deliver the ten directions of the overarching Greater Sydney Region Plan A *Metropolis of Three Cities* and contains a number of Planning Priorities and Objectives that address infrastructure provision and collaboration, liveability, productivity and sustainability. Within the District Plan, Greater Parramatta is identified as a Metropolitan Centre.
30. The Proposal is considered to be largely consistent with the Priorities of the Plan and although the Plan makes reference to Rydalmere in general, it focuses on enabling opportunities near the Parramatta Light Rail Stage 1 corridor, of which this site is within the vicinity (average 800m-1000m). Further, *Planning Priority C5 Providing housing supply, choice and affordability, with access to jobs, services and public transport* identifies the importance of a place-based approach to providing housing and that it must consider the local context. Although the Proposal is providing for new housing, the proposed density of 1.59:1 with corresponding building heights of up to 84m is not considered sympathetic to the adjoining lower density residential character that is currently subject to an FSR of 0.8:1 and 11m height limit. It is also considered that the proposal does not correlate with the density of adjacent proposed development sites, such as the Property NSW proposal (1.5:1) that is in closer proximity (average 400m-800m) to transport infrastructure.

Greater Parramatta and the Olympic Peninsula (GPOP)

31. The GPOP document was prepared in 2016 by the Greater Sydney Commission and includes Strathfield, Westmead, Carlingford, Lidcombe and Granville, establishing a vision for the GPOP area. It comprises four distinct quarters, with the subject site identified as the 'Parramatta CBD and Westmead Health and Education Super Precinct'. Key objectives comprise the facilitation of housing diversity and the incorporation of improved transport, such as light rail in planning future renewal that achieves a 'live-work-walk' lifestyle.
32. The rationale behind the inclusion of the subject site as an education precinct would appear to be solely based on its location adjacent to WSU, historic land use and current ownership of the site. As noted, the WSU has now established

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a tertiary education and research presence in the Parramatta CBD and the Westmead Health Precinct.

33. The Proposal is considered to be generally consistent with the overarching principles and objectives of the Plan, to provide new living and working areas within 30 minute travel of the Parramatta CBD and 1km of the new Rydalmere Light Rail Stop. Notwithstanding, Direction 12 encourages *attractive and effective built environments and public spaces that reflect a focus on great urban design and environmental excellence*. Council Officers maintain that the proposed density distribution of the development needs to respond more sympathetically to the context of adjoining development to the north and west and to public transportation accessibility. Council Officers have developed an alternative conceptual plan recommended for the site that is discussed in more detail later in this report (Refer to **Figure 10**).

Greater Parramatta Interim Land Use and Infrastructure Implementation Plan

34. The Implementation Plan 2017 (the Interim Plan) for the Greater Parramatta Priority Growth Area was developed by the DPIE, in collaboration with Council and the GSC. The Interim Plan provides a 20-year vision for the Greater Parramatta Priority Growth Area is intended to guide land use for the future redevelopment of the area to meet job, infrastructure and housing targets for Greater Parramatta. It is noted that the site is not included within the boundary of the Priority Growth Area Precinct, and as such is not subject to the Interim Plan. However, as the site is on the boundary of the Growth Area, and the adjacent Property NSW site and WSU Parramatta South site are included within the Growth Area, the Directions of the Interim Plan that apply to the ADHC site have been considered in this Planning Proposal. The proposed PLEP 2011 amendments do not contradict these Directions and the proposal will contribute to housing and job generation within Greater Parramatta.

Local Strategies

35. Councils are required to prepare a Local Strategic Planning Statement (LSPS) by the State Government. The LSPS will provide greater weight to strategic planning in the broader plan making process and any new planning proposal must justify any inconsistency with this framework.
36. Council is also required to prepare a Local Housing Strategy (LHS) in accordance with the Central City District Plan. The LHS will convey the type and location of new housing in the City of Parramatta LGA. It will consider supply and demand for housing, local land use opportunities and constraints, demographic factors and appropriate building typologies to support a mix of housing.
37. Both the LSPS and LHS will be used in the future to set a strategic framework for future housing and guide the planning in this area, across the LGA and are likely to come into effect in 2020. A draft LSPS and LHS is expected to be publically exhibited prior to the end of the year, however given that the site in part has existing R4 zoning and is adjoined by R4 zoning, they are unlikely to specifically preclude redevelopment for high-density residential uses such as apartments on the site. Further consideration of the LSPS and LHS will be undertaken as a part of a post exhibition report for the planning proposal should it proceed.

State Environmental Planning Policies

38. An assessment against the relevant State Environmental Planning Policies (SEPPs) has also been undertaken. The Planning was found to be generally

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consistent with the relevant SEPPs as per the detailed discussion in the Planning Proposal at **Attachment 1**. However, additional work is required in relation to SEPP 55 Remediation of Land (refer to contamination assessment below).

Comparison to other Proposed Developments

39. The justification for the proposed increase in density above that recommended by Council officers lacks planning merit, particularly when comparing this site to other sites within the Parramatta LGA which are better located to public transport and considered suitable for increased residential density. For example, the site at 266 Victoria Road and 26 Kissing Point Road, Rydalmere (known as the Property NSW owned ADHC site) is currently subject to a Planning Proposal to increase the density on this 20ha site with a proposed FSR of 1.5:1 (gross) with various building heights up to a maximum of 84m (up to 20 storeys). Although this Planning Proposal has only received a gateway determination and remains under assessment, higher densities on this site are considered to be more appropriate given the context, being surrounded by major arterial roads, a riparian corridor buffer and closer to the proposed Stage 1 Parramatta Light Rail corridor and existing heavy rail transport. With this in mind, it is therefore not considered appropriate to apply a higher FSR of 1.59:1 to a site such as the WSU Northern Campus that is less accessible and needs to manage multiple interfaces to surrounding lower density residential forms.

Loss of Educational Land

40. The Planning Proposal has been prepared in response to the recommendations in Western Sydney University's, Western Sydney Growth Strategy report regarding the establishment of a hybrid campus network across the western Sydney region, comprising both traditional suburban campuses and consolidated, high technology, vertical city centre campuses with good public transport accessibility.
41. The Growth Strategy will help ensure that western Sydney's large-scale population growth is supported by growth in educational opportunities, technology and accessibility. Embedding campuses in the CBDs of western Sydney enables the University to build meaningful connections and knowledge-sharing with business and industry, to provide enhanced learning and employment opportunities for current and future students and locate campuses in closer proximity to better accessible public transportation nodes, such as Parramatta Station.
42. Campus sites not required for academic uses, including the subject site (Parramatta North Campus) are proposed to be repurposed, taking into consideration the context of the locality and strategic land use planning. The opening of WSU's 1 Parramatta Square (1PSQ) CBD Campus, and growth of the Parramatta South Campus (Rydalmere), academic and operational functions previously carried out at the subject site have now been relocated, with the site becoming largely decommissioned. As such, the site is now surplus to the University's needs, and is suitable to be redeveloped for alternative, appropriate uses. Divestment of the site will provide funding and facilitate the delivery of new flexible campuses across Western Sydney in readiness of the next wave of sector change.
43. The applicant's Social Impact Assessment is in alignment with comments of Council's Social Outcomes Team, which identified that the demand generated by the proposed increased housing supply necessitates the provision of additional childcare and after school care placements. The applicant has

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committed to address these demands through the incorporation of an on-site child care centre and monetary contributions towards off-site community facilities. Furthermore, if the proposal proceeds to a Gateway determination consultation will be undertaken with the Department of Education and the owner (Property NSW) of the adjacent ADHC site to define the wider educational demands of the local area and investigate the opportunity of reinstating the former Macquarie Boys High School as a new co-ed K-12 educational establishment.

Proposed Uses

44. The Applicant is proposing to redevelop the site for high density residential uses consisting of residential flat buildings and mixed use development. This is a permissible land use within the proposed R4 High Density Residential / B4 Mixed use zone and Council officers raise no objections to the proposed use in principle, given that the site directly adjoins residential uses to the north and west.
45. However, Council officer support is predicated on key considerations being addressed by the proposal, these include (but are not limited) the following:
 - built form density;
 - open space provision;
 - proposed road network;
 - arterial road interface;
 - traffic and transport impacts;
 - provision of community benefits;
 - potential site contamination; and
 - infrastructure and services to support residential development.
46. It is considered that the Planning Proposal is generally consistent with the recommendations of the strategic planning framework. To be fully consistent with the strategic framework it is recommended that a dwelling mix be provided that will be suitable for the population with a mix of one, two and three bedroom dwellings to be consistent with the objectives of the *GPOP Vision*. Relevant controls should be included in the site-specific DCP to address unit mix composition.

Urban Design

47. The current proposed scheme submitted by the Applicant is an improvement on the previous iterations and the applicant has worked closely with Council officers in revising their scheme. However, concerns remain regarding the proposed density on the site and the ability of the site to integrate with the surrounding lower density residential character.
48. The applicant's proposed scheme intends to demonstrate a response to the site's conditions with minimal impacts on surrounding residents. This is done by:
 - locating height to the southern-eastern part of the development to provide a transition between the potential heights on the ADHC site (266 Victoria Road, and 26 Kissing Point Road, Rydalmere) and the immediate residential context that surrounds the WSU site;

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- localising mixed use development comprising of retail and commercial operations, known as the Village Centre in the southern portion of the site away from existing residential development to the north west;
 - providing landscaped setbacks along the eastern and southern boundaries to allow for the retention of existing trees and offer suitable separation to classified roads; and
 - positioning open space centrally as a Village Green, to be visible from all street entrances and improve amenity of the green space with adequate separation from arterial road interfaces.
49. The proposed scheme comprises a series of 'U' and 'L' shaped buildings and one rectangular building with heights stepping up from 4 storey podiums to 25 storeys across the site.

Density, Floor Space Ratio and Height of Building

50. The applicant's proposal is seeking an increase to the permissible density on the site, with a proposed dwelling yield of up to 1,110 new dwellings (approximately 2,720 new residents). This will have a noticeable effect on the character of the area which currently contains lower density detached residential dwellings and is anticipated to eventually be converted to smaller scale 3-4 storey (11m) residential flat buildings, under the current zoning. The applicant's proposed scheme is included in **Figure 9** below.



Figure 9. The Applicant's proposed scheme (Source: Applicant's planning proposal)

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51. The applicant is proposing to increase the permissible floor space ratio (FSR) on the site from 0.6:1, 0.8:1 and no FSR control (SP2 land) to 1.59:1 and maximum building height of 84m (25 storey tower). Council officers have raised concerns relating to this increase and do not support a change to this extent. The site is located within a comparatively lower density residential context and such an increase will result in built forms that are not considered to provide a sympathetic built form transition to the surrounding area, including the 1.5:1 being considered for the ADHC site. Council officers acknowledge that the site is suitable for some increase in density and an FSR of 1.4:1 and a more equally distributed maximum building height ranging from 16m (4 storeys) to 50m (15 storeys) is considered a more appropriate response by Council officers from an urban design perspective.
52. Furthermore, Council Officers do not support a single 84m (25 storey) tower on the corner of Victoria Road and James Ruse Drive as shown in height transition diagram (page 72 - Urban Design report). A more appropriate transition is achieved through the implementation of two 50m (15 storey) towers, with an improved outcome delivered by locating these towers at the edges of a podium rather than through the stepping of individual buildings. This will serve to reduce the perceived density of the built form and address the Victoria Road intersection at a more fitting scale to the regional context.
53. As a result of Council officers' preferred density, the Proponent contended that the dwelling density proposed was lower than that included as a part of the Gateway determination issued to the adjacent Property NSW (ADHC) site and that an equivalent dwelling distribution should be adopted, given the site specific context of surrounding development and public transportation accessibility. Council officers have reviewed the documentation submitted by the applicant to support this claim and noted the following comparison:

Property NSW Site	Western Sydney University Site
Site Area: 19.4ha.	Site Area: 6.37ha.
Residential Gross Floor Area: 216,281m ² (at 85 sqm each apartment)	Residential Gross Floor Area: 94,123m ² (at 85 sqm each apartment)
163 dwellings per ha. (1.5:1)	173 dwellings per ha. (1.59:1)

54. The ADHC site is separated by major roadways and riparian corridor that act as a suitable transitional buffer from surrounding development. By contrast the WSU (subject) site directly adjoins lower density development and will result in a more apparent interface disparity, which has the potential to generate further environmental impacts.
55. The current proposal is seeking a floor space ratio of 1.59:1, which results in a higher dwelling density (173 per hectare) than the adjoining ADHC site at 1.5:1 (163 per hectare). This is considered to not reflect a site that has less integration with the surrounding area, an irregular street block pattern and that is situated further from major transport nodes (apart from bus services) that are typically associated with development of the proposed density.

Site Isolation

56. In addition, the subject proposal has not demonstrated how the three sites along James Ruse Drive, no.'s 186, 186A and 188 (as shown in **Figure 9**

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above) can be developed independently or interface in a suitable manner with the proposal. In the case that acquisition is not feasible and the subject planning proposal was to proceed independently, it is considered that the proposed development controls would not preclude development occurring on these sites. Council Officers have modelled that if the three abovementioned properties were consolidated that a residential development of similar scale, form and density could be realised. This is demonstrated in the below table:

Site Area of Amalgamated Lots	Development Potential
186 James Ruse = 405m ² 186A James Ruse = 405m ² 188 James Ruse = 819m ² Total Site Area = 1,629m ² (Approx.)	FSR: 1.4:1 Residential Gross Floor Area: 2,281m ² 26 dwellings (at 85 sqm each apartment)

Proposed Street Network

57. The proposed street network with a central park surrounded by public streets clearly delineates between public and private land, however it is not supported by Council Officers on the grounds of supplementary built form and environmental impacts.
58. The proposed layout increases the amount of land designated as road reserve, which in turn then results in the need for additional building height to achieve a similar density. This will also produce smaller and less efficient development lots than the conceptual layout of Council Officer's preferred Urban Design scheme. The perceived density of the proposal is further amplified through the termination of some view corridors at building envelopes (Pemberton Street entrance and the western North-South road within the site). The creation of a village precinct with open space situated at the centre of the subject site presents in the form of a 'gated estate' and does not provide clear or direct access to these public facilities from the surrounding street network, despite being accessible to the public at all times.
59. Council Officer's preferred Urban Scheme intends to demonstrate an improved road block layout, through the implementation of the following design parameters:
 - All streets terminate in clear views to sky and not to buildings;
 - All streets meet Council's requirements for widths, footway specifications, kerb side and are to be dedicated to Council;
 - Direct alignment with the road block pattern of the ADHC site to the east of the proposal;
 - All streets allow for the planting of large canopy trees and on street car parking; and
 - The retail frontage of the plaza and the entry street from Pemberton Road provides a generous pedestrian path adjacent to mixed use buildings, necessary to support a fine grain system of small retail and commercial activities.
60. As a result, it is recommended a design with a block-layout that provides more centralised courtyards and a street-aligned building form with increased setback to internal roads is used instead of that submitted by the applicant.

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Refer to **Figure 10** below for an indicative and preferred scheme that is considered to result in a better built form outcome for the site as it addresses the urban issues raised by Council officers.

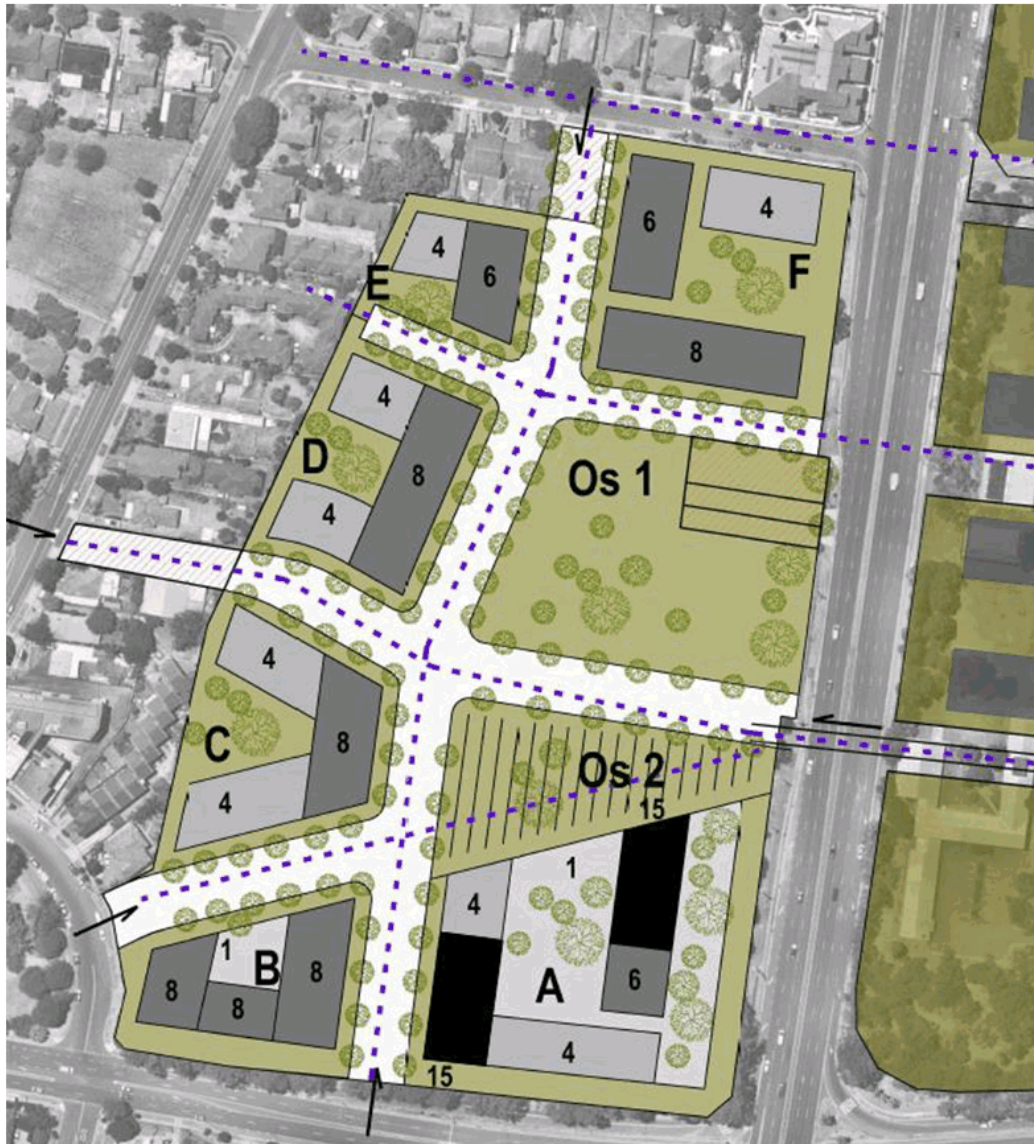


Figure 10. Council officers' preferred scheme

61. The two structure plans contained in **Figure 9** and **10**, display that Council's preferred scheme applies a direct north-south through street with minimal sight line obstruction, provides east-west sightlines from the future pedestrian bridge over James Ruse Drive to Collet Park, configures space in a manner that presents as being more open to the public, provides more open space and offers a more efficient street block pattern. The preferred scheme consists of a layout with smaller buildings on each block, which allows greater permeability across the site, improves the provision of communal open space by providing central courtyards and gives the impression of a less dense built form environment. It is considered this scheme produces a more appropriate

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response to the site and surrounding lower density residential context compared to that submitted by the applicant.

62. In addition, Council has prepared an indicative zoning map aligning the preferred conceptual scheme with proposed R4 High Density, B4 Mixed Use and RE1 Public Recreation zones. Even though outdoor recreation is permitted within both the R4 and B4 zones respectively, it is proposed to zone the public open space as RE1 Public Recreation to provide additional certainty around the future public dedication of these community recreation spaces to Council. This is an approach that has been previously implemented for planning proposals of a similar scale including the Melrose Park Northern Precinct, which also identifies key open space areas as RE1 Public Recreation. Further detail on the delivery and dedication of these parks will be addressed as a part of the future VPA report, if Council decides to proceed with the Planning Proposal.

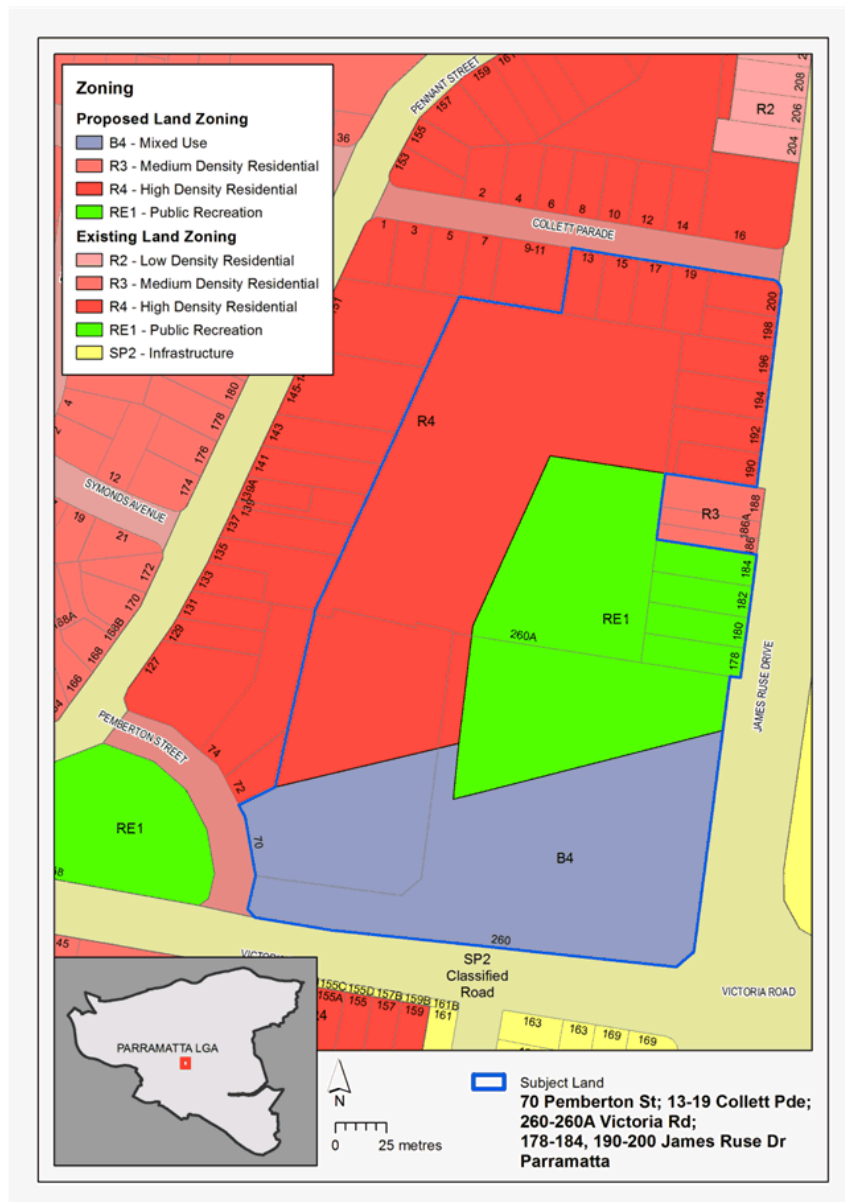


Figure 11: Council Officer's proposed zoning map

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Pedestrian Access & Bridge Connection

63. The provision of a pedestrian and vehicular connection through to Pennant Street to the west of the site should be investigated further to enable better connectivity from the future bridge that passes over James Ruse Drive to the Parramatta East Public School, bus stop shelters along Pennant Street and the residential areas further to the west of the site.
64. The future bridge connection over James Ruse Drive should be designed to accommodate the use of pedestrians and cyclists, but not for private vehicles.

Arterial Road Buffer Zones

65. Minimum 10 meter setbacks are recommended to be provided along James Ruse Drive and Victoria Road, for the retention of existing vegetation and to improve amenity to proposed dwellings. Development facing James Ruse Drive should be adequately recessed and screened by dense vegetation at ground and podium level to minimise acoustic and odour based traffic impacts. These controls are to be included as a part of a site specific DCP that will be prepared should the planning proposal proceed.

Traffic and Transport

66. Numerous issues have been identified in relation to potential traffic and transport impacts as a result of the Proposal. These relate to implications for westbound traffic on Victoria Road, site access, trip generation and parking rates.

Westbound traffic on Victoria Road

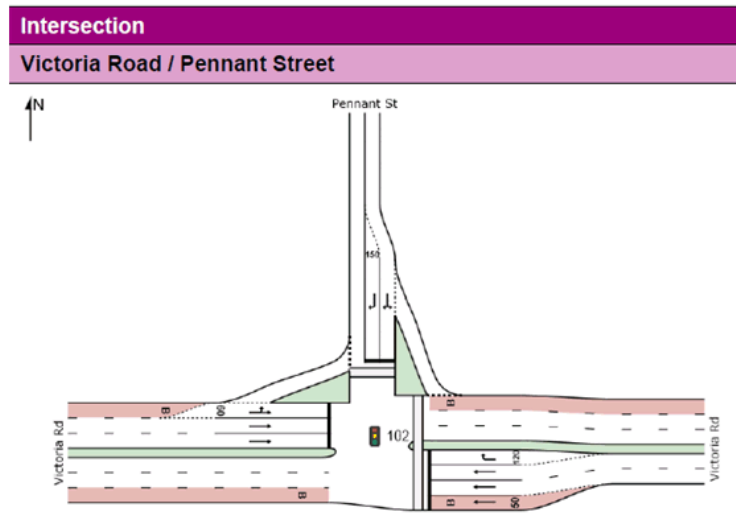
67. An extensive review has been undertaken throughout the assessment of the proposal by Council officers, the Applicant's traffic consultant, the Roads and Maritime Services (RMS) and Transport for NSW (TfNSW) regarding potential traffic implications for westbound vehicles turning right from Victoria Road to enter the subject site.
68. The intersection at the south eastern corner of the site is a known 'black spot' with a high occurrence of vehicular crashes resulting from vehicles turning right from Victoria Road into Pemberton Street across three lanes of traffic (including a major road off ramp) and vehicles turning right from Pemberton Street into Victoria Road. As a part of all traffic network options the proponent's traffic report recommends that this intersection be configured to a left-in / left-out control, removing unsafe right turn movements and is a welcomed outcome. The RMS has requested further information on the two route options being considered, comprising of:
 - **Option A:** Upgrade the intersection of Victoria Road and Pennant Street to allow a westbound right turn movement and provision of pedestrian crossings on the northern and eastern approaches.
 - **Option B:** Diverting the westbound right turn movement at Pemberton Street to the existing James Ruse Drive Off ramp and Collet Parade. Upgrades at the Pennant Street / Victoria Road intersection to provide a pedestrian crossing on the eastern approach.

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Refer to **Figure 12** below for an example of the intersection upgrades that may occur in conjunction with the proposal. These options will be further investigated should the planning proposal proceed to Gateway. Further consultation with the RMS and TfNSW will occur at this stage and will include further detail regarding the potential cost to deliver any required infrastructure upgrades.

Option A



Option B

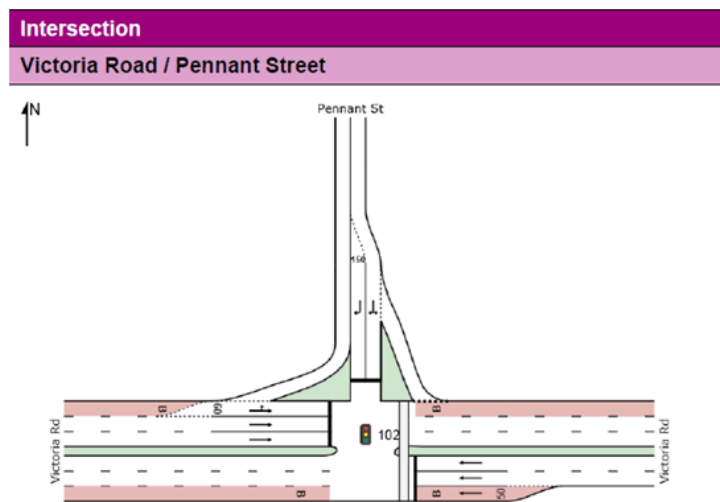


Figure 12. Proposed upgrades to the intersection of Victoria Road and Pennant Street
Option A and B (Source: AECOM)

Timing of Intersection Improvements

69. The applicant has proposed to undertake these intersection upgrades as part of the future redevelopment of the site. However, further advice from Council's Traffic & Transport Unit stated that the RMS's Bus Network Development is currently undertaking bus priority investigations along the northern side of the Victoria Road corridor, including this intersection and the full frontage of the subject site. As a result, it is recommended that any upgrades to this

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intersection and the proposed Victoria Road landscape buffer zone anticipates the potential expansion of the road reserve to ensure the appropriate traffic management measures are implemented in catering for both the bus priority network and increased private vehicle demand generated by redevelopment of the subject site.

70. This will require further consultation with RMS and TfNSW should the planning proposal proceed to Gateway. This consultation will provide a coordinated approach to the permanent traffic management solutions being implemented (crossings and turning lane) and guarantee that the proposal does not conflict with the probable relocation of the existing James Ruse Drive slip lane.

Site Access

71. Existing site access is provided from Pemberton Street in the south-western corner of the site. RMS/TfNSW advised that this access point is located in close proximity to Victoria Road and may become the primary access to and from the development, particularly for retail/commercial uses on the southern portion of the site. As a result of this, the proposed development is estimated to generate approximately 900-1300 vehicular movements during morning and afternoon peak periods and would have the potential to cause queuing on Victoria Road and impact on traffic and bus operation. To prevent this from occurring the RMS and TfNSW have requested that the applicant provides primary access to and from the site from Pennant Street without impacting on general traffic and bus operation along Victoria Road.
72. In order to improve site accessibility, Council Officers recommend that the proponent investigate the opportunity to create a new western (left-in / left-out) access point from Pennant Street for vehicles, cycles and pedestrians that aligns with Symonds Avenue to the west and the future James Ruse Drive pedestrian bridge to the east. The link would not only offer an alternative to the Collet Parade access point, but also provide future residents with a more efficient walking route to existing bus stops along Pennant Street and the Parramatta East Public School. The delivery of this precinct improvement should be considered as a part of the future VPA process and form a component of the site-specific DCP. Details around the delivery of this traffic improvement will be explored further as a part of the future VPA report. Refer to **Figure 10** above for the approximate location of the access point identified by crosshatching.

Trip Generation

73. In its letter of 6 July 2017, the RMS estimated more than 2,500 vehicular movements per hour would be generated by both the subject site and the adjacent ADHC site during peak periods. The cumulative impact of both planning proposals are expected to have a significant impact on the surrounding local and regional road network and bus operation in the Rydalmere Precinct. As a consequence, it is recommended the proponent update their Traffic Impact Assessment and traffic modelling in consultation with RMS and TfNSW, with this secured via a Gateway Condition. It is also noted that the revised Traffic Impact Assessment submitted by the applicant in April 2019, has addressed many of the authorities concerns including the incorporation of the adjacent ADHC proposal within traffic projections, however from Council Officer's review it appears that data gaps remain in the latest modelling for traffic movements along Kissing Point Road, traffic infrastructure staging, public transport demand, active transport demand and that traffic mitigation measures have not been definitively adopted. A revised Traffic

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Impact Assessment will need to be provided prior to any public exhibition that adequately satisfies matters identified by the RMS/TfNSW ensuring all aspects of the potential traffic implications have been considered.

Public Transport Accessibility

74. The applicant has contended that the proposal is better connected to bus services than the ADHC site, with 83% of proposed dwellings within a 200m catchment of a bus stop. However, 200m is not a standard distance for measuring accessibility to transport options. If the radius is extended to the typical 400m catchment for measuring walkability a majority of the ADHC site would also be captured within an acceptable range. Furthermore, bus services are only one form of transport available in the Rydalmere Precinct, with the ADHC site located in closer proximity (400m) to the Rydalmere heavy rail and future light stop when compared to the subject site (800m+). Rail infrastructure operates at a much higher frequency of service and also has the capability to transport larger volumes of commuters during peak hours. From a transport planning perspective the approved built form density should be reduced as you transition further away from this transport node.

Parking Rates

75. Parking rates will be set as a part of the site-specific DCP that will accompany the planning proposal for the site. The rates will be confirmed in consultation with Council's Traffic Engineers.

Active Transport

76. The Proposal provides the opportunity to improve the walking and cycling network in this area that was not previously possible. It is recommended that the existing footpath spanning along the southern (Victoria Road) and eastern boundaries of the site be widened to accommodate a shared path. This path should be provided on the subject site and not encroach into the sensitive vegetation in this location. A shared path along Victoria Road and James Ruse Drive would also be supported as this will improve access to the bus services on Victoria Road and offer a vital north-south link for cyclists in support of Council's Parramatta Ways Strategy and bike plan. Provision for this would be included in the site-specific DCP.
77. The green travel plan (GTP) recommended by the Applicant's traffic report is recommended to be provided as a part of the site-specific DCP. This will support future development on the site.

Open Space and Environment

78. The planning proposal for the site raises a number of concerns with Council officers relating to overshadowing, open space provision, sport & active recreation and stormwater detention that are addressed below.

Overshadowing

79. The proposed eastern park is adjoined by privately owned properties to the north, proposed built form to the west and James Ruse Drive to the east, limiting at grade road frontage to the southern boundary. This results in poor delineation between public and private domains and reduces open space permeability. In addition, the three separately owned properties are currently 1-2 storey dwellings that allow for adequate solar access to the proposed park, although future redevelopment of these properties will likely result in increased building heights that will reduce solar access and amenity of the eastern park. Refer to **Figure 13** for a map showing the three separately owned land parcels

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along James Ruse Drive. Given the size of the probable development accommodated on the site, it is considered that this can be managed as a part of the development assessment process.



Figure 13. Image showing the constrained land on the site circled in red (source: nearmaps)

Open Space Provision

80. Council's draft Community Infrastructure Strategy requires a 20% minimum of a high density residential site be allocated as useable public open space to ensure that any such space is designed to provide for a diversity of recreational opportunities and to allow easy adaptation in response to changing community preferences. The Proposal indicates that approximately 10,480m² (16.4%) of the site will be provided for communal open space, however, this includes smaller 'communal' spaces and a 268m² 'pocket park' (Shown in **Figure 9** above) that provides only limited recreational capacity and predominantly functions as an arterial road landscape buffer. These spaces are significantly deficient in size and should not be included as a part of an open space quantum that is already below the 20% minimum requirement under the draft strategy.
81. The open space area should be on ground with deep soil, contain canopy trees and not be compromised with the provision of on-site detention facilities for stormwater overland flow.
82. The adjoining ADHC site provides a similar high quality open space proportion of approximately 17% (2.6 hectares), this is complemented by the Vineyard Creek riparian corridor (approximately 4 hectares) that enables additional recreational opportunities and increases overall open space provision within the site to 34%. It is therefore not appropriate for the ADHC site to be used as a precedent for open space provision within the subject proposal. In addition, the

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1km measurement distance applied to justify connectivity with existing northern recreation spaces is beyond the typical 800m walkability assessment distance.

83. By comparison Council Officer's preferred scheme (shown above in **Figure 10**) provides 15,000m² of open space (22.4%) with the potential acquisition of the three properties on James Ruse Drive by the proponent and 13,371m² (21%) if they remain under separate ownership.
84. As a result, a redesign of the site is required and the proposed 'communal' open spaces should be consolidated into larger public open spaces within the site as much as practicable in keeping with Council Officer's preferred scheme to ensure quality and useable open space is provided. Controls regarding the provision of open space will be further refined as part of the site-specific DCP.

Sport & Active Recreation

85. The Proposal will generate a significant demand for outdoor sport provision and current NSW Government guidelines require between 5 and 10 ha of land to be provided within 2km of most dwellings for active use purposes. The additional residential, student and worker populations generated by this proposal will have an aggregated impact upon demand for local active open spaces such as the nearby PH Jeffries Reserve, Barton Park and Doyle Ground.
86. The proposed provision of an on-site active local park with informal active recreation embellishments (such as outdoor multipurpose hardcourts) is a supported outcome, however the positioning of facilities should consider the conflict of use and noise (potential time restrictions at 10.30/11pm) to ensure satisfactory residential amenity.
87. In addition, the centrally located 'village green' is clearly defined by streets to maximise accessibility within the site and accommodates a diversity of recreational opportunities. However, as main roads and the rear boundaries adjoin the residential dwellings that enclose the site, the central open space configuration reduces overall site permeability and has poor visibility from surrounding areas. Council Officer's preferred scheme (shown above in **Figure 10**) will address this issue by locating open space so that it is directly visible to wider public from James Ruse. This configuration of open space in the submitted scheme reduces accessibility for residents outside of the site, potentially presenting the perception of a 'gated community'. The location of open space would also have to be addressed as a part of a future site-specific DCP redesign.
88. The revised proposal documentation highlights the availability of nearby oval and multifunction recreation facilities (tennis, futsal, volleyball, basketball badminton and social sporting use courts) at the adjoining WSU Parramatta South campus. Community access to these facilities is critical to addressing the lack of indoor and outdoor recreation facilities within the site and surrounding area, with nearby sporting fields currently at or near capacity and land acquisition being cost prohibitive. The WSU oval on the South Campus site provides an important opportunity to increase sporting field provision and would require upgrade (floodlighting, irrigation, amenities and surface improvements) to maximise use capacity, which could be funded via a future VPA. Further detail regarding the VPA for this site is included later in this report.

Stormwater Detention

89. The proposed 'village green' (0.76ha) comprises the only public open space of sufficient size to accommodate the diversity of recreational opportunities necessary to meet the needs and changing preferences of the future

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surrounding high-density community. This key public open space will require a high level of embellishment to accommodate extensive recreational infrastructure and enable the necessary capacity to support the high level of demand generated by a large population in close proximity. The use and functionality of the central 'village green' must not be compromised by stormwater detention.

90. Methods to appropriately deal with stormwater detention will require further refinement as a part of the site-specific DCP process. Any potential stormwater detention within open space areas must ensure the frequency and volume of inundation does not appreciably reduce community access to the space.

Tree Retention

91. Future development proposals will be required to consider the retention of existing mature trees, assessed as having 'High Retention Value' by an appropriately qualified arborist. It is recommended that an Existing Tree Management Plan be provided prior to exhibition incorporating tree protection measures in accordance with relevant Australian Standards to ensure any constraints are identified and taken into consideration of future development. These controls will be further refined as a part of the site-specific DCP that will accompany the planning proposal.

Social Outcomes

92. The applicant submitted a Social Impact Assessment prepared by Elton Consulting with the Proposal. The report recommends that to meet community needs the following measures be investigated further and/or implemented:
- On-site community meeting room, childcare centre, public park and internal cycle network;
 - Contributions to augment existing local facilities;
 - A shared use agreement between Western Sydney University and City of Parramatta to improve public access to community and open space facilities within the WSU South Campus; and
 - Provide a pedestrian bridge across James Ruse Drive to improve connectivity and walkability for the local area.
93. Council Officer's quantified that the population generated by the proposed development will create additional demand on local community infrastructure, which is already at capacity or nearing capacity as a result of cumulative development in the area. The proposal will generate demand for 102m² of library space, 445m² of flexible community meeting space, 98 child care placements and 76 out of school hours care placements based upon the potential incoming population. This will be addressed in further detail as a part of the future VPA report.
94. The proposed development has not provided an indicative dwelling mix, notwithstanding when considering the future dwelling composition a minimum of 10% three bedroom apartments must be provided in accordance with the Parramatta DCP 2011. The submitted planning proposal report includes a reference to the potential provision of on-site affordable rental housing as part of a future VPA offer, in accordance with Council's Affordable Rental Housing Policy 2018. The provision of affordable housing will be dealt with as a part of

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the Voluntary Planning Agreement that will support the proposal should it proceed to a Gateway Determination.

Contamination

95. A Phase 1 Environmental Assessment for the UWS – Parramatta North Campus prepared by AECOM was submitted in support of the proposal. The report states that known soil contamination levels appear low and acceptable, with the Consultant detailing that potential hazardous contaminants have arisen from waste disposal activities, fill material and buildings containing asbestos. Of particular note is the potential for radioactive isotope waste to be present on site, which represents a significant contaminant of concern (CoC) that resulted from the operations of the former Biological and Chemical Research Institute (BCRI). Notwithstanding, the contamination report has satisfactorily addressed environmental planning considerations, including SEPP 55, specifying that the site could be made suitable to accommodate the proposed residential land use in accordance with Clause 7 of the SEPP. Furthermore, the Phase 1 Assessment provides a detailed site history investigation and contextual analysis. Council Officers recommend that a Phase 2 Environmental Assessment be undertaken during the development assessment process and incorporated as a control within the site-specific DCP. This Phase 2 assessment is necessary to characterise and delineate the full extent of potential contamination on site.

SITE-SPECIFIC DEVELOPMENT CONTROL PLAN

96. As noted throughout this report, given the extent and scale of redevelopment proposed on the site, a site specific Development Control Plan (DCP) is required to be prepared by the applicant. Any future site specific DCP would guide the redevelopment of the site, having regard to the local context and detailed design requirement for the site, including, but not limited to, the following:
- Stormwater detention
 - Proposed street network and public domain design guidelines
 - Open space provision and landscaping design
 - Interface with Victoria Road and James Ruse Drive
 - Built form
 - Contamination
97. The site specific DCP can be prepared once the planning proposal has been submitted for Gateway determination and the extent of the development on the site is established. The draft document will be reported separately to Council and will be proposed to be exhibited in conjunction with the Planning Proposal and Voluntary Planning Agreement for the site.

SECTION 9.1 DIRECTIONS (FORMERLY 117 DIRECTIONS)

98. Section 9.1 of the Environmental Planning and Assessment Act 1979 sets out the range of matters that need to be considered when the Planning Proposal Authority (in this instance City of Parramatta Council) is preparing an amendment to an LEP. Council officers are satisfied that the planning proposal meets the requirements of these Directions set by the Minister for Planning.

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Refer to Section 3.2.4 (Table 6.) of the attached Planning Proposal (**Attachment 1**) for an assessment of the consistency of the proposal with the relevant Section 9.1 directions.

VOLUNTARY PLANNING AGREEMENT

99. The applicant has indicated a willingness to enter into a Voluntary Planning Agreement (VPA) with Council and submitted a formal Letter of Offer including the following items with the May 2019 iteration of the Planning Proposal:
- Delivery and dedication of new roads and associated civil works within the road reservation, including street tree planting and pedestrian footpaths;
 - Commitment to delivery and dedication of street extensions in the future if properties are acquired (in consultation with Council);
 - Commitment to local traffic upgrades within the area (to be discussed with Council);
 - Provision of on-site community space (approximately 1,000m²);
 - Delivery and dedication of public open space (approximately 10,480m²);
 - Public access and use of existing and upgraded outdoor recreation facilities and open space within the nearby Parramatta South Campus;
 - Commitment to the provision of affordable housing in accordance with the City of Parramatta Affordable Rental Housing Policy and Planning Agreements Policy (Amendment 1), to be provided across the development; and
 - Commitment towards the provision of a new pedestrian and bicycle bridge link across James Ruse Drive from the site to the PNSW site to the east (to be negotiated with Council and associated stakeholders).
100. This report recommends Council's endorsement to commence VPA negotiations with the Applicant in relation to this Planning Proposal in accordance with Council's Planning Agreements Policy adopted on 26 November 2018. As per section 2.5.3 of the Policy, VPA negotiations are to be based on capturing 50% of the land value uplift, which is the rate applicable for Planning Proposal's outside the Parramatta CBD. Should the planning proposal proceed, a separate report will be provided to Council advising the outcome of VPA negotiations and seeking a resolution to exhibit the Draft VPA in conjunction with the planning proposal and associated site-specific DCP.

PLAN-MAKING DELEGATIONS

101. New delegations were announced by the then-Minister for Planning and Infrastructure in October 2012, allowing councils to make LEPs of local significance. On 26 November 2012, Council resolved to accept the delegation for plan-making functions. Council has resolved that these functions be delegated to the CEO.
102. Should Council resolve to proceed with the staff-recommended planning proposal (**Attachment 1**), it is intended that Council issue a request to the DPIE that it be able to exercise its plan-making delegations for this planning proposal. If the DPIE agrees to this request, this means that once the planning proposal has been to Gateway, undergone public exhibition and been adopted

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by Council, Council officers will deal directly with the Parliamentary Counsel Office on the legal drafting and mapping of the amendment. The LEP amendment is then signed by the Council CEO before being notified on the NSW Legislation website. When the planning proposal is submitted to Gateway, Council will advise the DPIE that it will be requesting to exercise its delegation.

CONCLUSION

103. It is considered that this planning proposal has strategic merit to proceed. However, Council officers consider the lower FSR of 1.4:1 and 15 storey height limit to be more appropriate and recommend the planning proposal provided at **Attachment 1** be endorsed. Despite the applicant's justification that an FSR of 1.59:1 is more appropriate given the surrounding development and transport context of the site, Council Officer's assessment demonstrates that redevelopment at this density is not consistent with previous strategic directions (PNSW Site) or sympathetic to the environmental context and the constraints of the site. It is therefore recommended that the planning proposal proceed in accordance with the Council Officer recommendation.

CONSULTATION

104. The applicant's planning proposal and supporting documents were referred internally to Council's Urban Design, Social Outcomes, Catchment Engineering, Traffic and Transport, Open Space and Recreation teams for comment.
105. Should Council resolve to endorse this planning proposal with the recommended changes, it (and all related information) will be submitted to the Department of Planning, Industry and Environment for Gateway Determination. Community consultation will be undertaken as required by the Gateway determination.

NEXT STEPS

106. Should Council endorse the Planning Proposal provided at **Attachment 1** (Council Officer's recommendation) it will be forwarded to the NSW Department of Planning, Industry and Environment for a Gateway Determination.
107. The proponent is expected to consult with TfNSW and RMS in response to the identified traffic concerns (**Attachment 5**) and amend their Traffic Impact Assessment. This is recommended to be completed post-Gateway but prior to public exhibition.
108. A site-specific DCP is recommended for the subject site to control the built form and urban design outcomes. This will be reported to Council prior to the planning proposal proceeding to exhibition should it be endorsed by Council.
109. Once a Gateway Determination is received, the Planning Proposal will be placed on public exhibition and the outcomes of the exhibition will be reported to Council. The site specific DCP and VPA should be exhibited concurrently with the planning proposal. A report on the outcomes of the VPA negotiations will be provided to Council before it is publicly exhibited.

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FINANCIAL IMPLICATION FOR COUNCIL

110. Should Council resolve to proceed with the planning proposal, the planning proposal will be placed on public exhibition in conjunction with the site-specific DCP and VPA. These costs are covered by the fees associated with the submission of the planning proposal request.
111. Separate reports on the site-specific DCP and the VPA will include financial implications specific to those documents.

Ferdinando Macri
Project Officer Land Use Planning

Kevin Kuo
Team Leader Land Use Planning

Michael Rogers
Manager Land Use Planning

Jennifer Concato
Executive Director Strategic Outcomes & Development

ATTACHMENTS:

1	Applicant's Revised Planning Proposal - WSU Northern Campus	112 Pages
2	Urban Design and Architecture Report - WSU Northern Campus	114 Pages
3	Phase 1 Environmental Assessment - WSU Northern Campus	146 Pages
4	Traffic Impact Assessment & RMS / TfNSW Response	60 Pages
5	Preliminary Stormwater Management Plan - WSU Northern Campus	70 Pages
6	Planning Proposal Report - WSU Northern Campus	44 Pages
7	Economic Impact Assessment - WSU Northern Campus	90 Pages
8	Social Impact Assessment - WSU Northern Campus	92 Pages
9	Preliminary Infrastructure Assessment - WSU Northern Campus	86 Pages



PLANNING PROPOSAL

Western Sydney University
Northern Campus Rydalmere

cityofparramatta.nsw.gov.au

Planning Proposal – WSU Northern Campus Rydalmere

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	architectus	December 2017
2.	architectus	July 2019

Council versions:

No.	Author	Version
1.	City of Parramatta Council	August 2019 Report to Local Planning Panel and Council on the assessment of planning proposal

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INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

On 21 December 2017, Western Sydney University, the applicant and landowner lodged a Planning Proposal with the City of Parramatta to amend the planning controls applicable to 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta under the Parramatta Local Environmental Plan (PLEP) 2011.

The site is an existing educational establishment and comprises (16) sixteen parcels of land with a total area of approximately 60,370m² (6.37ha). The legal descriptions for the subject properties are listed as follows:

Property Address	Lot Reference
70 Pemberton Street, Parramatta	Lot 102 DP1150350
260 Victoria Road, Parramatta	Lot 101 DP1150350
260A Victoria Road, Parramatta	Lot 103 DP1150350
178 James Ruse Drive, Parramatta	Lot 19 DP226903
180 James Ruse Drive, Parramatta	Lot 18 DP226903
182 James Ruse Drive, Parramatta	Lot 17 DP226903
184 James Ruse Drive, Parramatta	Lot 16 DP226903
190 James Ruse Drive, Parramatta	Lot 1 DP202412
192 James Ruse Drive, Parramatta	Lot 13 DP226903
194 James Ruse Drive, Parramatta	Lot 2 DP128030
196 James Ruse Drive, Parramatta	Lot 1 DP128030
198 James Ruse Drive, Parramatta	Lot 38 DP35120
200 James Ruse Drive, Parramatta	Lot 37 DP35120
15 Collett Parade, Parramatta	Lot 34 DP35120
17 Collett Parade, Parramatta	Lot 35 DP35120
19 Collett Parade, Parramatta	Lot 36 DP35120

The sixteen lots comprising the subject site are occupied as follows:

- 70 Pemberton Street – occupied by university student accommodation buildings.
- 260 Victoria Road – was previously occupied by the Biological and Chemical Research Institute (BCRI) and currently occupied by the Western Sydney University Northern Campus and related university student accommodation buildings over the southern portion of the site.
- 260A Victoria Road – occupied by an at-grade university car park.
- 178 - 200 James Ruse Drive & 15-19 Collet Parade – cleared land used as an at-grade university car park.

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The site is surrounded by low density residential development to the north and west, James Ruse Drive and three low to medium density properties to the east and Victoria Road to the south. Part of the northern boundary of the site is adjacent to Collet Parade. The site adjoins three potentially isolated sites located approximately at the centre of the eastern frontage, known as 186 – 186A James Ruse Drive (Dual Occupancy) and 188 James Ruse Drive (Dwelling Home). The site is located directly to the east of Collet Park, approximately 2km north-east of the Parramatta CBD and generally 800m north-west of the Rydalmere Railway Station and future light rail station. The site is adjacent to the Property NSW site (Department Ref: PP_2017_COPAR_007_00), which was issued with a Gateway determination on 12 September 2017 (266 Victoria Road and 26 Kissing Point Road, Rydalmere). The site is shown in Figure 1, below.



Figure 1 – Site WSU Northern Campus, Rydalmere subject to the planning proposal

The surrounding development to the north, east and west consists of low, medium and high density residential uses, with educational uses to the south. The Parramatta South Campus (Rydalmere) of Western Sydney University is located to the south of the site across the intersection of Victoria Road and James Ruse Drive.

A large proportion of the site is located within an 800 meter walking distance of Rydalmere Train Station, which offers connectivity to the Carlingford Train Line and associated services

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south towards Clyde and north towards Carlingford (see **Figure 2**). The Carlingford train service is proposed to cease when the Parramatta Light Rail replaces heavy rail between Camellia and Carlingford. The light rail will provide more regular services and connect the site with the Parramatta CBD and the Westmead Health Precinct.

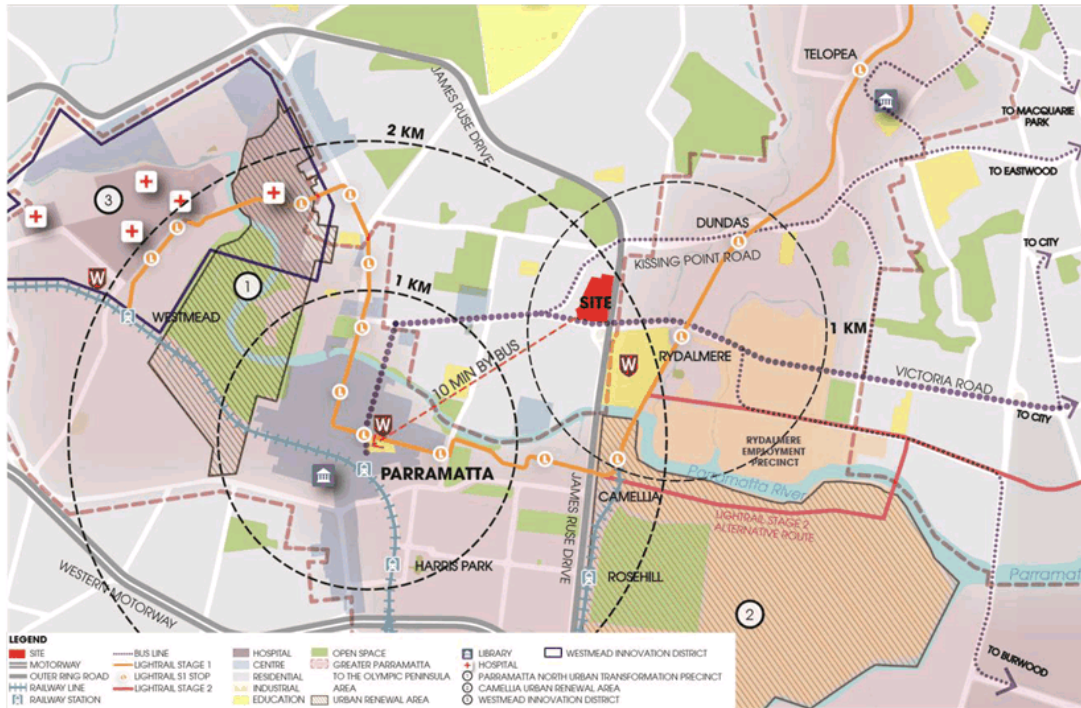


Figure 2 – Transport Infrastructure context (Source: Group GSA, 2017)

Under *Parramatta Local Environmental Plan 2011* the site:

- is zoned SP2 Infrastructure (Educational Establishment), R4 High Density Residential and R3 Medium Density Residential;
- has in part a minimum lot size of 550m²;
- has an unrestricted maximum building height on the portion zoned SP2 Infrastructure (Educational Establishment) and a maximum building height of 11m on all remaining areas; and
- has a part FSR of 0.6:1 (R3 Land), part 0.8:1 (R4 Land) and part no FSR control (SP2 Land).

An extract of each the above maps is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.

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Figure 3 - Typical built form on southern part of site: Classroom and student accommodation buildings



Figure 4 – Existing chemical storage facilities.



Figure 5 – Vegetation buffer zones at intersection Victoria Road and James Ruse Drive boundaries and the at-grade overflow carparks that currently encircle separately owned land parcels shown in the distance.

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PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objectives of this planning proposal are to:

- Rezone the site from SP2 Infrastructure (Educational Establishment), R4 High Density Residential and R3 Medium Density Residential to R4 High Density Residential and B4 Mixed Use, increase the maximum height of buildings to part 28 and 50m and increase the floor space ratio to 1.4:1.
- Facilitate renewal of the site consistent with the strategic framework of the *Greater Sydney Region Plan*, the *Central City District Plan*, the *Greater Parramatta to the Olympic Peninsula Vision, 2016*, the *'Greater Parramatta Interim Land Use and Infrastructure Implementation Plan, 2017'*, and the *'Community Strategic Plan 2018-2038'*.
- Minimise land use conflicts by permitting uses that are sympathetic to the existing character of the area and establish a residential and mixed use precinct on an underutilised site that is located in close proximity to employment, education, amenities, services and public transport infrastructure.
- Improve vehicular access to the site by upgrading existing intersections and implementing traffic management measures.
- Improve pedestrian and cycling connectivity within the site and between adjacent transport infrastructure, community infrastructure and the broader locality.
- Provide a mix of residential typologies including affordable housing, retail uses, community facilities and active/passive open space to meet the daily living needs of future residents, WSU students and the existing residents of the surrounding neighbourhoods that form the Greater Parramatta Metropolitan Centre.
- Facilitate a high quality architectural design, built form and public domain that responds to the topography and surrounding residential context.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta LEP 2011 (PLEP 2011)* in relation to the zoning, height, floor space ratio and minimum lot size controls.

In order to achieve the desired objectives, the following amendments to the *PLEP 2011* would need to be made:

1. Amend the zone in the **Land Zoning Map** (Sheet LZN_009) from IN1 General Industrial to R4 High Density Residential. Refer to Figure 13 in Part 4 of this planning proposal.
2. Amend the maximum building height in the **Height of Buildings Map** (Sheet HOB_009) from unrestricted maximum building height (SP2 Land) and a maximum building height of 11m (R3 & R4 Land) to part 28 metres (8 storeys) and part 50 metres (15 storeys). Refer Figure 14 in Part 4 of this planning proposal.
3. Amend the maximum FSR in the **Floor Space Ratio Map** (Sheet FSR_009) from part 0.6:1 (R3 Land), part 0.8:1 (R4 Land) and part no FSR control (SP2 Land) to 1.4:1. Refer Figure 15 in Part 4 of this planning proposal.

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4. Remove the 550m² minimum lot size for subdivision in the **Lot Size Map** (Sheet LSZ_009). Refer Figure 16 in Part 4 of this planning proposal.

2.1 Other relevant matters

2.1.1 Voluntary Planning Agreement

The Applicant has indicated a willingness to enter into a VPA with Council and submitted a draft Letter of Offer. Further negotiations will be undertaken with the Applicant to determine the final agreement and will be reported to Council prior to public exhibition.

2.1.2 Draft DCP

A site-specific DCP will be prepared for this site addressing detailed design requirement such as contamination, stormwater detention, street network design, communal open space provision, interface with major roads and built form. The draft DCP will be reported to Council separately prior to public exhibition.

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the planning proposal.

3.1 Section A - Need for the planning proposal

This section establishes the need for a planning proposal in achieving the key outcome and objectives. The set questions address the strategic origins of the proposal and whether amending the LEP is the best mechanism to achieve the aims on the proposal.

3.1.1 Is the Planning Proposal a result of any study or report?

The Planning Proposal has been prepared in response to the recommendations in Western Sydney University's, Western Sydney Growth Strategy report regarding the establishment of a hybrid campus network across the western Sydney region, comprising both traditional suburban campuses and consolidated, high technology, vertical city centre campuses with enhanced public transport accessibility.

A Metropolis of Three Cities

The subject site has been identified as part of the Greater Parramatta growth area – see more discussion below in Section 3.2.1.

Greater Parramatta and the Olympic Peninsula (GPOP)

The subject site has been identified in the GPOP vision as being within the Parramatta CBD and Westmead Health and Education Super Precinct'. More discussion about the GPOP Vision is provided below in Section 3.2.1.

Western Sydney University Act 1997

The proposal is consistent with the objectives to "contribute to the social, economic and intellectual life of Greater Western Sydney" by providing "cultural, sporting, professional, technical and vocational services to the community".

Western Sydney Growth Strategy

The repurposing of this site sits within the 2017 adopted 'Western Growth Strategy' of Western Sydney University. WSU is embarking on a large-scale transformative program that will bring the highest quality educational opportunities and world-class research expertise to the region. Through its transformative Western Growth Strategy, WSU is reshaping its campus network to combine the development of traditional campuses in Parramatta, Penrith, Campbelltown and Hawkesbury with multi-site CBD 'vertical campuses', initially in Parramatta, Liverpool and

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Bankstown. This next stage in the University's development will help ensure that western Sydney's large-scale population growth is supported by growth in educational opportunities, technology and accessibility. Embedding campuses in the CBDs of western Sydney enables the University to build meaningful connections and knowledge-sharing with business and industry, to provide enhanced learning and employment opportunities for current and future students and to facilitate a wide range of research partnerships. The capacity to do this, together with continuing commitment to traditional campuses, will provide the innovation demanded by one of the most diverse and rapidly changing regions of Australia.

Campus sites not required for academic uses, including the Parramatta North Campus, will be repurposed, taking into consideration the context of the locality and strategic land use planning. The opening of WSU's 1 Parramatta Square (1PSQ) CBD Campus, and growth of the Parramatta South Campus (Rydalmere), academic and operational functions previously carried out at the subject site have now been relocated, with the site becoming largely decommissioned. As such, the site is now surplus to the University's needs, and is suitable to be redeveloped for alternative, appropriate uses. Divestment of the site will provide funding and facilitate the delivery of new flexible campuses across Western Sydney in readiness of the next wave of sector change.

The planning proposal has been prepared in accordance with these recommendations and is accompanied by supporting technical studies prepared by the applicant to address the necessary key considerations.

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

The planning proposal is the best means of achieving the objectives and intended outcomes and also the intent of the Western Growth Strategy.

Discussions between the Applicant and Council officers resulted in the agreement that a planning proposal would fulfil the requirement of a structure plan given the considerable site area and that this would be the most appropriate mechanism for achieving the best planning outcome on the site. The planning proposal responds to the strategy by providing a master plan that delivers an alternative land use and built form outcome that is appropriate for the site. The planning proposal provides a vision and guiding principles for the future redevelopment of the site. It identifies the building envelopes, number of storeys, open space location, residential and commercial uses and the internal road network.

The site is currently zoned for the predominant purpose of an educational establishment. Land uses within this zone are unable to achieve a mix of uses that will allow the currently isolated site to become a high quality residential and mixed use precinct that integrates with the surrounding locality including future transport infrastructure upgrades and improves amenity for surrounding residents.

The planning proposal will encourage the renewal of the site and provides the most appropriate means of achieving the desired future redevelopment of the site. The proposal will achieve the following outcomes:

- Establish an integrated mixed-use and residential community, with improved access to surrounding open space, transport and amenities;
- Provide a new east-west pedestrian connection through the implementation of a future bridge over James Ruse Drive and potential new access point through to Pennant Street;
- Create a new landscaped open space area directly off James Ruse Drive, increasing views into the site;
- Establish a new north link, improving vehicular connectivity through to Collet Parade and the surrounding area;
- Provide a new contemporary and contextually sympathetic built form that connects into the surrounding residential context and opens up the precinct wide views; and

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- Improve building setbacks along all site boundaries to ensure improved transition is provided to adjoining properties, open space and reduce major road amenity impacts.

The planning proposal presents an optimal outcome with respect to the future objectives and aspirations of the site in the aim of encouraging urban renewal. It is the most effective way to offer certainty to Council, the local community and the landowner. The existing zoning, height and FSR standards do not permit the development envisaged in the Planning Proposal nor respond to the relevant strategic studies and reports.

3.2 Section B – Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the directions outlined in key strategic planning policy documents. Questions in this section consider state and local government plans including the NSW Government's Plan for Growing Sydney and subregional strategy, State Environmental Planning Policies, local strategic and community plans and applicable Ministerial Directions.

3.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

A Metropolis of Three Cities

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

The site is identified as a part of the Greater Parramatta growth area, anticipated for urban renewal as a result of proximity to jobs, amenities, services and future transport infrastructure including Parramatta Light Rail and the proposed route for the Sydney West Metro. Infrastructure projects such as these will provide the proposal with convenient transport access (30 minute city) to employment, services, amenities and education precincts including Rydalmere Industrial lands, Westmead Hospital, Parramatta CBD and the nearby Western Sydney University southern campus.

The plan indicates that the Greater Parramatta Metropolitan Centre is entering a period of transformational change driven by investment in transport, education and health. One of these major projects encompasses the WSU transition to a 'vertical tower' campus format within Parramatta Square (page 104) that has now been delivered through the completion of their Macquarie Street CBD campus. An approach also adopted in the under assessment 2-6 Hassall Street (SSD 9670) Western Sydney University Innovation Hub partnership with UNSW, (2-6 Hassall Street, Parramatta - SSD 9670) for the construction of a 19 Mixed-Use tower development. In due course, a similar outcome is projected for the Parramatta Southern Campus, with the subject site (Northern Campus) becoming largely decommissioned due to academic and operational functions being relocated and only residual student accommodation retained. As a result, the site has become surplus to the needs of the University and suitable to be developed for alternative purposes.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions which are each contains Potential Indicator and, generally, a suite of objective/s with each objective supported by a Strategy or Strategies. Those objectives and or strategies relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

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

Table 3a – Consistency of planning proposal with relevant GSRP Actions – Infrastructure and Collaboration

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Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	The proposal is located within close proximity to open space, public transport and employment precincts including the Parramatta CBD.
	O2: Infrastructure aligns with forecast growth – growth infrastructure compact	The proposal aligns with population, employment and housing demand for the Parramatta LGA and the Greater Parramatta metropolitan centre, facilitating retail and residential floor space on the site.
	O3: Infrastructure adapts to meet future need	The proposal provides for improvements to the existing road and pedestrian network including a pedestrian bridge over James Ruse Drive connecting the site to the Rydalmere transport node. In addition, the proposal will provide on-site open space and contribute towards future upgrades of community facilities within the locality.
	O4: Infrastructure use is optimised	The proposal provides opportunity to increase active and passive infrastructure by delivering new recreational open space that is accessible to the wider community. Furthermore, new potential pedestrian access routes to the east and west of the site will encourage the use of public transportation infrastructure including Pennant Street bus services and the future Rydalmere Light Rail service.

Liveability

An assessment of the planning proposal's consistency with the GSRP's relevant Liveability objectives is provided in Table 3b, below.

Table 3b – Consistency of planning proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
A city for people	O6: Services and infrastructure meet communities' changing needs	The proposal will facilitate new housing and retail opportunities for the community and improvements to open space facilities, community facilities, child care education and site accessibility.
	O7: Communities are healthy, resilient and socially connected	The proposal will establish improved pedestrian connections and green spaces, which will encourage socially connected communities. The proposal will provide new local streets within the site alongside new pedestrian site links. This will break up the large educational format of the site into a fine grain streetscape with improved pedestrian experience.
	O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	The proposed revitalisation works will provide opportunity for uses that establish social wellbeing including limited convenience retail, early education facilities and passive and active open space that incorporates multi-function social sporting courts. The combined facilities will offer significant amenity for the local community and realise Council's vision to increase active recreation provisions in the local area.
	O9: Greater Sydney celebrates the arts and supports creative industries and innovation	The proposal could provide opportunity for public art and sculpture works throughout the precinct.
Housing the city	O10: Greater housing supply	The proposal could provide up to 83,725m ² of GFA that will account for a total of 985 dwellings. This will contribute to the housing targets as mandated by the GSC.

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	O11: Housing is more diverse and affordable	The proposal will contribute to delivering a mix of housing types across the site including 1, 2 and 3 bedroom apartments, contributing to housing mix and affordability. The proposal also comprises a commitment to provide an affordable component in accordance with Council's ARH Strategy 2018.
A city of great places	O12: Great places that bring people together	The size of the site affords opportunity to create a well-rationalised high density development in a natural setting, with unique points of difference that create a sense of community through the provision of passive and active open space that encourages social interaction, the implementation of a built form composed of varied building sizes and functions and improved pedestrian accessibility.
	O13: Environmental heritage is identified, conserved and enhanced	The site is not heritage listed or identified as a part of a heritage / archaeological conservation area. Moreover, the proposal will not generate any appreciable impacts to surrounding natural or built items of heritage significance.

Productivity

An assessment of the planning proposal's consistency with the GSRP's relevant Productivity objectives is provided in Table 3c, below.

Table 3c – Consistency of planning proposal with relevant GSRP Actions – Productivity

Productivity Direction	Relevant Objective	Comment
A well connected city	O14: The plan integrates land use and transport creates walkable and 30 minute cities	The proposal delivers housing and retail within walking distance of existing bus services and the Rydalmere transport node. It also will provide an integral link to a broader regional open space network located to the north.
	O15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	The proposal will strengthen pedestrian connectivity around Rydalmere and the broader region, providing improved access to Rydalmere Railway Station, the retail centre on the adjoining Property NSW site and the Rydalmere employment precinct through the creation of an east-west pedestrian link. The proposal improves the areas liveability and desirability as a place for future residents.
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	The proposal will strengthen the local centre of Rydalmere with improved housing choice and diversity. The proposal will also establish new pedestrian connections to services, amenities, transport and facilitate additional open space areas.
	O21: Internationally competitive health, education, research and innovation precincts	The proposal will enable funding for continued investment in educational establishments and research within Greater Parramatta in accordance with the WSU's Western Growth Strategy.
	O22: Investment and business activity in centres	The Proposal incorporates approximately 6,160m ² of commercial floor area and has the potential to increase business activity in Rydalmere by introducing new residents to the area.
	O24: Economic sectors are targeted for success	The proposal will provide employment opportunities on the site through small-scale retail, commercial and community uses.

Sustainability

An assessment of the planning proposal's consistency with the GSRP's relevant Sustainability objectives is provided in Table 3d, below.

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Table 3d – Consistency of planning proposal with relevant GSRP Actions – Sustainability

Productivity Direction	Relevant Objective	Comment
A city in its landscape	O25: The coast and waterways are protected and healthier	The proposal site does not include or adjoin a waterway.
	O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	The proposal has been designed to retain existing vegetation along major road boundaries. The proposal will provide adequate deep soil on the site, allowing for existing and future vegetation to be enhanced.
	O28: Scenic and cultural landscapes are protected	The proposal responds to the natural assets around the site by establishing new pedestrian connections to open spaces within the site and the local area.
	O30: Urban tree canopy cover is increased	The proposal provides dedicated deep soil zones, allowing for growth of large and mature trees across the site and in new open space areas. The proposal will incorporate a mix of deciduous and evergreen species around the proposed road network.
	O31: Public open space is accessible, protected and enhanced	The proposal enhances open space on the site, providing communal open space across the site and deep soil zones. The site provides a benefit in relation to improving connectivity to adjoining open spaces from the surrounding residential area.
	O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths	The proposal is consistent with contributing to Sydney's Green Grid by providing potential cycling and walking paths in tandem with new northern and eastern green connections.
An efficient city	O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	The proposal will contribute to a more substantial and resilient city through natural revegetation of the site and surrounds.
	O34: Energy and water flows are captured, used and re-used	The proposal will provide uses that will enable WSUD and ensure water is appropriately drained across and from the site.
	O35: More waste is re-used and recycled to support the development of a circular economy	The proposal will facilitate a mix of land uses that can utilise recycled water for landscaping and WSUD purposes.
A resilient city	O36: People and places adapt to climate change and future shocks and stresses	The proposal will deliver a gradual improvement of vegetation across the site by providing significant areas of deep soil and communal open space.
	O37: Exposure to natural and urban hazards is reduced	The proposal will deliver a resilient community that is able to respond to varying shocks and stresses of the surrounding environment, namely flood affectation with appropriate mitigation measures adopted as a part of the supporting storm water management plan and the review of Council's technical specialists.
	O38: Heatwaves and extreme heat are managed	The proposal will deliver additional landscaping and tree plantings on the site and along major roads.

Implementation

An assessment of the planning proposal's consistency with the GSRP's relevant Implementation objectives is provided in Table 3d, below.

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Implementation

Implementation Direction	Relevant Objective	Comment
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Implementation	O39: A collaborative approach to city planning	The proposal is responding to in depth consultation between Council, the applicant and RMS/TfNSW.
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Central City District Plan

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

The Proposal is considered to be largely consistent with the Priorities of the Plan and although the Plan makes reference to Rydalmere in general, it focuses on enabling opportunities near the Parramatta Light Rail Stage 1 corridor, of which this site is within the vicinity, ranging from an 800m-1000m walking distance.

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

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
C1	Planning for a city supported by infrastructure	The proposal provides housing and retail within walking distance of existing bus services and the Rydalmere transport node. It also will provide an integral link to a broader regional open space network located to the north.
C3	Providing services and social infrastructure to meet people's changing needs.	The proposal will facilitate new housing and retail opportunities for the community and improvements to open space facilities, community facilities, child care education and site accessibility.
C4	Fostering healthy, creative, culturally rich and socially connected communities.	The current land use restricts the creation of a healthy, creative and rich socially connected community. The proposal will facilitate a mixed use development that can provide a dynamic mix of residential living, public spaces and limited convenience retail.
C5	Providing housing supply, choice and affordability, with access to jobs and services.	The proposal will provide new residential floor space, delivering up to 1,021 residential apartments on the site. The housing typology proposed will include a range of 1, 2 and 3-bedroom apartments and an on-site affordable housing component in a precinct that maximizes the provision of green spaces and landscaped zones. The site is well positioned to provide high quality housing in a suitable infill location to support access to amenity, jobs and services.
C6	Creating and renewing great places and local centres, and respecting the District's heritage.	The size of the site affords opportunity to create a well-rationalised high density development in an accessible setting, with unique points of difference that create a sense of community through the provision of passive and active opens space that encourages social interaction, the implementation of a built form composed of varied building sizes and functions and improved pedestrian accessibility.
C7	Growing a stronger and more competitive Greater Parramatta	The proposal will enable funding for continued investment in educational establishments and research within Greater Parramatta in accordance with the WSU's Western Growth Strategy.

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C9	Delivering integrated land use and transport planning and a 30-minute city	The proposal provides housing and retail within walking distance of existing Pennant Street and Victoria Road bus services and the Rydalmere transport node, principally the future Rydalmere Light Rail service. It also will provide an integral link to a broader regional open space network located to the north.
C10	Growing investment, business opportunities and jobs in strategic centres	The Proposal incorporates approximately 5,674m ² of commercial floor area and has the potential to increase business activity in Rydalmere by introducing new residents to the area.
C15	Protecting and enhancing bushland and biodiversity	The historical use of the site for agricultural research and educational uses has restricted the opportunity for active and passive recreation opportunities. The proposal will deliver a suite of open spaces on the site and form part of a more integrated open space network that complements northern parklands, such as Barton park, Dan Mahoney Reserve and PH Jeffrey reserve. The proposal will ensure new residents are within 200 metres of on-site open space. The spaces provide opportunities to expand a network of diverse, accessible and high-quality spaces to service the future population.
C16	Increasing urban tree canopy cover and delivering Green Grid connections	The proposal will retain existing mature trees on the site, where appropriate, and establish new tree lined streets in the local road network and park lands. This will significantly improve existing canopy cover across the site.
C17	Delivering high quality open space	The proposal will provide a range of high quality spaces across the site, ranging from communal courtyards, street plazas, playground and multi-function social sports courts.
C19	Reducing carbon emissions and managing energy, water and waste efficiency.	The proposal will contribute to a more substantial and resilient city through natural revegetation of the site and surrounds. The proposal will facilitate a mix of land uses that can utilise recycled water for landscaping and WSUD purposes. A waste management plan and ecologically sustainable development report can be considered as a part of the development assessment process.
C20	Adapting to the impacts of urban and natural hazards and climate change.	The proposal will deliver a resilient community that is able to respond to varying shocks and stresses of the surrounding environment, namely flood affectation with appropriate mitigation measures adopted in the accompanying stormwater management plan and the recommendations of Council's technical specialists. Heat island effects will be managed as a part of a building reflectivity analysis, assessed during the development assessment process.

Greater Parramatta Interim Land Use and Infrastructure Implementation Plan

The Implementation Plan 2017 (the Interim Plan) for the Greater Parramatta Priority Growth Area was developed by the DPE, in collaboration with Council and the GSC. The Interim Plan provides a 20-year vision for the Greater Parramatta Priority Growth Area is intended to guide land use for the future redevelopment of the area to meet job, infrastructure and housing targets for Greater Parramatta.

It is noted that the site is not included within the boundary of the Priority Growth Area Precinct, and as such is not subject to the Interim Plan. However, as the site is on the boundary of the Growth Area, and the adjacent PNSW site and WSU Parramatta South site are included within the Growth Area, the Directions of the Interim Plan that apply to the PNSW site have been considered in this Planning Proposal. The proposed PLEP 2011 amendments do not contradict these Directions for Greater Parramatta and the proposal

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will contribute to housing and job generation, within walking distance of the Parramatta Light Rail infrastructure upgrade.

3.2.2 Is the planning proposal consistent with the local council's Community Strategic Plan or other local strategic plan?

The following local strategic planning documents are relevant to the planning proposal.

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long term Community Strategic Plan 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.

The planning proposal is considered to meet the strategies and key objectives identified in the plan by providing a local centre with a mix of commercial and retail opportunities, a range of housing types (for singles, couples, family and elderly and disabled) and green spaces for active and passive recreation.

Furthermore, the planning proposal will improve local connections by providing a series of through site links and a potential pedestrian bridge over James Ruse Drive which will improve accessibility within the broader locality and reduce the reliability on private transport. The planning proposal will deliver a high quality mixed use and residential development that achieves the strategic directions stated in Parramatta 2038.

Draft Parramatta Ways (2017)

Parramatta Ways is a plan to improve walkability across Parramatta, and comprises a strategic plan to improve transport, urban greening, recreation and local centre amenity.

This Planning Proposal will facilitate the redevelopment of the site in line with the Concept Plan, where a permeable and direct street network is proposed. These new streets will be safe, comfortable and encourage walking to public transport, local centres, jobs and schools. The planning proposal will deliver a precinct that improves pedestrian connectivity with the surrounding area and will contribute to the achieving the targets outlined in the Ways Strategy 2017.

Draft City of Parramatta Affordable Housing Policy (2018)

The proponent in a VPA letter of offer has signalled their intention to deliver on-site affordable housing in accordance with Council's draft Affordable Housing Policy. Council are receptive to negotiate these provisions under the Voluntary Planning Agreement (VPA) to ensure compliance with the 10% minimum affordable component of the policy are attained. The proposal will comply with the requirements of the plan.

3.2.3 Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to Table 5 below).

Table 5 – Consistency of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = ✗ N/A = Not applicable	Comment
SEPP No 1 Development Standards	N/A	This SEPP does not apply to PLEP 2011.

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SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	Not relevant to proposed amendment.
SEPP 6 – Number of Storeys in a Building	N/A	Standard instrument definitions apply.
SEPP 19 – Bushland in Urban Areas	✓	The proposal will retain existing trees on-site to establish adequate vegetation buffers to adjoining development and classified roads (James Ruse Drive & Victoria) to the south and east.
SEPP 33 – Hazardous and Offensive Development	✓	The proposal is to adopt the standard instrument definition of hazardous and offensive development, which are not permitted on the site.
SEPP No 55 Remediation of Land	✓	A Phase 1 preliminary contamination investigation report for the subject site has been prepared. Council is satisfied the site can be made suitable for residential purposes with a Phase 2 to be prepared at the DA stage.
SEPP 60 – Exempt and Complying Development	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the Parramatta LEP 2011.
SEPP 62 – Sustainable Aquaculture	N/A	This SEPP does not apply to PLEP 2011
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	✓	Detailed compliance with SEPP 65 will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal. During the design development phase, detailed testing of SEPP 65 and the Residential Flat Design Code was carried out and the indicative scheme is capable of demonstrating compliance with the SEPP.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to proposed amendment.
SEPP (BASIX) 2004	N/A	Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a development application for the site facilitated by this Planning Proposal.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the site.
SEPP (Infrastructure) 2007	✓	The eastern and southern site boundaries adjoin Victoria Road and James Ruse Drive that are both designated as classified roads. Accordingly, the proposal was referred to the RMS and TfNSW for comment. In written correspondence received February 2018, it was confirmed that the authorities held no in-principle objections to the proposal and that further investigation and formal consultation were required in relation to access arrangements, traffic modelling, transportation modes and infrastructure improvements. This will require agency consultation of the RMS and TfNSW should the planning proposal proceed to Gateway determination and as such the proposal does not contradict or hinder the application of the SEPP.

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Sydney Regional Environmental Plan No 18–Public Transport Corridors	N/A	This SEPP is not applicable to the subject land under Clause 1.9 of the <i>Parramatta LEP 2011</i> .
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	The proposed development is not located directly on the Sydney Harbour Catchment foreshore. Any potential impacts as a result of development on the site, such as storm water runoff, will be considered and addressed appropriately at DA stage.
SEPP (Urban Renewal) 2010	N/A	The subject site is not located within any of the nominated precincts and will contribute to the employment and housing targets in the vicinity of the Granville Potential Precinct.
SEPP (Vegetation in Non-Rural Areas)	✓	The proposal is supported by a flora and fauna report, identifying valued tree species that should be considered for retention as part of the development.

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)

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

- Employment and resources
- Housing, infrastructure and urban development
- Hazard and risk
- Local plan making
- Metropolitan Planning

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

Table 6 – Consistency of planning proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	<p>This Planning Proposal seeks to rezone part of the subject site from SP2 Infrastructure (Educational Establishment) to B4 Mixed Use.</p> <p><i>1. Encourage employment growth in suitable locations</i></p> <p>The site currently accommodates the WSU Northern Campus classroom facilities, student accommodation and parking areas. Academic and operational functions previously carried out at the subject site have now been relocated, with the site becoming largely decommissioned. As such, the site is now surplus to the University's needs, and is suitable to be redeveloped for alternative and appropriate uses.</p> <p>The proposal envisages development of the site to accommodate a neighbourhood centre, comprised of a mix of retail and commercial uses (6,160m²), a child care centre (600m²) and community centre (250m²).</p> <p>The proposal proposes a nominal amount of employment floor space, aligning with the site's accessibility to surrounding residential development and reflects its employment role subservient to established precincts in Ermington, Rydalmere and the Parramatta CBD. Therefore, the site has the potential to provide a retail and commercial floor space offering that responds to the surrounding residential context and future residents.</p>	Yes

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	<p>2. Support the viability of identified strategic centres</p> <p>The proposal will increase the supply of new dwellings and increase the number of residents in the area. Household expenditure from the new households located at the site is expected to not only support Parramatta CBD and its local centres, but other strategic centres in the Central City including Sydney Olympic Park and Epping. Importantly, new residents of the proposal could utilise on-site retail and other services in the local area including at Ermington and Rydalmere.</p>	
2. Housing, Infrastructure and Urban Development		
Direction 3.1 - 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 close proximity to employment/educational precincts such as Parramatta CBD, Rydalmere Industrial Lands, WSU and the Rydalmere transport node that is currently not provided on the site • 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. 	Yes
Direction 3.4 - 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 in close proximity to existing public transport links. The site is located within 800m of the Rydalmere Railway Station (future Light Rail station) and bus services along Pennant Street and Victoria Road connecting the site to Parramatta, Macquarie Park and other key centres and localities. • will enable residents to walk or cycle to work if employed in the Parramatta City Centre or utilise the existing bus service. 	Yes
3. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	<p>The subject site is affected by Class 5 Acid Sulfate Soils, which is the lowest risk category. Acid Sulfate soils investigations and analysis will accordingly be undertaken as part of any future development of the land if required. It is noted that the Phase 1 Contamination Report that accompanies the Planning Proposal has undertaken an initial investigation and considers the risk of Acid Sulfate Soils to be 'low'.</p>	Yes
Direction 4.3 - Flood Prone Land	<p>The primary objective of the NSW Government's Flood Prone Land Policy and Floodplain Development Manual 2005 is to reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property and to reduce private and public losses resulting from floods. The eastern portion of the site is identified as flood prone due to the site being situated with the Vineyard Creek Catchment. The submitted Stormwater Management Plan conveys that the site is affected by the 1 in 100 year and the PMF flood levels.</p> <p>The proposed built form has positioned road reserves and open space along topographical low points to ensure the proposed development does not conflict with either of these mapped flow paths and taken into the consideration of relevant flood planning levels.</p> <p>The proposed development layout has been designed to appropriately address the flood planning objectives and provisions in the PLEP 2011. In addition, further flooding advice will be provided at DA stage.</p>	Yes
4. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	<p>The Planning Proposal does not introduce any provisions that require additional concurrence, consultation or referral.</p>	Yes

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Direction 6.2 – Reserving Land for Public Purposes	This proposal will result in the dedication of future roads and public open space to Council. The details of this will be negotiated with Council through a Voluntary Planning Agreement process. A draft Letter of Offer has been provided for consideration.	Yes
Direction 6.3 - Site Specific Provisions	The Planning Proposal does not introduce any site specific provisions. The proposed uses are consistent with the B4 and R4 zones already contained within the PLEP 2011.	Yes
5. Metropolitan Planning		
Direction 7.1 - Implementation of A Plan for Growing Sydney	This planning proposal is consistent with the directions of the State Plan – A Metropolis of Three Cities and the <i>Central District Plan</i> , as discussed in detail earlier in this section.	Yes

3.1 Section C – Environmental, social and economic impact

This section considers the potential environmental, social and economic impacts which may result from the Planning Proposal.

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

The proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats. The site is not identified on the PLEP 2011 Biodiversity map, and threatened species are not identified by the Arborist Report prepared by Elke Consulting. As such, it is not anticipated that critical habitats or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the development.

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

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

Site Isolation

The site adjoins three potentially isolated sites located approximately at the center of the eastern James Ruse Drive frontage, known as 186 – 186A James Ruse Drive (Dual Occupancy) and 188 James Ruse Drive (Dwelling Home). The proposal has not adequately demonstrated how these three properties (as shown in **Figure 1** above) can be developed independently or interface in a suitable manner with the precinct street network and building layout.

Council Officers have also raised concern in relation to the privacy and amenity impacts that would result in the interim to these existing lower density development forms, if the future redevelopment of adjoining land was to proceed. As a consequence, Council recommends acquisition of the abovementioned land parcels for incorporation within the planning proposal as public open space and to enable a more rationalised layout design. This configuration is shown in Council's preferred scheme below in **Figure 6**.

In the event that acquisition is not feasible and the subject planning proposal was to proceed independently, it is considered that the proposed development controls would not preclude development occurring on these sites. Council Officers have modelled that if the three abovementioned properties were consolidated that a residential development of similar scale, form and density could be realised. This is demonstrated in the below table:

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Site Area of Amalgamated Lots	Development Potential
186 James Ruse = 405m ² 186A James Ruse = 405m ² 188 James Ruse = 819m ² Total Site Area = 1,629m ² (Approx.)	FSR: 1.4:1 Residential Floor space: 2,281m ² 26 dwellings (at 85 sqm each apartment)

Urban Design and Built Form

The Planning Proposal identifies a floor space ratio (FSR) of 1.4:1 and maximum building height of 50m (15 storeys) for the site, which is considered to be an appropriate response given the surrounding lower density residential context and concerns for open space provision, street network configuration and site isolation that are present with the applicant's scheme. This is a reduction from the applicant's proposed 1.59:1 FSR and 84m building height.

Council officers considers a site layout in the form of street-aligned buildings around the perimeter of each block with central courtyards to be an appropriate built form outcome as opposed to the applicant's scheme that exhibits minimal street setbacks, obstructed view corridors and a road block pattern that is not aligned with the surrounding locality. The permitter block layout results in a better provision of communal open space compared to the applicant's scheme. Refer to **Figure 6** for an image of the preferred scheme.

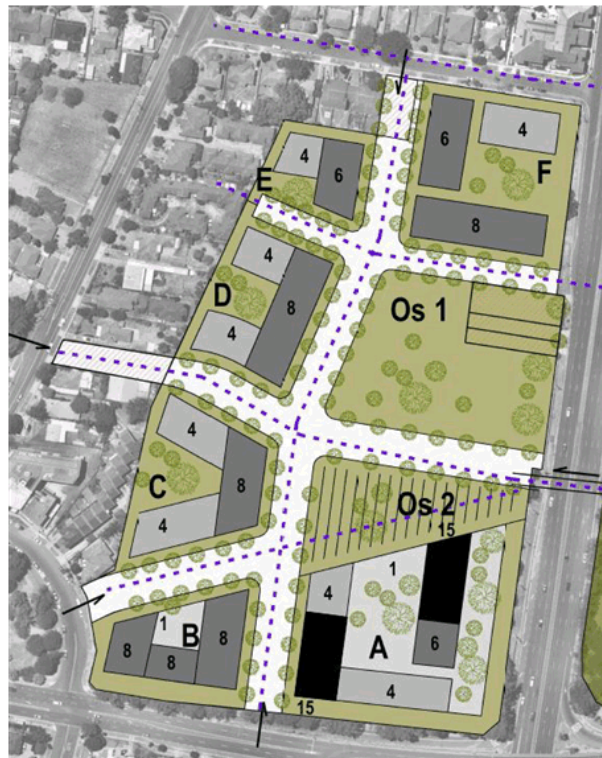


Figure 6. Preferred scheme
Noise Impacts

The amenity of the site is heavily affected by noise from the two classified roads bounding the site. Appropriate setbacks will need to be provided to ensure adequate separation and careful selection of building materials to mitigate noise impacts. Careful consideration of these

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impacts will inform the preparation of the Site Specific DCP and are to be further considered at the detailed design stage.

Transport and Accessibility Assessment*Trip Generation*

In its letter of 6 July 2017, the RMS estimated more than 2,500 vehicular movements per hour would be generated by both the subject site and the adjacent ADHC site (Property NSW) during peak periods. The cumulative impact of both planning proposals are expected to have a significant impact on the surrounding local and regional road network and bus operation in the Rydalmere Precinct. As a consequence, it is recommended the proponent update their Traffic Impact Assessment and traffic modelling in consultation with RMS and TfNSW, with this secured via a Gateway Condition. It is also noted that the revised Traffic Impact Assessment from April 2019, has addressed many of the authorities concerns including the incorporation of the adjacent ADHC proposal within traffic projections, however from Councils review it appears that data gaps remain in the latest modelling for traffic movements along Kissing Point Road, traffic infrastructure staging, public transport demand, active transport demand and that traffic mitigation measures have not been definitively adopted. A revised Traffic Impact Assessment IA will need to be provided prior to exhibition that adequately satisfies matters identified by the RMS/TfNSW ensuring all aspects of the potential traffic implications have been considered.

Westbound traffic on Victoria Road

An extensive review has been undertaken throughout the assessment of the Proposal by Council officers, the Applicant's traffic consultant, the Roads and Maritime Services (RMS) and Transport for NSW (TfNSW) regarding potential traffic implications for westbound vehicles turning right from Victoria Road to enter the subject site.

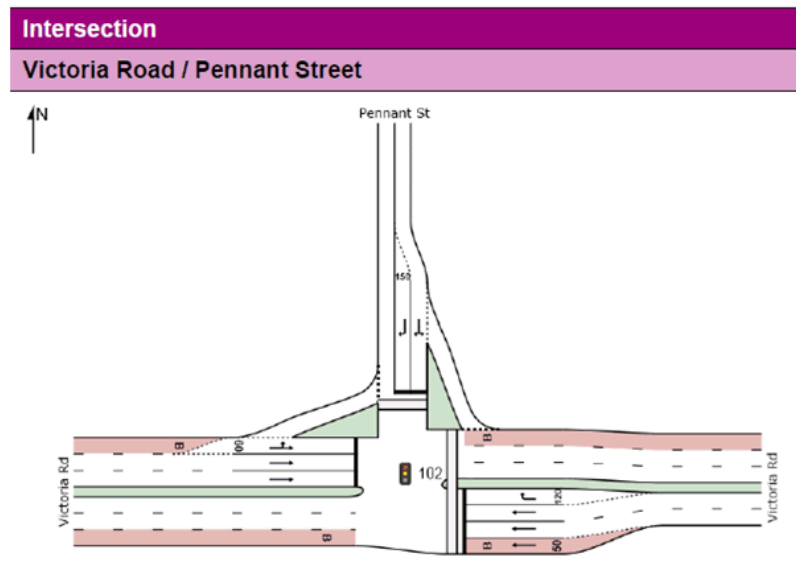
The intersection at the south eastern corner of the site is a known 'black spot' with a high occurrence of vehicular crashes resulting from vehicles turning right from Victoria Road into Pemberton Street across three lanes of traffic (including a major road off ramp) and vehicles turning right from Pemberton Street into Victoria Road. As a part of all traffic network options the proponent's traffic report recommends that this intersection be configured to a left-in / left-out control, removing unsafe right turn movements and is a welcomed outcome. The RMS has requested further information on the two route options being considered, consisting of:

- **Option A:** Upgrade the intersection of Victoria Road and Pennant Street to allow a westbound right turn movement and provision of pedestrian crossings on the northern and eastern approaches.
- **Option B:** Diverting the westbound right turn movement at Pemberton Street to the existing James Ruse Drive Off ramp and Collet Parade. Upgrades at the Pennant Street / Victoria Road intersection to provide a pedestrian crossing on the eastern approach.

The designs provide a number of benefits including improved accident safety, pedestrian crossing facilities, increased queuing length and controlled turning movements for vehicles entering and exiting Pennant Street. Refer to **Figure 7** below for an example of the intersection upgrades that may occur in conjunction with the proposal. These options will be further investigated should the planning proposal proceed to Gateway. Further consultation with the RMS and TfNSW will occur at this stage and will include further detail regarding the potential cost to deliver any required infrastructure upgrades.

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Option A



Option B

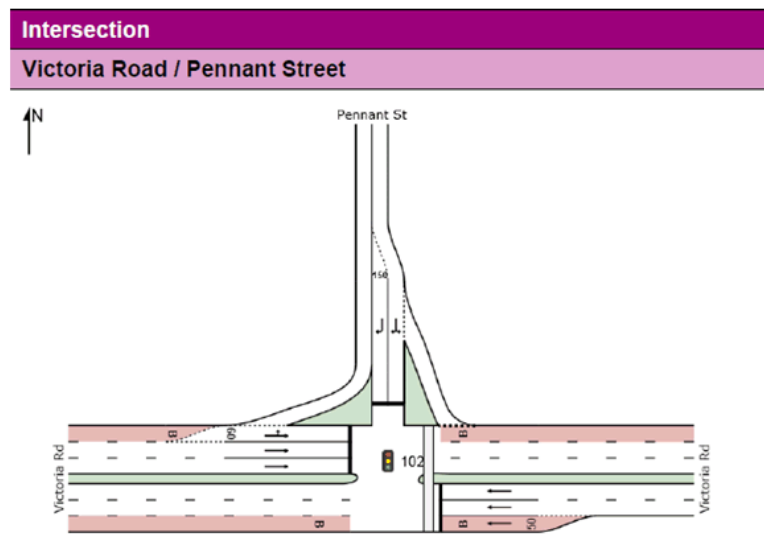


Figure 7. Proposed upgrades to the intersection of Victoria Road and Pennant Street Option A and B (Source: AECOM)

Pennant Street Connection

No vehicular connection is proposed from the proposed street network to Pennant Street along the western boundary of the site. Initial modelling has demonstrated that traffic distribution and intersection performance requirements can be met without a connection to Pennant Street. However, modelling has not accounted for the requirement to divert vehicles away from the existing Pemberton Street vehicular entrance to minimise vehicular queuing along on Victoria Road, as detailed in the letter of the RMS and TfNSW, dated 6 July 2017.

Planning Proposal – WSU Northern Campus Rydalmere

Council's Traffic Engineering Department recommend that the proponent investigate the opportunity to create a new western (left-in / left-out) access point from Pennant Street for vehicles, cycles and pedestrians that aligns with Symonds Avenue to the west and the future James Ruse Drive pedestrian bridge to the east. The link would not only offer an alternative to the Collet Parade access point, but also provide future residents with a more efficient walking route to existing bus stops along Pennant Street and the Parramatta East Public School. The delivery of this precinct improvement should be considered to improve site accessibility and will be explored further.

Contamination

The Planning Proposal is accompanied by a Phase 1 Preliminary Site Investigation Report which assesses the sites suitability for residential and mixed use development. The Phase 1 report notes that the lots are not listed on the contaminated land record. They exist across land unlikely to be impacted by acid sulphate soils and none of the lots are affected by the matters prescribed by Section 59(2) of the Contamination Land Management Act 1997. There is no available evidence to suggest the presence of impacted ground water beneath the site.

The report states that known soil contamination levels appear low and acceptable, with the Consultant detailing that potential hazardous contaminants have arisen from waste disposal activities, fill material and buildings containing asbestos. Of particular note is the potential for radioactive isotope waste to be present on site, which represents a significant contaminant of concern (CoC) that resulted from the operations of the former Biological and Chemical Research Institute (BCRI). Notwithstanding, the Phase 1 report has satisfactorily addressed environmental planning considerations in accordance with SEPP 55, subject to the following Environmental Health Officer recommendations:

- A Stage 2 contamination assessment be completed for the entire site to investigate the possibility of soil contamination;
- Prior to the commencement of works a Construction Environmental Management Plan (CEMP) must be prepared outlining construction safety practices;
- Prior to demolition of the buildings they should be inspected for hazardous materials including asbestos, lead based paints and polychlorinated biphenyls;
- During and following demolition, any soil that appears (by odour or colour) to have been contaminated by hydrocarbons must be excavated and disposed of appropriately; and
- During demolition if any asbestos sheeting is found in fill material, work should cease and testing be undertaken to identify the likely extent of asbestos contamination.

The Planning Proposal is consistent with Clause 6 of SEPP 55 as:

- The proponent has considered whether the land is contaminated (1(a)); and
- A Phase 1 Report has been prepared (2), which demonstrates that, subject to implementation of the above recommendations, the land is capable of being remediated and made suitable for a future residential land use.

Tree Retention

Future development proposals will be required to consider the retention of existing mature trees, assessed as having 'High Retention Value' by an appropriately qualified arborist. It is recommended that an Existing Tree Management Plan be provided prior to exhibition incorporating tree protections measures in accordance with relevant Australian Standards to ensure any constraints are identified and taken into consideration of future development. Approval for tree removal, within the subject property, will be assessed by the Consent Authority with each subsequent development proposal.

Future consideration will be made for the provision of supplementary planting to provide screening and scale to the built form whilst strengthening locally endemic plant communities. Species selection will incorporate predominantly native species in preference to exotic for tree

Planning Proposal – WSU Northern Campus Rydalmere

replenishment. Including the provision for substantial shade tree planting in order to reduce heat island effects of hardstand areas. A Landscape Masterplan and detailed landscape plans for all staged work approvals are required to provide an integrated approach for landscape embellishment to the subject site and prepared in consultation with an appropriately qualified arborist. Landscaping will take into consideration the controls, design principles and objectives of both Council's planning instruments and the NSW Planning and Environment Apartment Design Guide, such as site coverage and deep soil areas. These controls will be further refined as a part of the Site-Specific DCP that will accompany the planning proposal.

1.3.3 How has the planning proposal adequately addressed any social and economic effects?

Improve Active Recreation and Services

The proposal provides opportunity to increase active and passive recreation through the inclusion of 14,268m² (22.4%) on-site public open space and providing new pedestrian and vehicular connections to the site, including a potential pedestrian bridge over James Ruse Drive to the east. This could be complemented by the availability of nearby WSU oval and multifunction recreation facilities (tennis, futsal, volleyball, basketball badminton and social sporting use courts) at the adjoining WSU Parramatta South campus.

The scheme would be supported by 6,160m² of proposed retail and commercial activation on the southern portion of the site. This provides opportunity to establish a small, yet well utilised retail precinct to service users of the park and residential area.

Increasing housing supply

The proposal provides housing supply that is accessible to jobs, services and future public transport upgrades, including the Parramatta Light Rail Stage 1.

In addition, the incorporation of the Green Travel Plan (GTP) initiatives that increase active and public transit patronage, as outlined within the supporting traffic report will also be considered in further detail as the proposal progresses.

Improved Pedestrian Connections

The site in its current form, presents large scale tertiary education buildings and student accommodation with poor pedestrian legibility or connectivity to the surrounding road and open space network. The planning proposal creates improved pedestrian permeability across the site by establishing a series of north-south and east-west links. These links provide key movements to WSU to the south, Barton Park to the north, Pennant Street public transport facilities to the west and the future bridge connection over James Ruse Drive and the Rydalmere transport node to the east. These proposed links will encourage walkability, public transportation patronage and enhance access to recreational amenity and services available across the site.

Increased Community Facilities

Council Officer's quantified that the population generated (up to 2,720 additional residents) by the proposed development will create additional demand on local social infrastructure, which is already at capacity or nearing capacity as a result of cumulative development in the area. The proposal will generate demand for 102m² of library space, 445m² of flexible community meeting space, 98 child care placements and 76 out of school hours care placements.

In the supporting Social Impact Assessment prepared by Elton Consulting, the applicant has committed to implement a 1000m² on-site community centre and a 600m² on-site childcare

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centre, in conjunction with a monetary contributions for district level community facilities (library and community hub).

Increased Open Space Provision, Diversity and Integration

The planning proposal will deliver a generous provision of communal open space across the site in tandem with high quality landscape treatments to strengthen the quality and character of the area.

The planning proposal seeks to deliver approximately 14,268m² (22.4%) of public and communal open space areas across the site. This includes a considered approach to the landscape character of various sub-precincts in the areas. It introduces a range of unique and multi-purpose active and passive recreational areas including social sports courts, street plaza, playground and other supporting community facilities.

Affordable Housing

Housing affordability is a substantial issue within the City of Parramatta, as it is across the wider Sydney Metropolitan area. Because of this, the Planning Proposal includes a commitment to the potential provision of on-site affordable rental housing as part of a future VPA offer, in accordance with Council's Affordable Rental Housing Policy 2018. As such, the provision of affordable rental housing will need to be in accordance with Council's requirements which is up to 10% of the total number of dwellings. The provision of affordable housing will be dealt with as a part of the Voluntary Planning Agreement that will support the proposal should it proceed to a Gateway Determination.

Economic Impacts

The planning proposal will deliver a number of economic benefits for the site and the broader locality. This is supported by an Economic Impact Assessment prepared by SGS.

The Planning Proposal for the site envisages a mix of uses including approximately 6,160m² of commercial floor space which will include a mix of commercial, retail, education/knowledge floor space and a small proportion of community support uses.

The report considers the economic impacts arising from a range of Proposal scenarios, to ensure that the amount of retail floor space proposed is appropriate for the site context and will not negatively impact upon the viability of surrounding local centres or the Parramatta CBD. The preferred scenario 2 for a small neighbourhood centre of 6,000m², would comprise of the following composition:

- 2,000m² of convenience supermarket;
- 2,000m² of speciality retail;
- 2,000m² of hospitality floor space.

The market impacts to surrounding local centres from such a development is estimated to be relatively minimal (below the 15% threshold), with the potential for additional retail floor space to be added to the market in meeting the growth in demand through to 2021. The impacts are summarised in **Figure 8** below.

Planning Proposal – WSU Northern Campus Rydalmere

ESTIMATED IMPACTS FROM A SMALL NEIGHBOURHOOD CENTRE

		Base	Impacted	Impact (\$)	Impact (%)
1	Collette Park	\$37,081,981	\$32,671,371	-\$4,410,609	-12%
2	Rydalmere	\$56,414,108	\$52,529,986	-\$3,884,122	-7%
3	Telopea	\$10,935,835	\$10,746,715	-\$189,120	-2%
4	Ermington	\$22,714,142	\$21,718,427	-\$995,715	-4%
5	Carlingford	\$281,127,975	\$269,567,270	-\$11,560,704	-4%
6	Eastwood	\$209,107,711	\$195,813,990	-\$13,293,720	-6%

Source: SGS Economics and Planning

Figure 8: Market Impacts arising from the redevelopment of the site

The rationale behind the inclusion of the site as an education precinct would appear to be solely based on its location adjacent to WSU, historic land use and current ownership of the site. The WSU has now established a tertiary education and research presence in the Parramatta CBD and the Westmead Health Precinct.

The opening of WSU's 1 Parramatta Square (1PSQ) CBD Campus, and growth of the Parramatta South Campus (Rydalmere), academic and operational functions previously carried out at the subject site have now been relocated, with the site becoming largely decommissioned. As such, the site is now surplus to the University's needs, and is suitable to be redeveloped for alternative, appropriate uses. Divestment of the site will provide funding and facilitate the delivery of new flexible campuses across Western Sydney in readiness of the next wave of sector change.

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1.4 Section D – State and Commonwealth Interests

1.4.1 Is there adequate public infrastructure for the planning proposal?

The site is currently serviced by transport, infrastructure and services. Further investigations will be undertaken to determine whether any upgrade of existing facilities is necessary in consultation with Council and service providers.

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

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

Planning Proposal – WSU Northern Campus Rydalmere

PART 4 – MAPPING

This section contains the mapping for this planning proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals.

4.1 Existing controls

This section illustrates the current *PLEP 2011* controls which apply to the site.

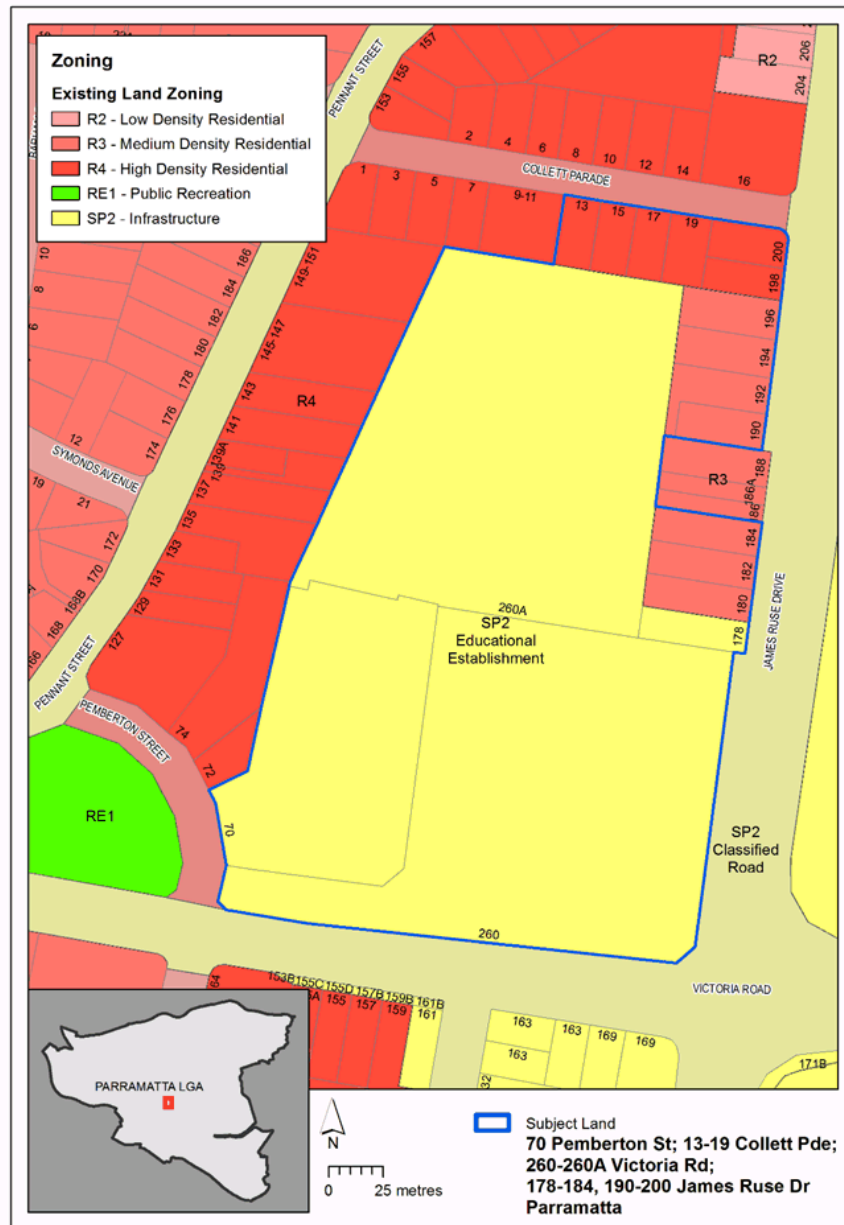


Figure 9. Existing zones applicable to the site under PLEP 2011.

Planning Proposal – WSU Northern Campus Rydalmere

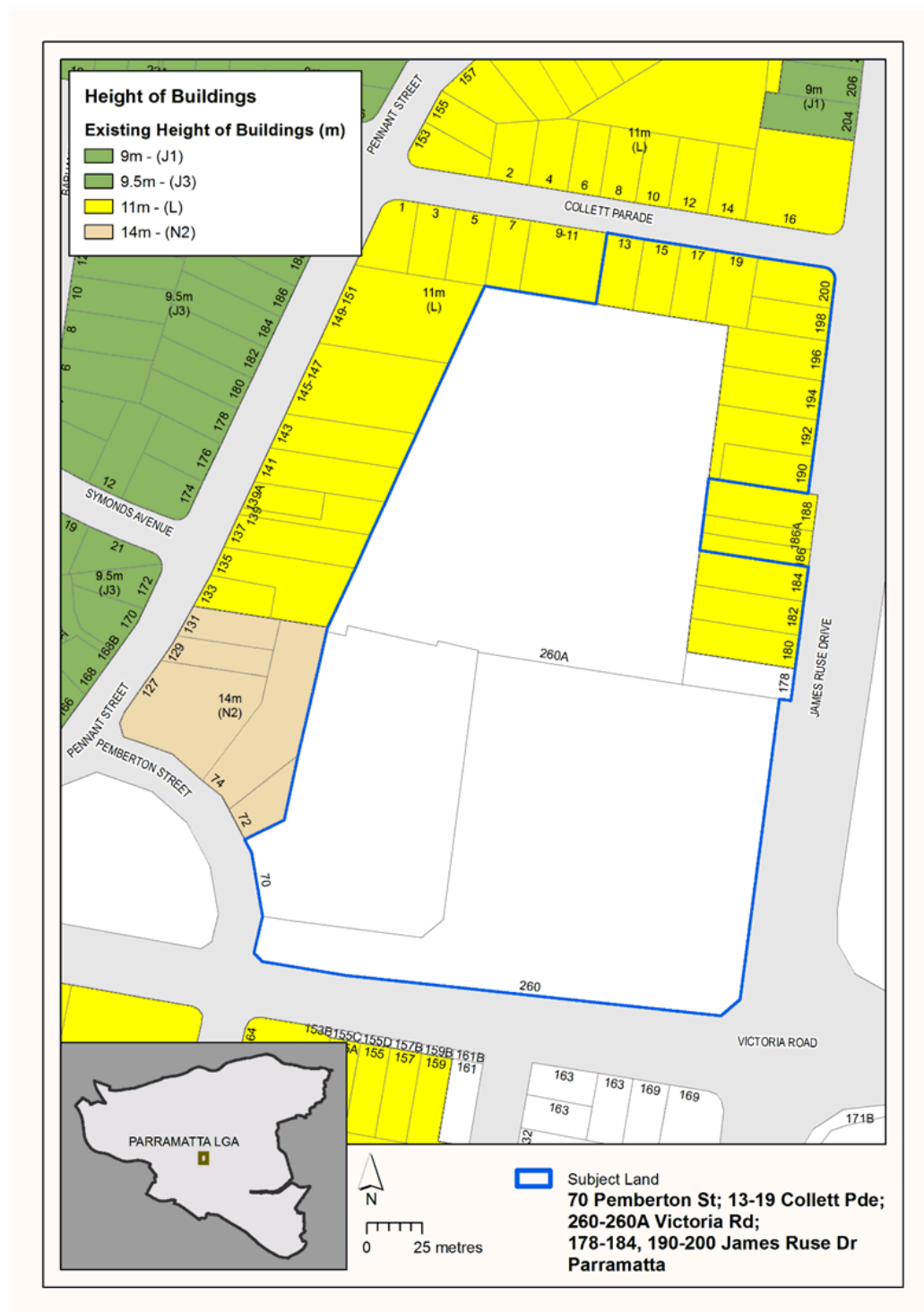


Figure 10. Current building height limit applicable to the site under PLEP 2011.

Planning Proposal – WSU Northern Campus Rydalmere



Figure 11. Current FSR applicable to the site under PLEP 2011.

Planning Proposal – WSU Northern Campus Rydalmere

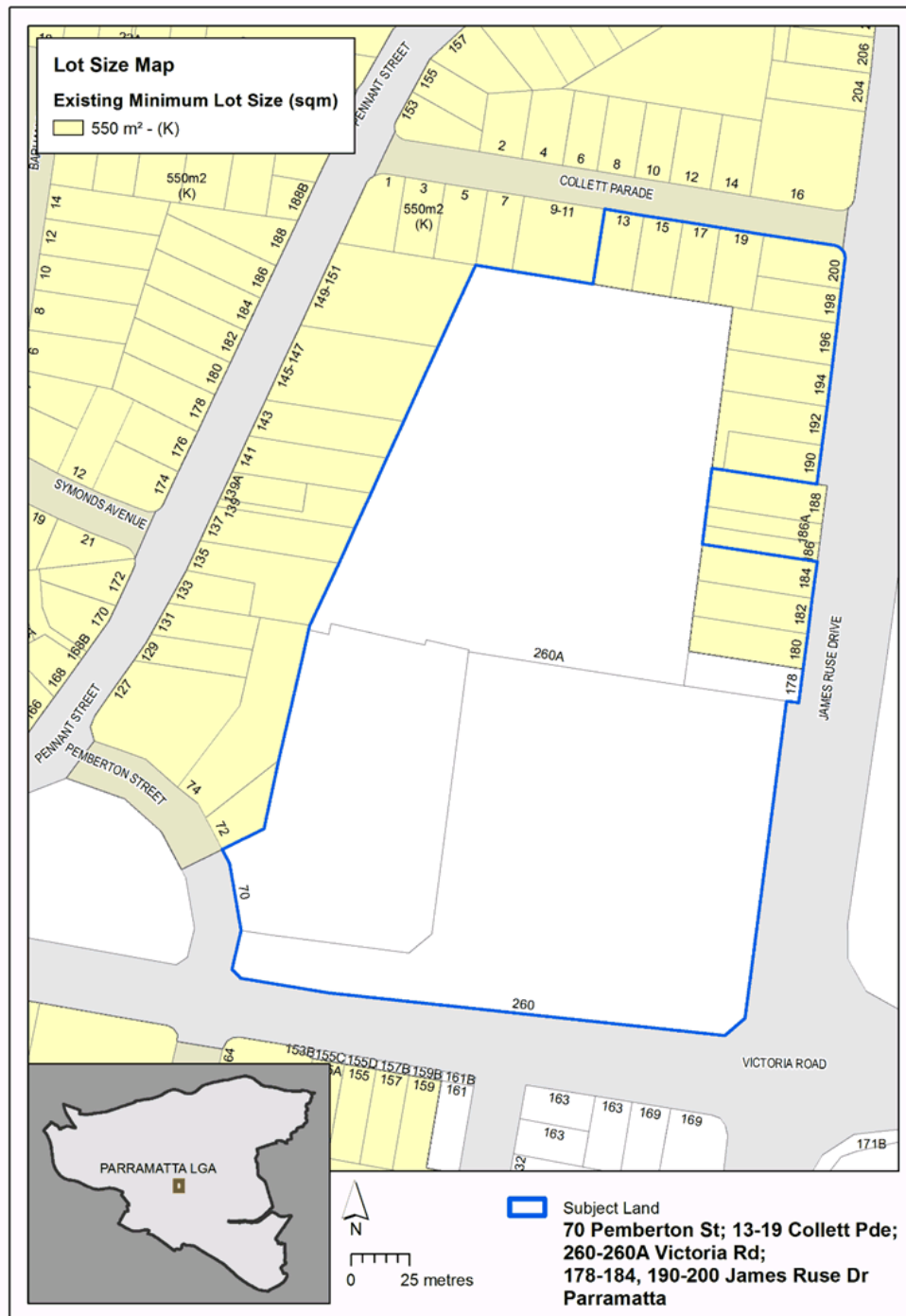


Figure 12. Location of minimum lot size provisions shown along north-eastern boundary.

Planning Proposal – WSU Northern Campus Rydalmere

4.2 Proposed controls

The figures in this section illustrate the proposed controls on the subject site.

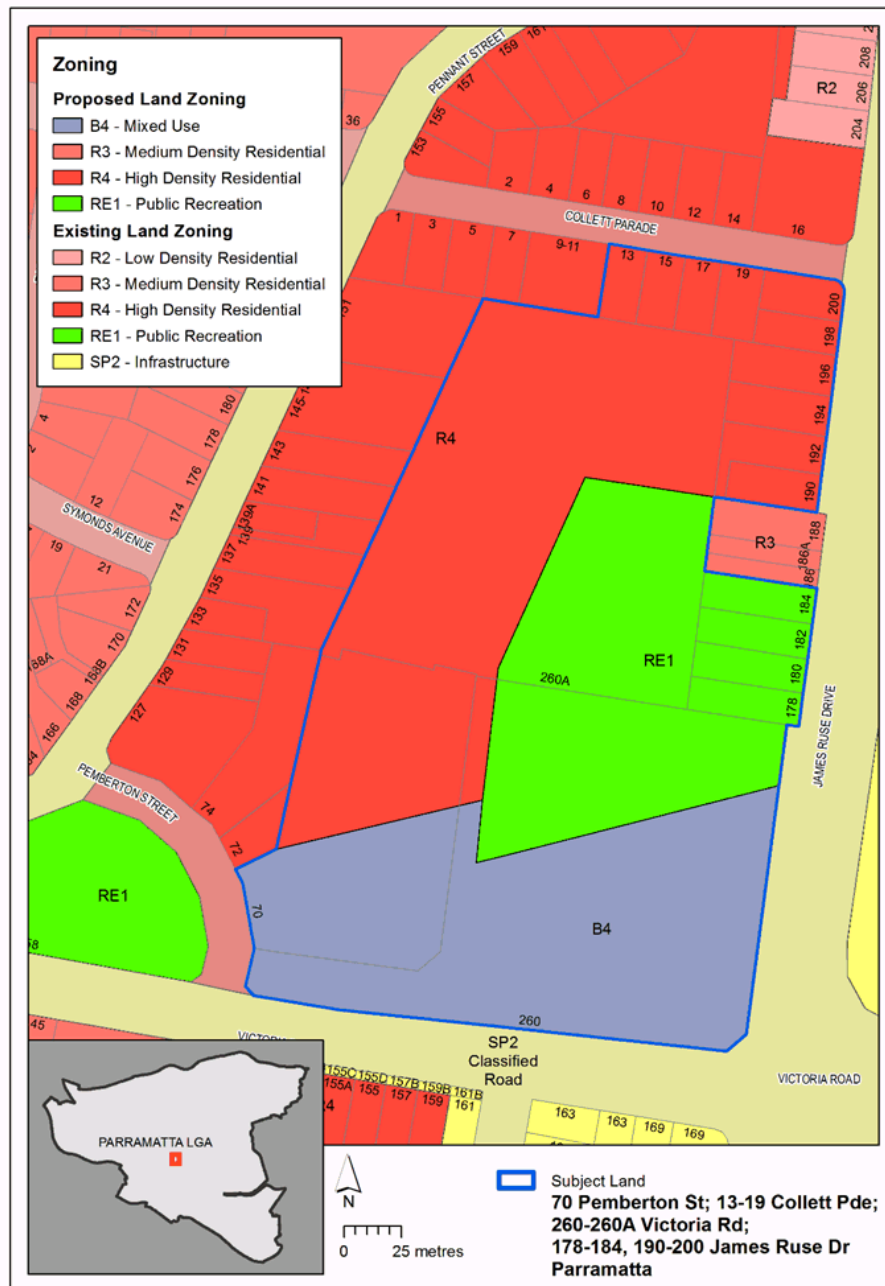


Figure 13. Site outlined in blue showing the proposed R4 High Density residential and B4 Mixed Use zone.

Planning Proposal – WSU Northern Campus Rydalmere

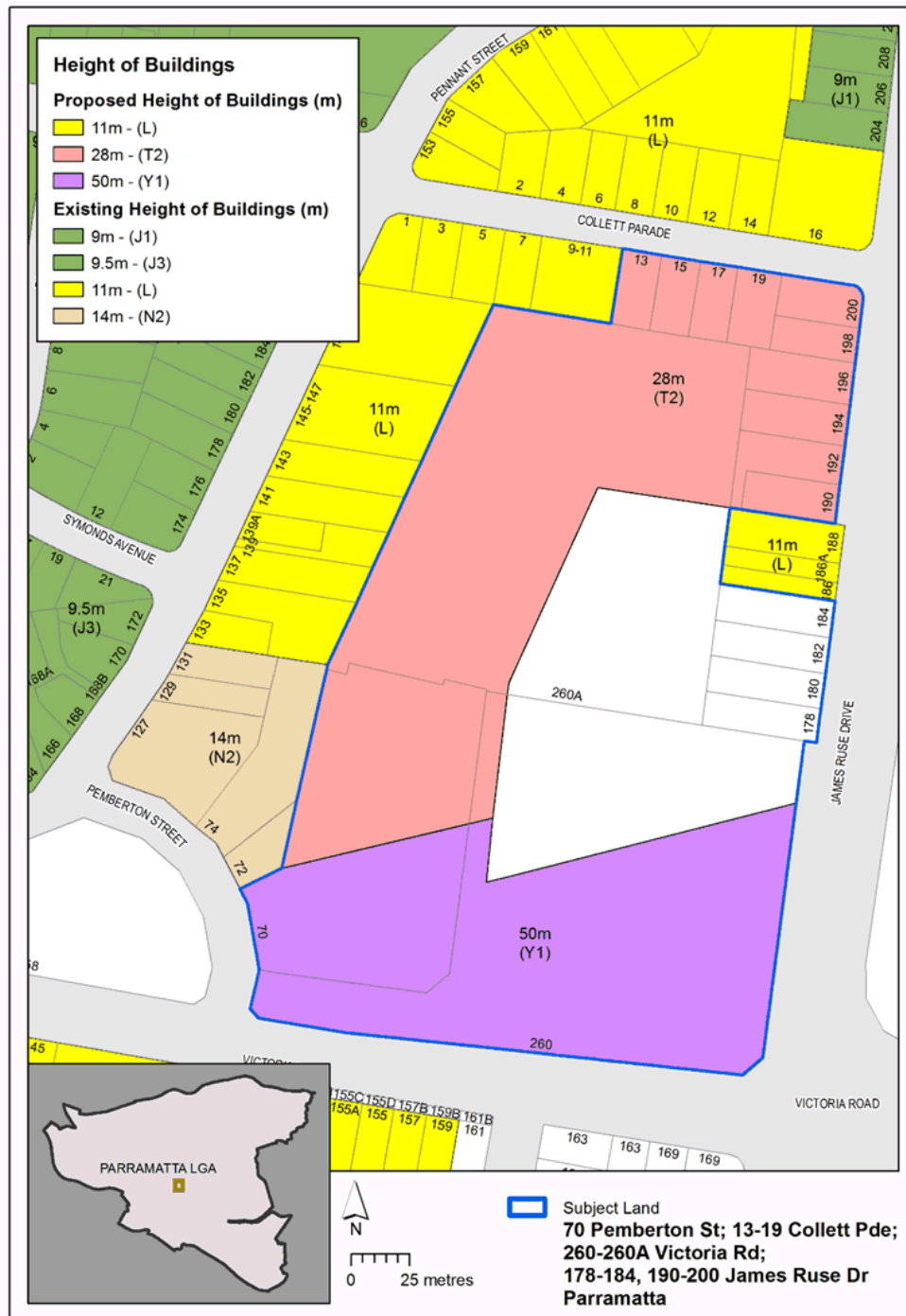


Figure 14. Site outlined in blue showing the proposed part 28m and part 50m building height limit.

Planning Proposal – WSU Northern Campus Rydalmere

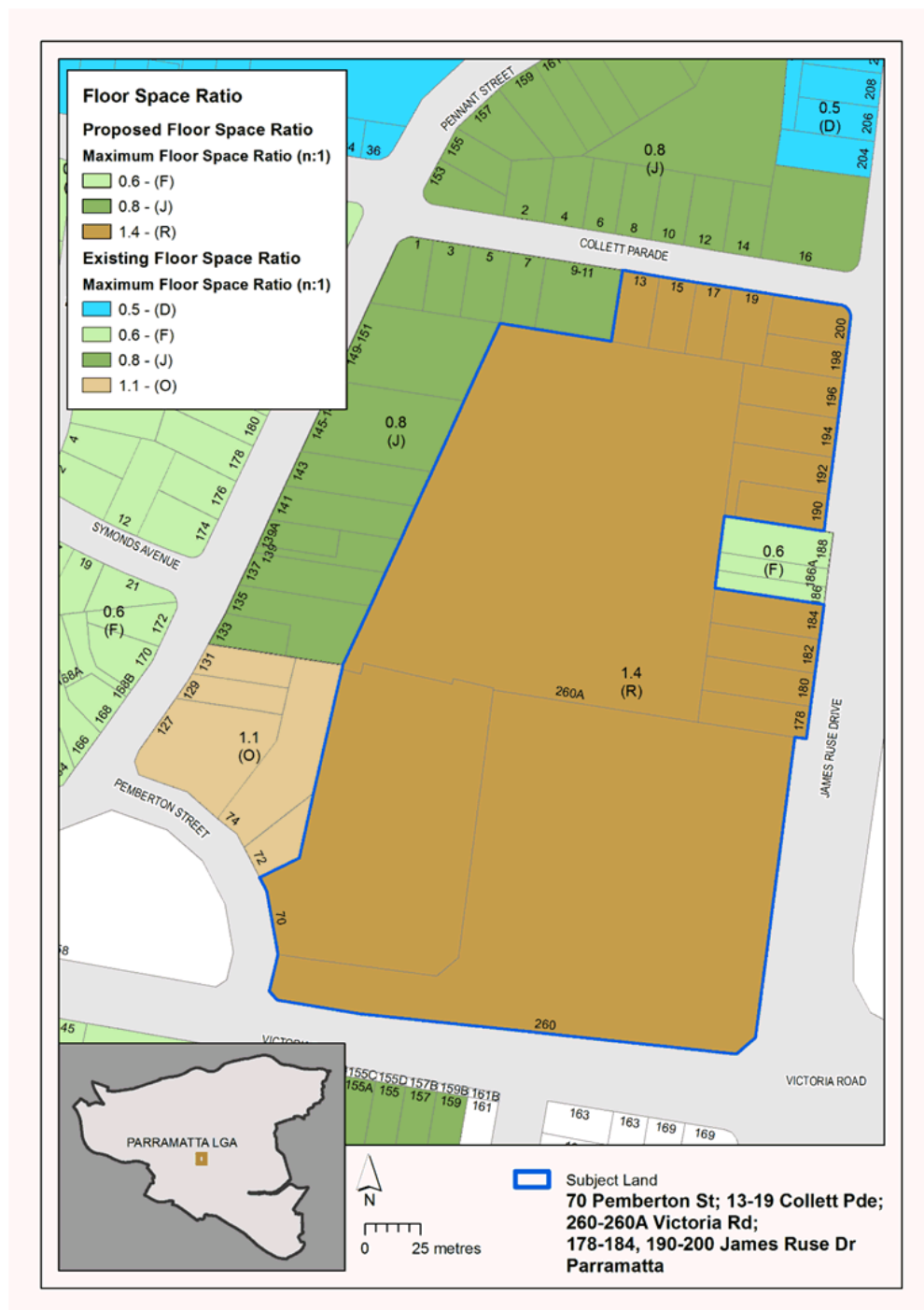


Figure 15. Site outlined in blue showing the proposed 1.40:1 FSR.

Planning Proposal – WSU Northern Campus Rydalmere

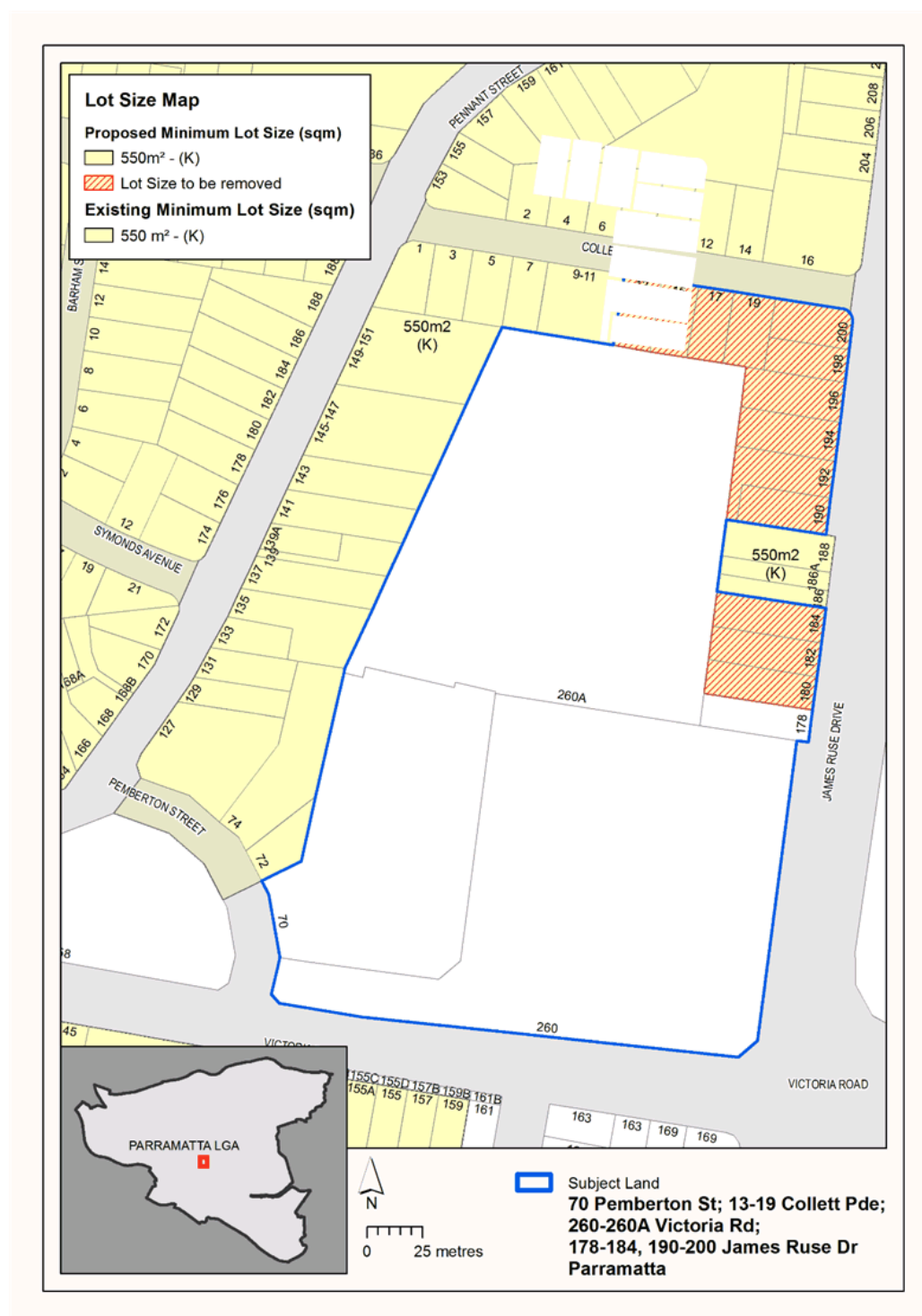


Figure 16. Site outlined in blue showing the proposed removal of 550m² minimum lot size provisions.

Planning Proposal – WSU Northern Campus Rydalmere

PART 5 – COMMUNITY CONSULTATION

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

Public exhibition is likely to include:

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

The gateway determination will specify the level of public consultation that must be undertaken in relation to the planning proposal including those with government agencies.

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

PART 6 – PROJECT TIMELINE

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

Table 7 below outlines the anticipated timeframe for the completion of the planning proposal.

Table 7 – Anticipated timeframe to planning proposal process

Milestone	Anticipated timeframe
Report to LPP on the assessment of the PP	September 2019
Report to Council on the assessment of the PP	October 2019
Referral to Minister for review of Gateway determination	November 2019
Date of received Gateway determination	February 2020
Commencement and completion dates for public exhibition period	March/April 2020
Consideration of submissions	May/June 2020
Consideration of proposal post exhibition and reporting to Council	July/August 2020
Submission to the Department to finalise the LEP	September 2020
Notification of instrument	October 2020

Planning Proposal – WSU Northern Campus Rydalmere

Appendix 1 – Urban Design and Architecture Report

Planning Proposal – WSU Northern Campus Rydalmere

Appendix 2 – Phase 1 Environmental Assessment

Planning Proposal – WSU Northern Campus Rydalmere

Appendix 3 – Traffic Impact Assessment and RMS/TfNSW Response Letter

Planning Proposal – WSU Northern Campus Rydalmere

Appendix 4 – Preliminary Stormwater Management Plan

Planning Proposal – WSU Northern Campus Rydalmere

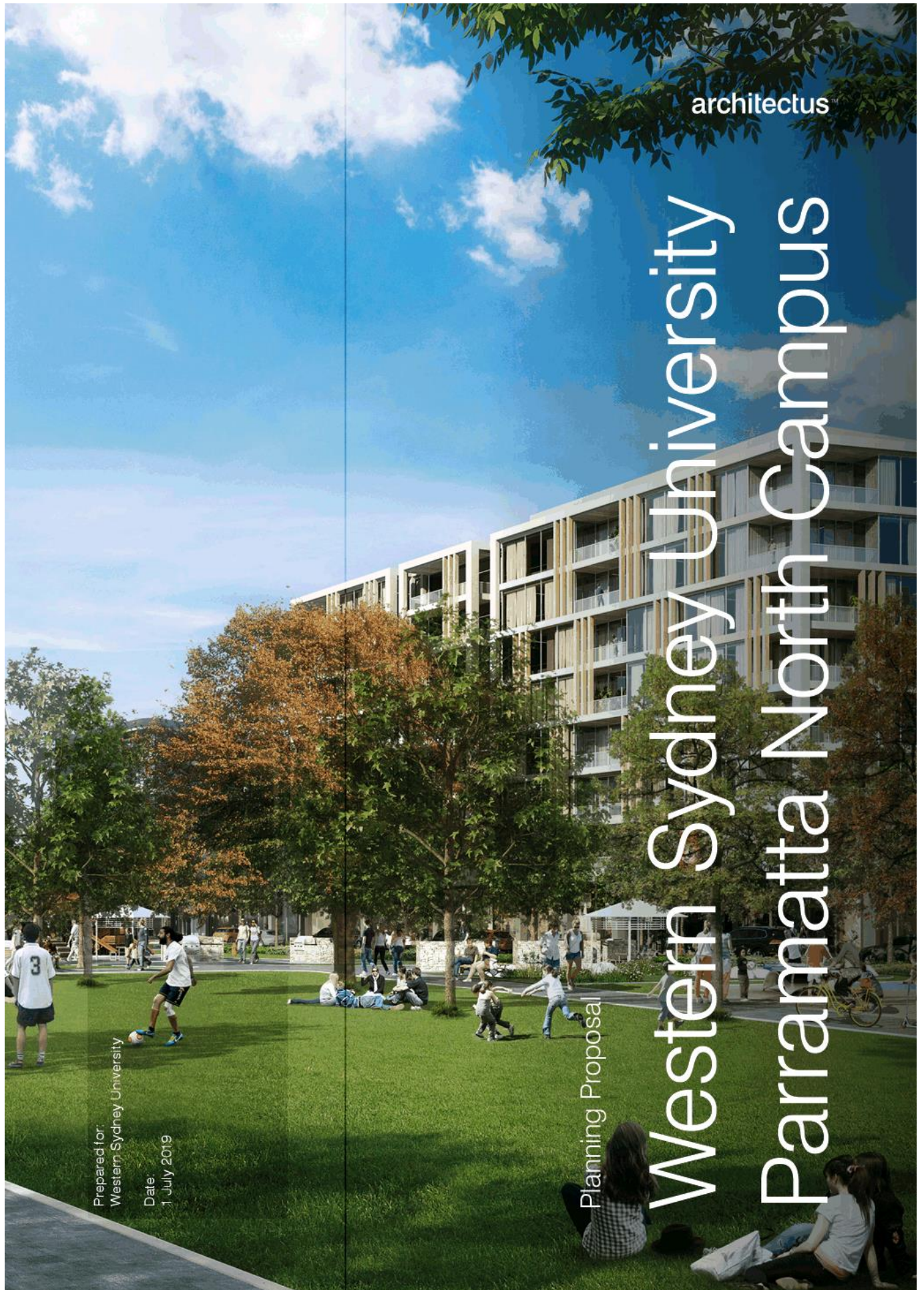
Appendix 5 – Economic Impact Study


Planning Proposal – WSU Northern Campus Rydalmere

Appendix 6 – Social Impact Assessment

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Appendix 7 – Preliminary Infrastructure Assessment



Project and report	Western Sydney University
Date	1 July 2019
Client	Western Sydney University
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Version and date issued	Issue A (Working Draft for Client Review) - 31/02/19 Issue B (Draft for Council Review) - 10/05/19 Issue C (Draft Final for Client Review) - 29/05/19 Issue D (Final - Issued to Parramatta Council) - 30/05/19 Issue E (Final, updated to include rendered images - Issued to Parramatta Council) - 01/07/19
Report contact	Jane Anderson Urban Planner, Urban Design and Planning
This report is considered a draft unless signed by a Director or Principal	

Adelaide
Lower Ground Floor
57 Wyatt Street
Adelaide SA 5000
Australia
T +61 8 8427 7300
adelaide@architectus.
com.au

Melbourne
Level 25, 385 Bourke
Street
Melbourne VIC 3000
Australia
T +61 3 9429 5733
F +61 3 9429 8480
melbourne@architectus.
com.au

Sydney
Level 18, MLC Centre
19 Martin Place
Sydney NSW 2000
Australia
T +61 2 8252 8400
F +61 2 8252 8600
sydney@architectus.
com.au

architectus.com.au

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Executive Summary

Introduction

This Planning Proposal has been prepared by Architectus on behalf of Western Sydney University (WSU) to facilitate the repurposing of the WSU Parramatta North Campus.

The site is located in the suburb of Parramatta and bound by Victoria Road to the south, James Ruse Drive to the east, Pennant Street to the west and Collett Parade to the north.

The following amendments to the *Parramatta Local Environmental Plan 2011* (PLEP 2011) are proposed by this Planning Proposal to facilitate the preferred Concept Plan for the site:

- *Clause 2.2 Zoning of Land:* Amend the land zoning from R3 Medium Density Residential, R4 High Density Residential and SP2 Infrastructure (Educational Establishment), to a combination of R4 High Density Residential and B4 Mixed Use.
- *Clause 4.3 Height of Buildings:* Amend the maximum height of buildings control from 11m, 14m and in part unrestricted, to 28m to 84m.
- *Clause 4.4 Floor Space Ratio (FSR):* Amend the maximum FSR control from the current FSR of 0.6:1 and 0.8:1, and in part unrestricted, to a maximum FSR of 1.59:1 (blanket FSR across the site).

The proposed amendments to the PLEP 2011 are sought to enable the redevelopment of the site for future residential and mixed use development. The objective of this Planning Proposal is to facilitate the eventual realisation of a Concept Plan that will provide new open spaces for the public, access to increased housing choice and retail opportunities in an accessible location, connections to the surrounding street network, and development at a scale that is suitable to its context.

Redevelopment of the site will facilitate the emerging knowledge precinct, which will be unique in Parramatta. The precinct incorporates the WSU Parramatta South Campus located to the south-east of the subject site, and the Property NSW (PNSW) site to the east of James Ruse Drive (formerly comprised of the Family and Community Services Ageing, Disability and Home Care (ADHC) facility and former Macquarie Boys Technology High School), which is currently undergoing a Planning Proposal process seeking significant density uplift. This 'precinct approach' to the site's planning will positively contribute to the local community and Greater Parramatta into the future.

This Planning Proposal has been prepared to explain the intended effect of, and justification for, the proposed amendment to the PLEP 2011. It has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and NSW Department of Planning's 2018 'A Guide to Preparing Planning Proposals'.

Background

This Planning Proposal is submitted to the City of Parramatta Council as a revised version of a Planning Proposal originally submitted in December 2017. The revised Planning Proposal, and accompanying revised Concept Plan, are the outcome of a series of collaborative workshops with Council which focused on refining the urban design concepts proposed through the Concept Plan, including ensuring a precinct planning approach is adopted.

The proposed amendments to the PLEP 2011, and proposed Concept Plan, are considered to be appropriate for the site, context and are well justified, as described through this report.

The Site

The site presents a unique opportunity in Parramatta to redevelop a large amalgamated land holding that is accessible by public transport and within 2km of Parramatta city centre. The site is centrally located within walking distance of schools and a University (WSU Parramatta South Campus). Existing and planned public transport will also be within walking distance of the site, including existing high frequency bus routes and the existing Rydalmere train station / future Parramatta Light Rail stop.

The site is situated in an important position between North Parramatta and Rydalmere within an emerging knowledge precinct. Redevelopment of the site will benefit the broader area by providing important connections through the site to surrounding neighbourhoods. It will enable a consolidated precinct to be developed with the WSU Parramatta South Campus and the adjacent PNSW site, thereby supporting the growing community in the precinct by providing access to services, jobs, housing choice, transport, recreation facilities, new high amenity open space and access to the broader open space network.

Concept Plan

The Concept Plan supporting this Planning Proposal establishes a development structure for the site and urban design principles to ensure that redevelopment of the site successfully integrates with the surrounding neighbourhoods and improves pedestrian and cycling connections through the precinct.

The Concept Plan proposes to:

- Realise a built form that responds to the surrounding context, including the proposed high density development controls for the PNSW site to the east and the existing medium density development to the north and west of the site;

- Realise a development density that is appropriate on the site given the site's location, urban context, development capacity and strategic merit;
- Establish new north-south and east-west streets through the site that provide connectivity, improve legibility and protect sight lines with distant sky views to reduce perceptions of density;
- Provide appropriately scaled streets that support walkability and active transport;
- Provide a consolidated high amenity new open space;
- Provide regularity of building heights and typologies; and
- Ensure each building envelope has a street address.

Benefits of the Proposal

Redevelopment of the site in accordance with this Planning Proposal, and the supporting Concept Plan, would facilitate the following benefits to the local area and Greater Parramatta:

- Unlocks a significant and consolidated land holding to create a new mixed use and residential neighbourhood;
- Better integration of the site with its context in terms of land uses, street network, scale and built form;
- Connectivity to surrounding areas, including to the PNSW site via a proposed new pedestrian bridge, the WSU Parramatta South Campus, surrounding open space network, and active transport network;
- Increased housing choice and diversity, and expanded non-residential uses, including retail and community uses;
- Increased housing supply near public transport services, including existing high frequency bus routes and the future Parramatta Light Rail;
- Increased housing supply within walking distance of schools and a University (WSU Parramatta South Campus), ensuring a walkable precinct;
- Provision of high amenity public domain including a large consolidated high amenity new park, with passive and active uses, and activated streets; and
- A contextually responsive development in terms of scale and density, structure and layout, land uses and activation. The proposed dwellings per hectare is comparable to the PNSW site, and building heights appropriately transition down to neighbouring properties, ensuring a sensitive interface.

Impacts of the Proposal

The following impacts are anticipated as a result of the proposed redevelopment of the site:

Environmental

Redevelopment of the site in accordance with this Planning Proposal, and the supporting Concept Plan, is not anticipated to create an environmental burden:

- The proposed density that could be realised under the supporting Concept Plan will not create unreasonable traffic impacts to the surrounding road network;
- Utilities infrastructure can be suitably augmented to support the proposed land uses;
- While vegetation is proposed to be removed to facilitate the site's redevelopment, the majority of high retention trees identified on the site are proposed to be retained (67 trees high retention trees to be retained out of a total of 78 high retention trees);
- Contamination constraints on the site have been identified as low and, where contamination has been identified, it can be managed through appropriate environmental management plans; and
- The proposal locates housing within walking distance to public transport, including bus services and the future light rail, thereby reducing the need for private vehicle usage.

Further detailed traffic modelling may be undertaken in the future to understand the precinct-wide traffic impacts of the proposed developments and further consultation with RMS, and relevant agencies, can be consulted with at this stage.

Social

Redevelopment of the site in accordance with this Planning Proposal, and the supporting Concept Plan, is not anticipated to result in negative social impacts:

- The proposal increases housing choice and diversity, including affordable housing supply, in close proximity to public transport; and
- The proposed open space and community facilities are sufficient to support the needs of the future community without causing a burden on Council facilities.

Other off-site social and community infrastructure that may need to be upgraded to support the eventual redevelopment of the site can be investigated further in subsequent planning stages.

Economic

Redevelopment of the site in accordance with this Planning Proposal, and the supporting Concept Plan, is not anticipated to result in negative economic impacts:

- The proposed residential and mixed uses expand dwelling choices, retail opportunities and community facilities; and
- The amount of retail floor space proposed is appropriate for the site and context and will not negatively impact upon the viability of surrounding local centres or Parramatta CBD.

Urban Design

Redevelopment of the site in accordance with this Planning Proposal, and the supporting Concept Plan, is considered justifiable on the following urban design grounds:

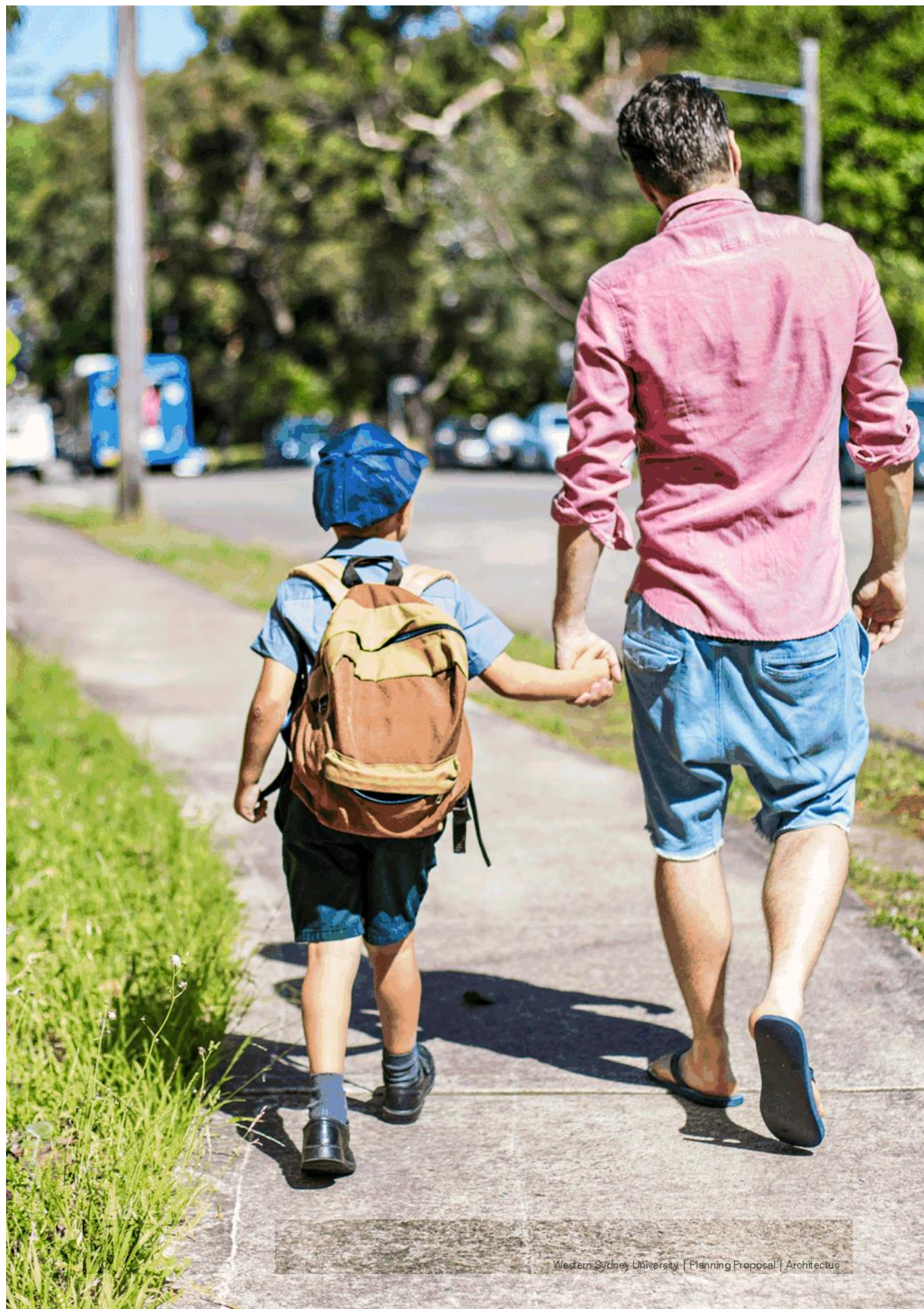
- The solar access impacts of the proposed building envelopes have been tested and will not cause unreasonable overshadowing on open space and adjoining properties:
 - The central park would achieve excellent solar access (more than 2 hours of sunlight in mid-winter between 9am and 3pm to 86% of the park);
 - The majority of streets would receive good solar access (at least 2 hours of direct sunlight);
 - Communal open spaces within each lot would achieve the minimum SEPP 65 ADG requirements (minimum 2 hours of direct sunlight);
 - Neighbouring dwellings would not be significantly overshadowed (over 2 hours of solar access to private open space would be achieved); and
 - Building envelope facades would achieve the minimum SEPP 65 ADG requirements, subject to detailed design of buildings.
- A transition of scale is proposed, with taller buildings to be located away from neighbouring residential areas, thereby reducing solar impacts and also visual impact of scale when viewed from these adjoining areas.
- Sight lines through the site will be maintained, ensuring distant views to the sky to reduce perceptions of scale and improve legibility.
- The proposal will cause an acceptable visual impact when viewed from surrounding areas. While the proposed development will cause a moderate change to the view, the development will not obscure important elements within the view. The development will appear appropriate given the building height and density proposed on the PNSW site and will provide a transition down to the surrounding medium density neighbourhoods.

Comparative analysis

A comparative density analysis of the proposed development on the WSU site and the PNSW site has been undertaken to demonstrate that the WSU site has a number of significant contextual advantages that make it more suitable for high density living. The WSU site is smaller than the PNSW site and, when equivalent portions of the sites are compared, will have a lower development density per hectare. The proposed built form will respectfully transition down to the existing lower density dwellings to the north and west. Refer to a summary below and to Chapter 3 of this document.

- Dwellings per hectare: a lower number of dwellings per hectare are proposed on the WSU site than the corresponding portion of the PNSW site. The WSU site proposes 174 dwellings per hectare while the PNSW site proposes 184 dwellings per hectare.
- Access to education, open space, services and transport: the WSU site is located within a comfortable walking distance to schools and a university (WSU Parramatta South Campus), open space, local shops, community facilities and public transport, including the proposed new light rail stop. 83% of the proposed dwellings on the WSU site will be within a 200m catchment of a bus stop, compared to 32% for the PNSW site. More public open space assets are located within a 1km walking distance of the WSU site than the PNSW site.
- Connectivity: the WSU site is better integrated with its surrounding neighbourhood than the PNSW site, with existing north and south street connections and opportunities to connect to east and west streets in the future. The PNSW site is isolated from its context by arterial roads on three sides and a riparian corridor on its fourth.
- Exposure to major roads: the WSU site is less exposed to arterial roads than the property NSW site. 46% of the site perimeter is exposed to arterial roads compared to 67% of the site perimeter of the PNSW site.
- Open space: the WSU site provides a larger proportion of its site area for use as open space than the PNSW site. 16.4% of the WSU site will be provided as open space compared to 9% on the PNSW site.





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1 Introduction

Introduction

1.1 Preliminary

This Planning Proposal has been prepared by Architectus on behalf of Western Sydney University (WSU) to facilitate the repurposing of the WSU Parramatta North Campus, herein referred to as 'the site'. The redevelopment of the site is proposed to include mixed use development comprising residential development, retail uses, community space, streets and public open space. Refer to the subject site area at Figure 1.

This Planning Proposal seeks Council support to amend the existing planning controls applicable to the subject site to facilitate the redevelopment of the site into a high amenity precinct that will meet the needs of existing and future communities in the area and contribute to the strength of Greater Parramatta more broadly.

The site comprises sixteen (16) amalgamated lots situated towards the north-eastern extent of the suburb of Parramatta, and located within the Parramatta Local Government Area (LGA). Refer to the lot boundaries plan at Figure 6 and the lot description details outlined at Section 2.3 of this report.

The site has an area of approximately 6.3 hectares and is currently occupied by overflow student car parking, decommissioned education buildings, student accommodation (known as 'Campus Village Living'), and established vegetation. Refer to images of the site at Figures 9 to Figure 16 in Chapter 2.

The site is bound by James Ruse Drive to the east, Collett Parade to the north, medium density residential development and Pennant and Pemberton Streets to the west, and Victoria Road to the south. WSU Parramatta South Campus is located to the south-east. The wider locality is characterised by low to medium density residential dwellings, established street trees, and significant roadways. Both James Ruse Drive and Victoria Road are State classified roadways.

Western Growth Strategy

The repurposing of this site sits within the broader 'Western Growth Strategy' of the University. WSU is embarking on a large-scale transformative program that will bring the highest quality educational opportunities and world-class research expertise to the region.

Through its transformative Western Growth Strategy, WSU is reshaping its campus network to combine the maintenance and development of traditional campuses in Parramatta, Penrith, Campbelltown and Hawkesbury with multi-site CBD 'vertical campuses', initially in Parramatta, Liverpool and Bankstown. This next stage in the University's journey will help ensure that western Sydney's large-scale population growth is supported by a growth in educational opportunities, technology and accessibility. Embedding campuses in the CBDs of western Sydney enables the University to build meaningful connections and knowledge-sharing with business and industry, to provide enhanced learning and employment opportunities for current and future students and to facilitate a wide range of research partnerships. The capacity to do this, together with continuing commitment to traditional campuses, will provide the innovation demanded by one of the most diverse and rapidly changing regions of Australia.

Campus sites not required for academic uses, including the Parramatta North Campus, will be repurposed, taking into consideration the context of the locality and strategic land use planning.

With the opening of WSU's 1 Parramatta Square (1PSQ) CBD Campus, and growth of the Parramatta South Campus (Rydalmere), academic and operational functions previously carried out at the subject site have now been relocated, with the site becoming largely decommissioned. As such, the site is now surplus to the University's needs, and is suitable to be redeveloped for alternative, appropriate uses. Divestment of the site will strengthen WSU's financial position and facilitate the delivery of new flexible campuses across Western Sydney in readiness of the next wave of sector change.

Refer to images of WSU's recently completed 1PSQ vertical campus at Figures 2 and 3 and the expanded Parramatta South Campus at Figures 4 to 5 adjacent.

Introduction



Figure 2. WSU's 1PSQ vertical campus in Parramatta CBD
Source: Architectus



Figure 3. WSU's 1PSQ vertical campus in Parramatta CBD
Source: Architectus



Figure 4. WSU's Parramatta South Campus (Rydalmere)
Source: WSU



Figure 5. WSU's Parramatta South Campus (Rydalmere)
Source: WSU

Introduction

Amendments to the Parramatta Local Environmental Plan 2011

This Planning Proposal seeks Council support to amend the existing planning controls applicable to the site under the *Parramatta Local Environmental Plan 2011* (PLEP 2011). This will facilitate the redevelopment in accordance with the supporting Concept Plan to provide a high amenity, mixed use place that will meet the needs of existing and future communities in the area and contribute to the strength of Greater Parramatta more broadly.

The following amendments to the PLEP 2011 are proposed to facilitate the preferred Concept Plan:

- Clause 2.2 Zoning of Land: Amend the zoning of the subject site from R3 Medium Density Residential, R4 High Density Residential and SP2 Infrastructure (Educational Establishment), to a combination of R4 High Density Residential and B4 Mixed Use.
- Clause 4.3 Height of Buildings: Amend the applicable maximum height of buildings map from the current 11m and 14m, and in part unrestricted, to allow for development ranging in height from 28m to 84m.
- Clause 4.4 Floor Space Ratio (FSR): Amend the maximum FSR map from the current FSR of 0.6:1 and 0.8:1, and in part unrestricted, to a maximum FSR of 1.59:1 across the site.

The Planning Proposal will create a mixed use precinct at the southern portion of the site and a residential precinct towards the northern part of the site. The supporting Concept Plan demonstrates how this would be developed.

Greater Parramatta

Greater Parramatta has been identified as a Priority Growth Area by the NSW Department of Planning and Environment (DPE) as the area is expected to experience significant growth and change over the next 20 years.

The DPE has developed an *Interim Land Use and Infrastructure Implementation Plan, 2017* (Interim Plan) to guide the future redevelopment of the growth area to meet housing and job targets. The Interim Plan, and other relevant strategic plans for Greater Parramatta, including the Greater Sydney Commission's *Greater Sydney Region Plan 2018* and *Central City District Plan 2018*, are addressed through this Planning Proposal.

This Planning Proposal sits in context with other major renewal and redevelopment sites in the Greater Parramatta area, including:

- Planning Proposal for Property NSW (PNSW) site: 26 Kissing Point Road and 266 Victoria Road, Rydalmere (comprising the former Family and Community Services Ageing, Disability and Home Care (ADHC) facility and former Macquarie Boys Technology High School). The site is subject to a Planning Proposal which proposes amendments to the PLEP 2011 to rezone the site from part R2 Low Density Residential and part SP2 Infrastructure to part R4 High Density Residential and part B4 Mixed Use; increase the maximum height of buildings from part 9m and part unrestricted to 28-84m; and, increase FSR from part 0.5:1 and part unrestricted to 1.5:1. The Planning Proposal was approved at Gateway in September 2017. Building heights and densities proposed on the subject site are comparative to the scale and form of density on the PNSW site. Further comparative analysis is provided at Section 3.10 of this Planning Proposal. It is also noted that the NSW Government is currently investigating opportunities to build a new Kindergarten to Year 12 school on the site.
- Camellia: The long term vision for Camellia is to transform from an industrial area into a significant high density mixed-use town centre around the future Light Rail Station and a potential future Metro Station associated with the Sydney Metro West project. Future development at Camellia will incorporate major mixed-use and high density residential uses, a new school, community facilities and employment opportunities. A draft Camellia Town Centre Master Plan has been prepared by DPE in consultation with the City of Parramatta Council which defines the vision for Camellia as a "21st century living and business district, comprising industry, research, education, employment, retail, recreation, entertainment and residential uses".
- Telopea: The Telopea precinct has been rezoned by DPE through a consultative process with the City of Parramatta Council, NSW Land and Housing Corporation (LAHC) and the local community. A 'Local Character Statement' for Telopea was published by DPE in November 2018 to guide future revitalisation and planning priorities, including more housing choice, and access to public transport and services.

Introduction



Figure 6. Site boundary map
Site outlined in red
Base Map Source: NearMaps 2018

- Parramatta North Urban Renewal Area: Parramatta North has been rezoned to facilitate redevelopment of the precinct to become a vibrant place to live with new homes, shops, restaurants, cafes and parks while protecting existing heritage buildings. The precinct will provide 3,000 new homes, a new village centre, and approximately 20,000m² of floor space for adaptive reuse of heritage items.
- Sydney Olympic Park: A review of the Sydney Olympic Park Master Plan 2030 was undertaken in 2018 which provides a blueprint for the transformation of Sydney Olympic Park into a thriving urban centre with employment, residential and retail opportunities while protecting its role as a premier destination for cultural, entertainment, recreation and sporting events.
- Parramatta Road: Urban Growth NSW's 'Parramatta Road Urban Transformation Strategy' includes three centres within the Parramatta LGA - Granville, Auburn and Homebush. Each of these centres have been identified as transformation areas that can support land use change including high density mixed-use development.
- Parramatta Light Rail: The NSW Government is preparing the Stage 1 component of the Parramatta Light Rail project, which will provide a connection between Westmead and Carlingford, and is expected to open in 2023. Areas around Light Rail stations are likely to see significant urban renewal or increases in density associated with enhanced connectivity and accessibility.

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1.2 Strategic merit test

WSU considers the forthcoming Planning Proposal to have Strategic Merit, based on consideration of the following reasons:

- The Proposal is consistent with relevant strategic plans including the 'Greater Sydney Region Plan - A Metropolis of Three Cities, 2018', the 'Central City District Plan', the 'Greater Parramatta to the Olympic Peninsula Vision, 2016', the 'Greater Parramatta Interim Land Use and Infrastructure Implementation Plan, 2017', and the 'Community Strategic Plan 2018-2038'.
- Accelerate urban renewal in a location that is close to jobs, amenities and services, particularly with respect to proximity of the Parramatta CBD, consistent with the strategic planning framework of recognising Parramatta as Sydney's Central City.
- Increase mixed use development in an area that is well serviced by public transport (superior bus access and future light rail), consistent with the strategic planning framework objectives of increasing liveability in well serviced localities where jobs, services and quality public spaces are in easy reach of people's homes - a 30-minute city.
- Provides additional housing and employment in a location that is close to Parramatta CBD and therefore is well supported by knowledge economy jobs, including WSU's Parramatta South Campus (Rydalmere), consistent with local and State planning objectives to maximise opportunities associated with the WSU Parramatta South campus.
- Provides social infrastructure in the form of new open space, including a large new park, and community space to support a liveable and high amenity neighbourhood.
- Increases housing choice and diversity, including a range of typologies, consistent with the aims and objectives of State strategic plans for increasing the diversity of housing types across Sydney.
- The proposal responds to changes in circumstance and the way education is delivered, with institutions moving toward the provision of education in central high amenity areas. The plan is consistent with WSU's 'Western Growth Strategy', which establishes a hybrid campus network across the western Sydney region, comprising both traditional suburban campuses and consolidated, high technology, vertical city centre campuses with good public transport accessibility. It is also consistent with the *Western Sydney University Act 1997* objective to "contribute to the social, economic and intellectual life of Greater Western Sydney" by providing "cultural, sporting, professional, technical and vocational services to the community".

1.3 Site specific merit test

This Planning Proposal holds site specific merit and should be supported by Council. The proposed development would not be feasible under the current land use, height of buildings and FSR controls applicable to the site under PLEP 2011.

This Planning Proposal will facilitate the supporting Concept Plan which is based on an approach that responds to best practice urban design considering the site's constraints and opportunities, the relationship and integration with adjoining areas, as well as the capacity of the site, including traffic, infrastructure and environmental considerations.

Given the site's location in proximity to the Parramatta CBD, the need to increase residential capacity in the area, and responding to WSU's Western Growth Strategy, the proposal is considered appropriate and is justified for the following reasons:

- The Proposal allows for the orderly and economic use of a large consolidated site that is currently underutilised and closed to the wider community.
- The Proposal has been considered as part of the broader emerging knowledge precinct, where residents will be within walking distance to schools and a university. The Concept Plan includes unique opportunities to increase pedestrian connectivity between the WSU site, PNSW site and WSU Parramatta South Campus to ensure the precinct is redeveloped as a whole.
- The site has access to high frequency public transport, as it is within comfortable walking distance of the future mass transit light rail stop at Rydalmere, and multiple bus routes and bus stops. The site also has access to active transport routes.
- The site will provide housing choice and diversity, including the provision of affordable rental housing. The existing student housing on the site could be retained in the short to medium term and opportunities to provide new student housing on the site will be considered during future development stages (pending further assessment by WSU).
- The uplift in density sought by this Proposal will not preclude the development capability of surrounding sites, nor impact the amenity of surrounding sites in terms of privacy or solar access.

Introduction

- The capacity of the land has been considered and has informed the proposed Concept Plan. The traffic and access arrangements of the site have been considered and has informed the proposed street layout of the site. Infrastructure requirements and environmental considerations have been considered with regard to the proposed development density. The redevelopment of the site will not cause a burden to the surrounding road network or services infrastructure.
- Open space: 16.4% of the WSU site is open space, compared to 9% of the PNSW site.
- Access to the open space network: more public passive and active open space assets are located within a 1km walking distance of the WSU site than the PNSW site.

It is noted that the proposed floor space areas for retail, commercial, community and residential uses under the Concept Plan have been assessed to be appropriate by the supporting technical reports, and will not detract from the commercial viability of surrounding centres.

- The Planning Proposal will facilitate the renewal of a site that is no longer required to be used for educational purposes given the change in WSU's education model and new education infrastructure, as per the Western Growth Strategy.
- The proposed provision open space and community facilities provided by the Concept Plan will support the on-site requirements of the future residential community.

A comparative density analysis has been undertaken between the WSU site and the PNSW site to demonstrate that the WSU site has a number of significant contextual advantages that make it more suitable for high density living. Refer to a summary below and to Chapter 3 of this document for further discussion.

- Dwellings per hectare: The proposed density on the WSU site would be lower than on the PNSW site when equitable site areas are compared (equivalent site area):
 - WSU site = 174 dwellings/ha
 - PNSW site = 184 dwellings/ha
- Access: 83% of the proposed dwellings on the WSU site are within a 200m radius catchment of a bus stop, compared to 32% for the PNSW site. The site also has a comfortable walking distance to the proposed new light rail stop, as it is within a 400m radius catchment.
- Connectivity: the WSU site is better integrated with its surrounding neighbourhood, with existing street connections and opportunities for future connections, while the PNSW site is isolated from its context by arterial roads on three sides and a riparian corridor on its fourth.
- Exposure to major roads: the WSU site is less exposed to arterial roads (46% of the site perimeter) than the property NSW site (67% of the site perimeter).

Introduction

1.5 Structure of this report

This report is prepared in accordance with the NSW Government's 'A Guide to Preparing Planning Proposals', and is set out as follows:

- **Section 2:** The site and context – this section provides an overview of the site to which the Planning Proposal is intended to apply.
- **Section 3:** The proposal, objectives and outcomes – this section outlines the design principles and built form philosophy that have been identified to inform the Concept Plan and provides a concise statement of the objectives and intended outcomes.
- **Section 4:** Explanation of provisions – this section outlines the proposed amendments to the planning provisions within the Parramatta Local Environmental Plan 2011 to achieve the proposal.
- **Section 5:** Justification – this section provides the urban planning argumentation and reason to support the Planning Proposal.
- **Section 6:** Mapping – this section provides identification of the land subject to the Planning Proposal, existing land zoning and development standards and proposed land zoning and development standards.
- **Section 7:** Consultation – this section outlines the community consultation program that would be undertaken in respect of the proposal.
- **Section 8:** Project Timeline – this section outlines expectations for timeframe of the progression of the Planning Proposal.
- **Section 9:** Conclusion – this section concludes the report with a summary of findings and recommendations.

This Planning Proposal should be read in conjunction with Appendices A to K.

1.4 Preparation of the proposal

This Planning Proposal has been prepared by Jane Anderson, Urban Planner, of Architectus. John Riordan, Urban Planning Consultant to Architectus, has provided quality assurance and project direction.

Michael Harrison, Urban Design and Planning Sector Lead at Architectus, has provided quality assurance and project direction.

Project team

The Project team is set out below:

Table 1. Project team

Applicant	Western Sydney University
Urban Planner	Architectus
Urban Designer	Group GSA
Economic Consultant	SGS Economics and Planning
Social Impact Consultant	Elton Consulting
Surveyor	LTS Lockley
Traffic Consultant	AECOM
Civil Engineer	Arup
Flooding and Stormwater Consultant	Arup
Contamination Consultant	AECOM
CPTED Assessment	Architectus
Arborist	Elke Landscape Architect





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2 Site & context analysis



The subject site is located just 2km north east of Parramatta city centre, which is identified as the Central City District - one of Greater Sydney's 'three cities'.

2.1 Regional context

The WSU Parramatta North site is located in the suburb of Parramatta and is situated on the northern side of the Parramatta River, approximately 2km north-east of the Parramatta city centre. The site has a total area of approximately 6.3 hectares.

The site is well connected by public transport with various bus routes traveling along Victoria Road and bus stops located on Pennant Street and Victoria Road. The T6 Carlingford Railway Line is located to the east of the site with Rydalmere Station approximately 800m walking distance from the site. The future Parramatta Light Rail will also provide alternate connections to Parramatta city centre and Westmead beyond, replacing the current T6 Carlingford Line.

A range of important regionally and nationally significant institutions and precincts are situated within close proximity to the site, including Western Sydney University Parramatta South Campus (Rydalmere) to the south-east of the site, Westmead Hospital precinct to the west, and Sydney Olympic Park to the east. Sydney's CBD is located approximately 20km to the east of the site.

Refer to the regional context plan at Figure 8 overleaf.

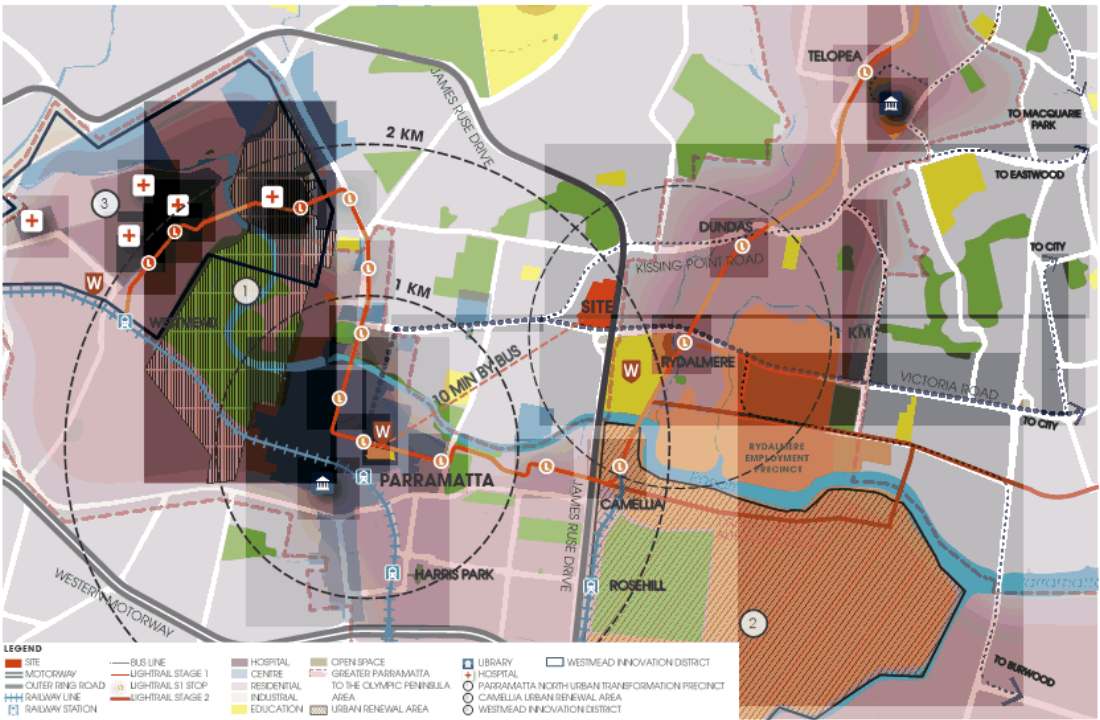


Figure 8. Regional context plan
Site highlighted in red
Source: Group GSA

Site & context analysis

2.2 Site context

The site is comprised of sixteen (16) amalgamated lots, bound by Victoria Road to the south, James Ruse Drive to the east, Pennant Street to the west and Collett Parade to the north. The site has street frontage to Victoria Road and James Ruse Drive, both State classified roads, as well as Collett Parade. The current entrance to the site is located off Pemberton Street.

The site presents a unique opportunity in Parramatta to redevelop a large amalgamated site that is accessible by public transport and within 2km of Parramatta city centre. The proposed precinct approach to the site's redevelopment, which is discussed further at Section 3.9 of this document, will positively contribute to the local community and Greater Parramatta into the future.

The eastern portion of the suburb of Parramatta, where the site is located, is characterised by detached, low to medium density residential development. Pennant Street, to the west of the site, is predominantly comprised of one to two storey dwellings, however it is noted that the PLEP 2011 height control allows for development up to 11m, and a number of four storey residential flat buildings have recently been developed (including 127, 129-131, 161-163 and 165-167 Pennant Street). A number of four storey residential flat buildings have also been recently constructed, or are currently undergoing DA assessment, on Collett Parade (including 13, 12-14 and 16-18 Collett Parade).

There are various sports fields and parks within walking distance to the north and west of the site, including Barton Park, Dan Mahoney Reserve and Doyle Ground. Parramatta East Public School is located approximately 500m walking distance to the west of the site. Parramatta River is located approximately 800m to the south of the site.

Parramatta East Public School is located approximately 300m to the west of the site and Oatlands Public School is located approximately 600m to the north of the site. The former Macquarie Boys Technology High School is located to the east of the site, on the other side of James Ruse Drive. It is noted that the Department of Education is currently planning a new purpose-built Kindergarten to Year 12 school on the site. In October 2018, the former Education Minister Rob Stokes noted "the need to establish another new K-12 school is testament to Parramatta's increasing significance as the new population centre of Sydney" (NSW Government).

The neighbouring suburb of Rydalmere to the east of the site includes light industrial uses along Victoria Road and Parramatta River.

The subject site is well supported by public transport. Bus services operate frequently along Victoria Road providing services to Parramatta CBD, Olympic Park, Top Ryde, Eastwood, Drummoyne and Sydney CBD. As discussed further in this proposal at Section 3.10, the site is afforded superior access to bus services compared to surrounding areas, including the PNSW site. The site is also located approximately 800m walking distance to Rydalmere Railway Station, which provides connectivity to Parramatta CBD via Clyde (approximately 15 minutes) and Sydney CBD via Clyde (approximately 40 minutes), and Carlingford to the north (approximately 6 minutes). Refer to Figure 8.

Immediately the east of the site, over James Ruse Drive, is the former Ageing, Disability and Home Care (ADHC) facility and the former Macquarie Boys Technology High School, collectively referred to as the 'Property NSW site'. The site is the subject of a Planning Proposal for rezoning by Property NSW (PNSW). As noted earlier, the PNSW Planning Proposal seeks to provide for a scale of development and uses similar to that of the Concept Plan supporting this application. A comparative assessment of both sites is provided at Section 3.10. At the time of writing this report, a Gateway Determination has been issued by the Department of Planning and Environment (DPE) for that Planning Proposal to proceed to exhibition subject to undertaking of additional studies and documentation.

Site & context analysis

2.3 Site details

Existing land use

The site is currently zoned R3 Medium Density Residential, R4 High Density Residential and SP2 Infrastructure (Educational Establishment). The site is no longer actively used as a student campus for teaching or research, and is currently used for overflow student parking (approximately 500 spaces) and student accommodation (300 units).

Table 2. Site description

Address	Lot	Deposited Plan	Land Use Zone	Lot Area (m ²)
70 Pemberton Street, Parramatta	102	1150350	SP2 Infrastructure (Educational Establishment)	10,230
260 Victoria Road, Parramatta	101	1150350	SP2 Infrastructure (Educational Establishment)	22,107
260A Victoria Road, Parramatta	103	1150350	SP2 Infrastructure (Educational Establishment)	22,190
178 James Ruse Drive, Parramatta	19	226903	SP2 Infrastructure (Educational Establishment)	727
180 James Ruse Drive, Parramatta	18	226903	R3 Medium Density Residential	769
182 James Ruse Drive, Parramatta	17	226903	R3 Medium Density Residential	773
184 James Ruse Drive, Parramatta	16	226903	R3 Medium Density Residential	794
190 James Ruse Drive, Parramatta	1	202412	R3 Medium Density Residential	677
192 James Ruse Drive, Parramatta	13	226903	R3 Medium Density Residential	864
194 James Ruse Drive, Parramatta	2	128030	R3 Medium Density Residential	811
196 James Ruse Drive, Parramatta	1	128030	R3 Medium Density Residential	826
198 James Ruse Drive, Parramatta	38	35120	R4 High Density Residential	549
200 James Ruse Drive, Parramatta	37	35120	R4 High Density Residential	639
19 Collett Parade, Parramatta	36	35120	R4 High Density Residential	616
17 Collett Parade, Parramatta	35	35120	R4 High Density Residential	529
15 Collett Parade, Parramatta	34	35120	R4 High Density Residential	545
Total Site Area				6.3 hectares

Topography

The site slopes generally from the north-western part of the site to the south-eastern part of the site. Most of the site has a gentle gradient of less than 5%, while the northern part of the site is slightly steeper with gradients between 5% and 10%. The site's highest point is at the north-eastern corner, and lowest point is at the south-eastern corner.

The site is elevated above the road ways of James Ruse Drive and the Victoria Road off-ramp at the south-eastern corner of the site. There is currently a retaining wall at this corner of the site to manage the transition in level. The maximum level difference between the site and the road is approximately 2.7m.

Photos of the site are provided overleaf.

Site access

The site currently has only one vehicle access point, being from Pemberton Street at the south-western corner of the site. The site is otherwise closed off to vehicle and pedestrian access by fences. General public access is not permitted.

Legal description

The subject site includes sixteen (16) lots which are identified in Table 2.

Land ownership

The subject site, is owned by Western Sydney University, who is also the applicant for this Planning Proposal.

Vegetation

The existing vegetation on the site includes large established Australian native trees across the site and around the site's edges. There is very little to no undergrowth or small trees, and most of the site is subject to hard surfaces. An established grouping of mature trees are located along the site's southern boundary and provide a landscape buffer to the Victoria Road frontage. Established trees mark the current entrance to the site off Pemberton Street.

An Arborist Report has been prepared by Elke Arborist (dated April 2019) and is provided at Appendix J to this document. The report provides that while vegetation is proposed to be removed to facilitate the site's redevelopment, the majority of high retention trees identified on the site are proposed to be retained (67 trees high retention trees to be retained out of a total of 78 high retention trees).

Flooding

Based on Council's latest flood information, mapping shows some flooding above the 1% annual exceedance probability design event through the centre of the site. A Preliminary Stormwater Management Plan has been prepared by Arup (dated April 2019) and is provided at Appendix G to this document.

Site & context analysis



Figure 9. View of the site looking south
A large portion of the site is currently used for overflow parking.
Source: Architectus



Figure 10. View of the site looking west
Mature vegetation is spread sparsely across the site.
Source: Architectus



Figure 11. View of the current site entry looking east
The site entry from Pemberton Street with Campus Living Village beyond.
Source: GoogleMaps Street View (December 2017)



Figure 12. View of the site from the south-east corner
View of the site from the James Ruse Drive / Victoria Road slip road corner.
Source: GoogleMaps Street View (December 2017)

Site & context analysis



Figure 13. View of the existing Campus Living Village on the site
The existing student accommodation on the site.
Source: Group GSA



Figure 14. View of site boundary with James Ruse Drive looking south.
The site has a low amenity interface with the major road, James Ruse Drive.
Source: Group GSA



Figure 15. View of the existing buildings on the site
The former education buildings on the site proposed to be demolished.
Source: Group GSA



Figure 16. View of the site looking north-west
A large portion of the site is currently used for overflow parking.
Source: Group GSA

Site & context analysis

2.4 Planning context

The following legislation, planning instruments and planning controls are applicable to the proposal:

Legislation	<i>Environmental Planning and Assessment Act 1979 (EP&A Act)</i>
Strategic plans	<ul style="list-style-type: none"> – <i>NSW 2021: A Plan to Make NSW Number One</i> – <i>Greater Sydney Region Plan - A Metropolis of Three Cities, 2018</i> – <i>Central City District Plan, 2018</i> – <i>Greater Parramatta to the Olympic Peninsula Vision, 2016</i> – <i>Greater Parramatta Interim Land Use and Infrastructure Implementation Plan, 2017</i> – <i>City of Parramatta Community Strategic Plan - 2018-2038</i> – <i>Parramatta Employment Lands Strategy, 2016</i> – <i>Parramatta Operational Plan 2018/19</i> – <i>Draft Parramatta Ways - Implementing Sydney's Green Grid, 2017</i> – <i>City of Parramatta Planning Agreements Policy (Amendment 1), 2018</i> – <i>Draft City of Parramatta Affordable Housing Policy</i>
Current planning controls	<p>Environmental Planning Instruments:</p> <ul style="list-style-type: none"> – <i>State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development and the Apartment Design Guide</i> – <i>State Environmental Planning Policy No 55 – Remediation of Land</i> – <i>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</i> – <i>State Environmental Planning Policy (Infrastructure) 2007</i> – <i>Parramatta Local Environmental Plan 2011</i> <p>Development Control Plans:</p> <ul style="list-style-type: none"> – <i>Parramatta Development Control Plan 2011</i>
Other plans and policies	<ul style="list-style-type: none"> – <i>Future Transport Strategy 2056, 2018</i>

The above legislation, planning instruments and planning controls are addressed in the paragraphs overleaf



Site & context analysis

As Sydney's Central City, Parramatta has an important role to play in shifting investment, jobs growth and prosperity westwards. Positioned at the heart of Sydney's Central City, the success of Parramatta will benefit not just those living within the City of Parramatta and the Central City District – it will benefit all Sydneysiders.

– City of Parramatta, Community Strategic Plan



Figure 17. Central City District Structure Plan
Source: Greater Sydney Commission, 2018

Site & context analysis

2.5 Current planning controls

State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development (SEPP 65) aims to improve the design quality of residential apartment development in NSW. The policy aims to deliver a better living environment for residents living in apartments, and enhance overall streetscapes and neighbourhoods.

SEPP 65 identifies nine principles that provide a consistent approach to the design and assessment of apartments across NSW. Subsequently, the *Apartment Design Guide* (ADG) also provides detail on how residential apartment development can meet the design quality principles.

It is noted SEPP 65 and the ADG will apply to any future development applications for residential flat buildings within the site. As such, the built form envelopes proposed by the Concept Plan are designed to ensure that future development can comply with the requirements of SEPP 65 and the ADG.

State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) aims to provide a State-wide planning approach for the assessment and remediation of contaminated land. SEPP 55 requires consideration of potential land contamination as part of a rezoning proposal.

Clause 6 of SEPP 55 states that a rezoning proposal must consider potential contamination and suitability of the site, particularly in relation to a change of land use for residential and recreational uses. In relation to a proposed rezoning for residential or recreational purposes, SEPP 55 requires the preparation of preliminary contamination investigation.

The subject site is zoned R3 Medium Density Residential, R4 High Density Residential and SP2 Infrastructure (Educational Establishment) under the Parramatta LEP 2011. Because this Planning Proposal seeks to rezone the SP2 component to a use that permits residential uses, Clause 6 applies.

A Phase 1 Environmental Assessment Report has been prepared by AECOM. The report finds that, due to the site's historical uses associated with waste disposal activities and uncontrolled historical building demolition, there is the potential for the presence of contamination sources on site. Currently however, the degree and extent of known soil contamination identified at the site appears low. Additionally, the impact of the use and/or disposal of radio-isotopes on the site has been found to be limited. The

preparation of a Construction Environmental Management Plan is recommended to address any uncertainties in relation to the proposed redevelopment works. This would occur at subsequent development stages. Refer to the Phase 1 Environmental Assessment at Appendix H.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 aims to minimise demand for energy and potable water supply in residential developments.

The provision of BASIX will apply to future development applications for residential development, which will need to demonstrate how the requirements of BASIX will be achieved.

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) aims to facilitate the efficient delivery of infrastructure across NSW and identify matters that should be considered in relation to development adjacent to road corridors.

Clause 101 of the ISEPP requires development with frontage to a classified road to consider impacts of ongoing operation, function, traffic noise and vehicle emission.

The site will result in development that fronts James Ruse Drive and Victoria Road, both of which are primary arterial roads and identified as classified roads in accordance with the ISEPP. A Traffic Impact Assessment report has been prepared by AECOM (dated April 2019 at attached at Appendix E), which assesses the proposed development with respect to traffic and transport arrangements. The report provides that while upgrades will be required to two intersections (which can be expected from a development of this size) the proposed development will have a minimal impact on the local road network in the AM and PM peak hours.

Future development applications will need to demonstrate how the impacts of road noise will be addressed and mitigated in future residential development.

Parramatta Local Environmental Plan 2011

The *Parramatta Local Environmental Plan 2011* (PLEP 2011) is the primary environmental planning instrument applicable to development within the former boundaries of the Parramatta Local Government Area (LGA), which includes the subject site. Extracts of the key applicable PLEP 2011 controls are provided overleaf with key map extracts following.

Site & context analysis

Land Use Zoning

The subject site is currently zoned SP2 Infrastructure (Educational Establishment), R4 High Density Residential and R3 Medium Density Residential under the PLEP 2011.

Objectives of the zone	<p>SP2 Infrastructure (Educational Establishment)</p> <ul style="list-style-type: none"> To provide for infrastructure and related uses. To prevent development that is not compatible with or that may detract from the provision of infrastructure. <p>R4 High Density Residential</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a high density residential environment. To provide a variety of housing types within a high density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To provide opportunity for high density residential development close to major transport nodes, services and employment opportunities. To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood. <p>R3 Medium Density Residential</p> <ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. To provide a variety of housing types within a medium density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To provide opportunities for people to carry out a reasonable range of activities from their homes if such activities will not adversely affect the amenity of the neighbourhood. To allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods.
Permitted without consent	<p>SP2 Infrastructure (Educational Establishment) Nil</p> <p>R4 High Density Residential Home occupations</p> <p>R3 Medium Density Residential Home occupations</p>
Permitted without consent	<p>SP2 Infrastructure (Educational Establishment) Nil</p> <p>R4 High Density Residential Home occupations</p> <p>R3 Medium Density Residential Home occupations</p>
Permitted with consent (condensed list)	<p>SP2 Infrastructure Uses permitted with consent include: any development that is ordinarily incidental or ancillary to development for Education establishments; Recreation areas; and Roads. Other uses are prohibited.</p> <p>R4 High Density Residential Uses permitted with consent include: Child care centres; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Roads; Seniors housing; Shop top housing.</p> <p>R3 Medium Density Residential Uses permitted with consent include: Centre-based child care facilities; Community facilities; Environmental facilities; Multi dwelling housing; Neighbourhood shops; Recreation areas; Residential accommodation; Roads; Schools; Seniors housing.</p>

Site & context analysis

Zone

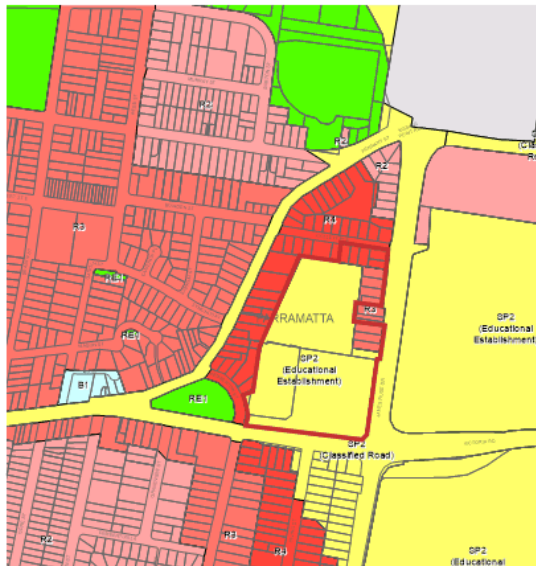


Figure 18 Land zoning map
Site outlined in black
Source: Parramatta Local Environmental Plan Sheet LZN_009

The subject site is currently zoned *SP2 Infrastructure (Educational Establishment)*, *R4 High Density Residential* and *R3 Medium Density Residential* under the PLEP 2011.

The objectives and permitted uses of these land uses are provided above.

Floor Space Ratio



Figure 19 Floor Space Ratio map
Site outlined in black
Source: Parramatta Local Environmental Plan Sheet FSR_009

The portion of the site zoned *SP2 Infrastructure (Educational Establishment)* currently has an unrestricted maximum floor space ratio.

Lots zoned *R4 High Density Residential* are zoned 0.8:1, while lots zoned *R3 Medium Density Residential* are zoned 0.6:1.

The objectives of Clause 4.4 Floor space ratio are as follows:

- (a) to regulate density of development and generation of vehicular and pedestrian traffic,
- (b) to provide a transition in built form and land use intensity within the area covered by this Plan,
- (c) to require the bulk and scale of future buildings to have regard to heritage sites and their settings,
- (d) to reinforce and respect the existing character and scale of low density residential areas.

Site & context analysis

Height of buildings



Figure 20. Height of buildings map
Site outlined in black
Source: Parramatta Local Environmental Plan Sheet HOB_009

The portion of the site zoned *SP2 Infrastructure (Educational Establishment)* has an unrestricted maximum building height.

The remaining portions of the site are allowed building heights of up to 11m.

The objectives of Clause 4.3 Height of buildings are as follows:

- (a) to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan,
- (b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
- (c) to require the height of future buildings to have regard to heritage sites and their settings,
- (d) to ensure the preservation of historic views,
- (e) to reinforce and respect the existing character and scale of low density residential areas,
- (f) to maintain satisfactory sky exposure and daylight to existing buildings within commercial centres, to the sides and rear of tower forms and to key areas of the public domain, including parks, streets and lanes.

Heritage



Figure 21. Heritage map
Site outlined in black
Source: Parramatta Local Environmental Plan Sheet HER_009

The site is not listed as an item of heritage significance, nor is it within a heritage conservation area.

It is noted that to the west of the site on Pennant Street is a Local heritage listed cottage (168 Pennant Street), however it is considered that this item does not relate to the site.

The WSU Parramatta South Campus to the south-east of the site is identified as an item of State heritage significance. The campus is known as 'WSU Parramatta Campus (former Rydalmere Hospital and Female Orphan School)'.

Site & context analysis

Parramatta Development Control Plan 2011

The *Parramatta Development Control Plan 2011* (PDCP 2011) applies to all sites within the former Parramatta LGA boundaries (prior to the State Government's council amalgamations in May 2016), which includes the subject site.

The PDCP 2011 provides the desired future character for the 'Collett Park Precinct (North Parramatta)' (Section 4.1.2), as follows: "the Collett Park Precinct will have increased opportunities for new housing focused around retail shops, community facilities, local primary school, university and public open space. New residential development will be in the form of residential flat building, multi dwelling housing and shop top housing. Some higher buildings will be located along Victoria Road and Pennant Street".

The proposed Concept Plan supporting the Planning Proposal is considered to comply with the desired future character for the precinct set out by the PDCP 2011. A holistic precinct approach has been adopted through the Concept Plan to ensure the redevelopment of the site provides for a locally connected and embedded place that is locally embedded. New housing will be focused around the central open space and supported by surrounding retail shops and community facilities, thereby providing opportunities for enhanced livability for a diverse community.

Specific objectives for the Collett Park Precinct include:

1. To provide for high and medium density housing development that responds to existing development.
2. To provide improved pedestrian links throughout the precinct, particularly to and from the primary school, university and public open spaces.



Figure 22. Legible & context-sensitive urban form
Source: Group GSA

With regard to the first objective, providing a context-sensitive urban form that responds to existing development is a key consideration of the proposed Concept Plan. The tallest built form is proposed to be located at the south and east of the site with building heights responding to the existing low and medium density development to the west and north by stepping down in scale, thereby achieving an appropriate interface with existing development to reduce potential amenity impacts such as privacy and overshadowing. In addition, the built form envelopes proposed by the Concept Plan have been considered to encourage the best urban design outcome if and when sites to the north and west of the WSU site redevelop in the future.

The second objective to "provide improved pedestrian links throughout the precinct" is a key urban design principle that has informed the proposed street network and through site links proposed by the Concept Plan. The street network provides strong north-south and east-west connections. The plan addresses the Collett Park Precinct objective by enabling pedestrian connections that link the Property NSW site to the east, including the proposed future K-12 school, and the WSU Parramatta South campus beyond, to the site and allows for a future extension of this connection to Pennant Street and Symonds Avenue beyond. This is shown indicatively in the connectivity diagram at Figure 23 and in the Concept Plan at Appendix A. The opportunity to further open up connectivity with the surrounding precinct is a driving principle for the site's redevelopment.



Figure 23. Enabling unimpeded movement
Source: Group GSA

Site & context analysis



Figure 24. PDCP 2011 Collett Park Precinct (North Parramatta) Pedestrian Links Map
The part of the subject site that is included in the 'Collett Park Precinct' is outlined in red. The 'desired new pedestrian link' to Pennant Street and Symonds Avenue beyond is identified in blue.

Source: Parramatta Development Control Plan 2011, Figure 4.1.22 Pedestrian Links

The PDCP 2011 includes further Design Principles to guide the development of new pedestrian connections and ensure natural surveillance is provided to the public domain throughout the Collett Park Precinct. These Design Principles are provided below.

1. *New pedestrian connections and laneways should be provided in accordance with Figure 4.1.2.1. Where a development provides for desired public access connections, a variation to Council's floor space ratio control can be sought in accordance with Principle 1 in Section 4.1 of this DCP.*
2. *New pedestrian links are to improve through block connections and permeability of the precinct. Particularly better connectivity is to be provided to the existing university, primary school and public open spaces.*

3. *New pedestrian links are to have a minimum width of 3 metres, being consistent in width for its full length.*
4. *Existing pedestrian connections are to be retained and enhanced.*

As previously noted, the proposed Concept Plan has been prepared to provide strong north-south and potential east-west links through the site. The 'desired new pedestrian link' identified in the PDCP 2011 Pedestrian Link diagram to Pennant Street (Figure 24) is also identified by the Concept Plan and as such, the proposed urban form will not preclude this pedestrian link in the future. Delivery of the link would be able to achieve the minimum width requirements, and also could support vehicle access.

It is anticipated that future development of the site will be undertaken in accordance with a site specific DCP provisions. This would be prepared following adoption of the PLEP 2011 amendment and would be consistent with the Concept Plan prepared by Group GSA (refer to Appendix A).

Site & context analysis



Figure 25. Pedestrian and bicycle connectivity
 Source: Group GSA

Site & context analysis

2.6 Demographic profile

The Social Impact Assessment prepared by Elton Consulting (appended at Appendix D) provides the following key demographic characteristics for the site are identified for the suburb of Parramatta:

- 6,181 new residents between 2011 and 2016 (31% growth);
- Younger than average median age with a significantly high proportion of 20-35 year olds;
- Lower than average number of 0 to 9 year olds when compared to Sydney;
- Culturally diverse, with 30.6% of the population born in India, 12.3% in China and 2.3% in the Philippines; and
- Large increase in households comprising couples and children between 2011 and 2016.

The Economic Impact Assessment prepared by SGS Economics (appended at Appendix C) notes there is significant demand for affordable housing in Parramatta, particularly for two and three bedroom dwellings which are considered to be unaffordable for households on a median income. Affordability of four bedroom dwellings is much lower.

It is understood that the delivery of affordable rental housing is a priority for both the Greater Sydney Commission (GSC) and Council.

Affordable housing will be delivered on the site in accordance with Council's draft Affordable Housing Policy, and negotiated via a Voluntary Planning Agreement (VPA). Refer to the draft Letter of Offer under a separate cover.

Young

Younger than Sydney average compared to the national median of 38 years.



Parramatta has a younger population when compared to the LGA and Sydney as a whole, and a much lesser proportion of older persons.

Culturally diverse

72% of residents were born overseas



Parramatta is one of the most culturally diverse areas in Sydney, with 66.2% of the population being overseas born, compared to 49.5% across the LGA.

Compact living

73.9% of residents live in an apartment



A vast majority of residents within the suburb of Parramatta live in apartments, compared to just 23.5% across the Greater Sydney region.



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3 Proposal, objectives & intended outcomes



The vision for the site is to provide:

“A neighbourhood enlivened by a diversity of uses that complement the broader urban fabric of Parramatta North now and into the future;

A connected place where the Western Sydney University values of equity and inclusiveness establish a sustainable legacy at the intersection of the local community and the University.”



3.1 Objectives and intended outcomes of the proposed controls

The objective of this Planning Proposal is to amend the PLEP 2011 land use zoning, height of buildings and FSR controls to allow for the future redevelopment of the site.

The intended outcomes of the proposed controls are to facilitate redevelopment of the site to achieve:

- A high quality residential and mixed-use neighbourhood that is embedded within the broader area, thereby delivering better access to employment, community facilities, education, transport and open space.
- Strong north-south and east-west connections through the site that will support walking and cycling movements through the precinct and provide links to existing neighbourhoods.
- Better integration of the site with the surrounding context, with respect to uses and connectivity.
- A built form that provides for high density development where appropriate while ensuring contextually sensitive interfaces with surrounding lower density dwellings. The proposed development would transition down in height to the north and west.
- A built form that responds appropriately in scale and density to the proposed controls of the adjoining PNSW site. Refer to the comparative analysis of dwellings per hectare provided at Section 3.7 and 3.8 of this Chapter.
- A new consolidated area of high quality active and passive open space that will provide amenity, introduce vibrancy and enhance liveability of the precinct as a whole;
- New housing choice for Parramatta's diverse population, with a mix of housing typologies, including affordable housing;
- Access to jobs, amenities and services, including new retail choices and community facilities.
- Appropriate development density and structure to ensure there is no significant burden on the surrounding infrastructure.
- Sufficient open space area and community facilities to meet the on-site requirements of the future resident community.

Proposal, objectives & intended outcomes

3.2 Concept Plan

A Concept Plan has been prepared by Group GSA to support this Planning Proposal. Refer to the Concept Plan at Appendix A to this report.

The vision of the Concept Plan is to create a diverse and connected neighbourhood that will include a mix of residential typologies, retail uses, community uses, and open space. It will contribute to the amenity of the broader precinct and Greater Parramatta.

The Concept Plan is designed to establish a residential and mixed use precinct on the site, which is currently underutilised, delivering new housing choice and commercial opportunities for Parramatta's diverse population, thereby achieving the economic use of the site.

It will support the day to day living needs of both the future residents, and existing local residents in surrounding neighbourhoods, and students at the WSU Parramatta South Campus which remains the University's flagship campus.

The intended outcomes of the proposed controls have driven the development of the following five Design Principles to guide the site's redevelopment:

- ① *A place of opportunity for a diverse community.*
- ② *A regionally connected precinct that is locally embedded.*
- ③ *An open place that enhances liveability.*
- ④ *A place activated by high quality amenities and services.*
- ⑤ *An urban form that creates a precinct.*

The Concept Plan provides for the following land uses on the site:

- High density residential housing of approximately 1,110 apartments.
- Retail uses of approximately 6,160m² GFA.
- Community uses of approximately 1,000m² GFA.
- Public open space of approximately 10,480m² (16.4% of site area).

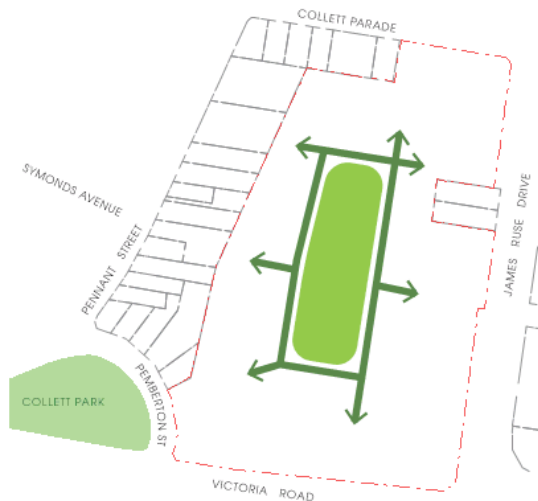
Redevelopment of the site at the proposed density allows for the delivery and dedication of new streets and public space. The Planning Proposal will facilitate the delivery of a new pedestrian bridge over James Ruse Drive to improve pedestrian connectivity to the surrounding area, including the PNSW site, WSU Parramatta South Campus and future Light Rail stop at Rydalmere.

The Concept Plan is the product of the place making principles, shown at Figure 26 overleaf, which were developed in response to the opportunities and challenges of the site.

The proposed Concept Plan is provided at Figure 27.

Proposal, objectives & intended outcomes

1 A village green at the heart of the precinct



A consolidated high amenity open space located away from busy roads. Its central position maximises ease of access for residents and the wider community, building frontages with a park outlook and north-south orientation that achieves high solar amenity.

2 A precinct that is open to the sky



Clear sight-lines extend across the site to open up the precinct and avoid the semblance of a gated community. The sight lines provide distant views to the sky to reduce perceptions of scale and improve legibility of the street network.

3 Enabling unimpeded movement



The street network provides strong north-south and east-west connections that establish a simple street pattern and hierarchy, provide connections to the surrounding street network, and follow the alignment of the sight-lines.

Figure 26. Place making principles
Source: Group GSA

4 Legible and context-sensitive urban form



Density is focused around the Village Green, with built edges providing a clear definition to the park, away from challenging interfaces of busy roads. Built form steps down in height from the PNSW site to mediate the transition to the site's surrounding low-rise context.

Proposal, objectives & intended outcomes



Figure 27 Concept Plan
Source: Group GSA

Proposal, objectives & intended outcomes

3.3 Need for redevelopment

The Planning Proposal is required for the optimal development capacity of the site to be realised, which would otherwise not be possible under the current land use, height of buildings and FSR controls applicable to the site.

As mentioned in Section 1, the current WSU Parramatta North Campus is currently used as overflow car parking and student housing. Research and education functions of the campus have been decommissioned in recent years, with offices, learning spaces and other associated facilities relocated to other campuses. Further, the University is currently undergoing a change in the campus network, shifting to a hybrid of traditional campus and high rise CBD campus model, building on the success of the recently opened 1 Parramatta Square development (1PSQ), a vertical university campus. As such, the subject site has become surplus to the ongoing operational needs of the University.

It is therefore proposed, through this Planning Proposal, that the site be re-purposed for alternative, non-University uses, in order for the value of the site to be realised and reinvested into the delivery of research and education for the University, consistent with the objects of the *Western Sydney University Act 1997*.

The Concept Plan, prepared by Group GSA and provided at Figure 27 and Appendix A to this report, demonstrates the ability of the site to accommodate alternative uses which can compliment and support the new precinct and Greater Parramatta more broadly.

3.4 Land use

This Proposal seeks to rezone the site to allow for high density residential development in its northern portion, and mixed use retail, community and residential development in its southern portion. This land use planning approach responds to the site's proximity to jobs and services in the Parramatta CBD, as well as providing housing and supporting retail uses to complement the new precinct centred around the subject site, the PNSW site and WSU Parramatta South Campus.

The proposed land use responds to the site's proximity to public transport, including the existing high frequency bus routes and the future Rydalmere Light Rail stop along the planned Parramatta Light Rail line, which is a significant revitalisation project that is expected to improve access to jobs, services, destinations and communities in Greater Parramatta. It also responds to the site's connectivity to superior bus services, as discussed under Section 2.2 of this report.

A large consolidated area of public open space is proposed to be located at the centre of the site, providing a valuable new area of high amenity active and passive public domain.

The land use zoning approach is also consistent with that of the PNSW site to the east, which seeks to concentrate the mixed use zone along Victoria Road, with residential development to the north. The land use approach is illustrated at Figure 28.

Proposal, objectives & intended outcomes



Figure 28. Land use plan
Source: Group GSA

Proposal, objectives & intended outcomes

3.5 Height

The height of buildings is proposed to be changed from the current 11m to 14m, to allow for development ranging in height from 28m to 84m, thereby emulating the heights proposed at the PNSW site. The proposed building heights will facilitate residential development ranging in height from 4-8 storeys and mixed-use development ranging in height from 6-25 storeys.

The proposed height distribution is such that the tallest development will be located towards the southern and eastern portion of the site with the built form transitioning down in height towards the lower scale established residential areas to the north and west, thereby providing a sensitive and context appropriate height transition to neighbouring properties. Refer to the building heights strategy at Figure 29.

Solar access testing demonstrates that the proposed heights will not detrimentally impact on neighbouring properties. The proposal provides appropriate building separation and therefore good sky exposure, daylight access and maintains view lines through the site.

Refer to the transition of density diagram at Figure 29 below and the visual impact analysis provided in the Urban Design report attached at Appendix A.



Figure 29. Building height strategy
Source: Group GSA





Proposal, objectives & intended outcomes

3.6 Floor space

The floor space ratio (FSR) is proposed to be changed from the current 0.6:1 to 1.1:1, and in part unrestricted, to a maximum FSR of 1.59:1, which is proposed to be applied across the site.

Future site specific DCP controls are proposed to regulate the modulation and distribution of GFA across the various built form envelopes established by the Concept Plan.

The proposed FSR will facilitate approximately 1,110 residential apartments, 6,160m² of retail floor space and up to 1,000m² of community use floor space. It is proposed that residential uses be distributed across most of the site, whilst non-residential floor space be limited to the southern portion of the site.

Refer to the process undertaken to arrive at the proposed FSR at Section 3.7 adjacent, and a comparative assessment of the conditions of the site against the PNSW site at Section 3.10.

3.7 FSR justification

The floor space yield proposed for the site in accordance with this Planning Proposal, and the supporting Concept Plan, is considered to be justifiable on the following strategic merit and urban design grounds:

- Renewal of the site, including an uplift in density, is consistent with relevant strategic plans, including regional, district and local plans (as outlined in Section 1.2 of this report), and is consistent with the strategic planning framework of recognising Parramatta as Sydney's Central City.
- An uplift in density on the site is appropriate given the site's location and proximity to jobs, amenities and services, particularly with respect to proximity to Parramatta CBD (approximately 2km to the south-west).
- The capacity of the land has been considered and has informed the proposed FSR. Technical reports have been prepared that support this Planning Proposal and include an assessment of traffic and access arrangements, infrastructure requirements and environmental considerations. The redevelopment of the site in accordance with the supporting Concept Plan will not cause a burden to the surrounding road network or services infrastructure, and as such, the site has the capacity to support the proposed development density.
- The WSU site achieves a transition in density, from the PNSW site in the south east down to the lower density land on the western and northern periphery of the WSU site (FSRs of 0.8:1 and 1.1:1). Refer to Figure 31 below, which demonstrates the west to east built form height transition from Collett Park.

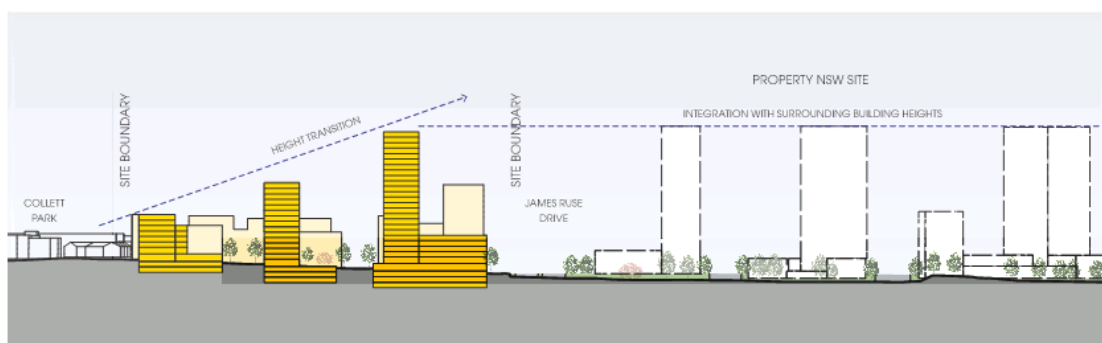


Figure 31. Transition in density
Source: Group GSA

Proposal, objectives & intended outcomes

- The proposed FSR on the site will not preclude the development capability of surrounding sites, nor cause unreasonable impact to the amenity of neighbouring sites in terms of privacy or solar access.
- When compared to the PNSW site, it is clear that the yield proposed on the WSU site is significantly less than the yield proposed for the corresponding zone within the PNSW site. As per Figure 32, the northern half of the site would have an FSR less than the PNSW site. Similarly, the southern area of the site would also be less than the adjoining PNSW site.
- The proposed FSR on the site is consistent with the FSR of other local centres in the Parramatta LGA, many of which have less public transport connectivity than the WSU site.
- The proposed FSR on the WSU site of 1.59:1 would result in a lower built form density than the proposed FSR of 1.5:1 on the PNSW site when equitable site areas are compared. This is because the PNSW FSR applies to a larger site area than the WSU FSR.

This is demonstrated in the dwellings per hectare diagrams adjacent which present a “like for like” density comparison, where the comparable part of the PNSW is that directly opposite the WSU site, where the contextual relationships are the most similar.

- Figure 33 shows a dwellings per hectare comparison with a mirrored representation of the WSU site boundary on the PNSW site:

WSU site = 174 dwellings/ha
PNSW site = 185 dwellings/ha

- Figure 34 shows a dwellings per hectare comparison with an adjusted site boundary that is equivalent to the WSU site area on the PNSW site:

WSU site = 174 dwellings/ha
PNSW site = 184 dwellings/ha

- The proposed FSR has been considered as part of a broader precinct planning approach for the area which considers the site as an integrated neighbourhood comprising the PNSW site and WSU Parramatta South Campus.
- The proposed FSR will facilitate the delivery of the proposed land uses on the site, which are appropriate to the site's location and will support the needs of the existing and future residential community.

It is noted that the proposed floor space areas for retail, commercial, community and residential uses under the Concept Plan have been assessed to be appropriate on the site by the supporting technical reports.

Refer also to further analysis in the Concept Plan Urban Design Report prepared by Group GSA at Appendix A.



Figure 32 FSR breakdown
The estimated FSR for the PNSW site (dashed red outline) is 1.71:1.
Source: Group GSA



Figure 33 Dwellings per hectare assessment - boundary mirrored
Source: Group GSA



Figure 34 Dwellings per hectare assessment - boundary adjusted
Source: Group GSA

Proposal, objectives & intended outcomes

3.8 Comparative density assessment

The following diagrams have been prepared by Group GSA to demonstrate that when compared to the PNSW site, the subject site has a number of significant contextual advantages that make it more suitable for high density living and an FSR of 1.59:1. Given these advantages, it is considered that the WSU site can suitably support a greater FSR than the PNSW site to capitalise upon these opportunities.

A comparison of the following environmental conditions was undertaken:

Better connectivity:

- The WSU site is far better connected to bus services than the PNSW site with 83% of proposed dwellings within a 200m catchment of a bus stop, compared to 32% for the PNSW site. Refer to the diagram at Figure 37. Notwithstanding this, the site also has a comfortable walking distance to the proposed light rail. Accordingly, it is afforded superior public transport access compared to that of the PNSW site.
- The WSU site is better integrated with its surroundings, with existing connections, and opportunities for future connections with the local street network. In contrast, the PNSW site is isolated from its context by arterial roads on three sides and a riparian corridor on its fourth. Refer to the diagram at Figure 38.
- The WSU site is better connected to existing active recreation areas with more open space within a 1km walking distance of the site than the PNSW site. Refer to Figures 35 and 36.

Amenity

- The WSU site is less exposed to arterial roads when compared to the PNSW site as a percentage of the site area. This will result in greater amenity for a higher number of residents on the WSU site relative to the PNSW site. Refer to Figure 38.
- The WSU site will provide a greater amount of open space than the PNSW site when open space provision is compared as a percentage of site area on a like-for-like basis (i.e. excluding the riparian corridor within the PNSW site). Refer to Figure 39.

Site interface

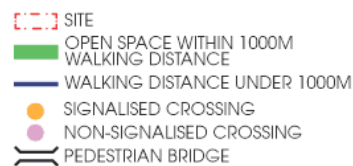
- Existing FSRs permitted for lots to the north and west of the WSU site are higher than those permitted on land adjoining the PNSW site, thereby providing for a more appropriate interface for the high density development proposed on the WSU site (while the PNSW site is more isolated). Refer to Figure 40.



Figure 35. Access to open space - WSU site
Source: Group GSA



Figure 36. Access to open space - PNSW site
Source: Group GSA



Proposal, objectives & intended outcomes



Figure 37. Access to bus stops
Source: Group GSA



Figure 38. Exposure to major roads
Source: Group GSA



Figure 39. Open space provision
Source: Group GSA



Figure 40. Surrounding PLEP 2011 FSRs
Source: Group GSA

Proposal, objectives & intended outcomes

3.9 Site access and street hierarchy

The proposed changes to the existing site access points will maximise opportunities for integration and connections with the existing surrounding street network. Site access points will include:

- Pemberton Street: Re-locate existing entry off the Pemberton Street intersection northward as a priority T-intersection.
- Collett Parade: Re-establish existing entry point as a priority T-intersection.
- Victoria Road off-ramp: Establish new left-in, left-out access

Refer to the site access diagram prepared by Group GSA at Figure 41.

The proposal will facilitate the delivery of a new pedestrian and cycle bridge across James Ruse Drive to connect to the PNSW site, as well as the future Rydalmere Light Rail stop beyond. This bridge will bring the Light Rail stop to within a ten-minute walk of the site.

An east-west connection will be established on the site which allows for a future extension of the street network to connect to Pennant Street / Symonds Avenue should future development of adjacent sites allow this opportunity. This connection would achieve the objectives of Section 4.1.2 of the PDCP 2011, as discussed at Section 2.5 of this document.

A Traffic Impact Assessment has been prepared by AECOM (attached at Appendix E). The report notes that the site has good accessibility to existing public transport services, being 2km from the Parramatta CBD and within 800m walking distance from the future existing Rydalmere train station and future Light Rail stop.

The report provides an assessment of impact of the proposed development upon key intersection points, which indicates that upgrades would be required to the intersections of Victoria Road / Pennant Street and Victoria Road / Pemberton Street to cater for Pemberton Street's role as a primary access point from the local road network. The report states that the proposal has a minimal impact on the local road network in the AM and PM peak hours. Accordingly, the proposal will not cause an unreasonable burden on the surrounding road network.



Figure 41. Site access strategy
Source: Group GSA

3.10 Existing buildings, staging and student housing

The existing buildings on the site are proposed to be demolished through staged development of the site. An indicative staging plan is provided as part of the Concept Plan at Appendix A to this report.

The staging plan has been structured to allow for Campus Living Villages (CLV) to retain student accommodation on site in the short to medium term. New or alternate accommodation will be provided as part of WSU's evolving student accommodation footprint in Parramatta. It is noted that despite the future demolition of the CLV, WSU has committed to ensuring there will be no net loss of student accommodation in Parramatta. It is also noted that Student accommodation may be provided on the subject site in the future, however this would be subject to further assessment. The University intends to undertake future separate assessments in this regard.

Proposal, objectives & intended outcomes



Figure 42. Precinct planning approach
Source: Group GSA

3.11 Precinct planning approach

As previously noted, the site is surrounded by the significant landholdings of the PNSW site and the Parramatta South Campus. As such, the site provides the opportunity to redevelop in a coordinated way that leverages off the sites proximity to these sites (as well as access to good public transport services, employment areas, and open space networks), to allow for the development of a new precinct that delivers far reaching benefits for Parramatta.

The Concept Plan responds to the site's surrounds and provides an urban structure that is integrated with its existing context and responds to its future context. This is achieved through:

- **Land uses:** proposed land uses that mirror the land uses proposed by the PNSW site. This will allow for a coordinated mixed-use / commercial strip along Victoria Road that is linked by the proposed pedestrian bridge across James Ruse Drive. Refer to Figure 42.

- **Building heights:** building heights will visually integrate the WSU and PNSW sites to reinforce the legibility of these sites as being part of the same precinct. The maximum building height for the B4 zone is proposed to be 84m for both sites, and the maximum building height for the R4 zone is proposed to be 28m for both sites. As noted earlier, building heights provide appropriate transition to neighbouring properties to the north and west.
- **Streets:** the creation of a new street network that is consistent with the existing street network to the west of the site, and also reflects the street network proposed for the PNSW site, thereby establishing continuity of sight-lines that are open to the sky across the two sites.

The creation of new pedestrian and bicycle routes that connects to existing and planned routes in the precinct, and broader area, will promote activation through the site. The pedestrian bridge across James Ruse Drive will be key to activate and connect the precinct.

Proposal, objectives & intended outcomes



Figure 43. Rendered image: A village green for the community
Source: Group G34



Proposal, objectives & intended outcomes

3.12 Economic assessment

An Economic Impact Assessment has been prepared by SGS Economics (dated April 2019) and is attached at Appendix C. The report recommends that the site accommodate a mix of uses, including a small neighbourhood-scale centre which responds to the local context and provides for the growing population in this area. A small convenience supermarket with associated specialties is suggested at the heart of the 'village centre', and could be supplemented by multi ownership retail space.

It is noted the report considers that the proposed retail component of the development will not detract from the strategic importance of Parramatta CBD, but rather will support local residents of the precinct.

The report provides that in order to achieve a mixed community, affordable housing and a mix of dwelling sizes is required and that innovation in building design will be important to facilitate a range of dwelling and tenure types on the site. These can be accommodated on the site in the future development under the Concept Plan. This includes provision of affordable housing in accordance with Council's draft Affordable Housing Policy.

It is recommended that pedestrian and active transport orientation should be facilitated by prioritising active transport and car parking innovations. Off-site and decoupled car parking would be included to encourage ground level activation. This is discussed further in the Urban Design Report at Appendix A and the Traffic Impact Assessment at Appendix E.

The recommendations provided by the Economic Impact Assessment have been incorporated in the proposed Concept Plan and are addressed further at Section 5.

3.13 Social assessment

A Community Facilities and Open Space Needs Study and Social Impact Assessment has been prepared by Elton Consulting (dated April 2019) and is attached at Appendix D. The report notes that the broader Parramatta area is undergoing substantial change associated with growth in apartment complexes. The Proposal has been considered with respect to this context of growth and change.

The report provides that redevelopment of the site in accordance with the Concept Plan will be able to meet the likely community facilities and open space requirements of its future population, and that additional burden placed on existing social infrastructure and open space will be minimised.

A high-level assessment is made of the most likely areas of significant social impact that will need to be further investigated at later stages of the planning process.

The recommendations provided by the Social Impact Assessment have been incorporated in the proposed Concept Plan and are addressed further at Section 5.

3.14 Contributions

A Letter of Offer is being prepared for the delivery of infrastructure on the subject site, including the delivery of streets and open space for dedication to Council, to be achieved via a Voluntary Planning Agreement (VPA). This will be issued to Council under a separate cover.

It is anticipated that WSU and Council will enter into negotiations for the delivery of certain community and local infrastructure including roads and open space, community facilities, child care centre, road and intersection upgrades, delivery of a pedestrian bridge across James Ruse Drive and affordable housing to support the proposed increase in density on the subject site.

It is noted that as part of VPA negotiations, affordable housing is proposed to be provided on the site in accordance with Council's *Draft Affordable Housing Policy 2017* and will be provided in perpetuity. Affordable housing units be indistinguishable from private market dwellings, will meet the varying needs of prospective affordable housing tenants and will be clearly identified on floor plans during the detailed design phase of the development.

Proposal, objectives & intended outcomes

3.15 FACs sites

To the north of the site, along Collett Parade, are a number of private dwellings and social housing dwellings owned by the NSW Government Department of Family and Community Services (FACs). WSU has discussed the opportunity to integrate these site's and the associated housing into the proposed redevelopment of the subject site. Further negotiations will be undertaken during the Planning Proposal process to confirm whether this opportunity can be further explored and incorporated into the proposal. The sites are identified in the Urban Design Report at Attachment A.

3.16 Excluded sites

It is noted that the following lots adjacent to James Ruse Drive do not form part of the Planning Proposal:

Lot	Deposited Plan
14	226903
1	1162073
2	1162073

The proposed redevelopment of the site allows for these lots to continue to operate as usual. Vehicle access to these lots is from James Ruse Drive.

It is anticipated that should these lots be acquired, or redeveloped at a later date, they could be incorporated into the Concept Plan and will be provided with a street address from the internal street network.



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4 Explanation of provisions

Explanation of provisions

4.1 Amendments to planning provisions

To achieve the intended outcomes, the proposal requests a number of amendments to the following PLEP 2011 maps:

- Land Zoning Map: Sheet LZN_009 to zone the site a combination of *R4 High Density Residential* and *B4 Mixed Use*, reflecting the proposed land use mix provided for under the Concept Plan.
- Height of Buildings Map: Sheet HOB_009 to reflect the heights proposed under the Concept Plan.
- Floor Space Ratio Map: Sheet FSR_009 to reflect the FSR proposed under the Concept Plan.

4.2 Land use zone

It is proposed that the site be rezoned to part *R4 High Density Residential* and part *B4 Mixed Use*, to permit the future development in accordance with the Concept Plan, subject to consent. Under the PLEP 2011, these zones permit the following uses:

R4 High Density Residential

Permitted without consent: *Home occupations*

Permitted with consent: *Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home-based child care; Home businesses; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Water recycling facilities*

B4 Mixed Use

Permitted without consent: *Home occupations*

Permitted with consent: *Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Light industries; Medical centres; Passenger transport facilities;*

Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Water recycling facilities; Any other development not specified in item 2 or 4

Given the permitted uses in the R4 and B4 zone, the proposed land use zones will permit development of residential flat buildings, shop top housing, community facilities, child care centres, commercial premises and recreation areas consistent with the proposed Concept Plan uses. It is noted that the new park falls under the land use *recreation area* which is permitted with consent under the R4 zone and not prohibited in the B4 zone, and therefore permitted.

The proposed land use zones will facilitate delivery on the site of a range of housing typologies (including affordable housing), open space, commercial and retail and community facilities.

The proposed Concept Plan demonstrates development that is consistent with the objectives of these zones.

4.3 Height of buildings

Clause 4.3 of the PLEP 2011 states the following in relation to height of buildings:

(1) *The objectives of this clause are as follows:*

- (a) *to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan,*
- (b) *to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,*
- (c) *to require the height of future buildings to have regard to heritage sites and their settings,*
- (d) *to ensure the preservation of historic views,*
- (e) *to reinforce and respect the existing character and scale of low density residential areas,*
- (f) *to maintain satisfactory sky exposure and daylight to existing buildings within commercial centres, to the sides and rear of tower forms and to key areas of the public domain, including parks, streets and lanes.*

(2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

Explanation of provisions

In order to reflect the indicative Concept Plan heights, it is proposed that the maximum building height mapping be amended as set out below:

- The southern portion of the site: Amend Map HOB_009 to allow a maximum height of 84m (up to 25 storeys).
- The northern portion of the site: Amend Map HOB_009 to allow a maximum height of 28m (up to 8 storeys).

Building height and form will be modulated across the site, controlled by the proposed maximum height and FSR controls. A site specific DCP is proposed to be prepared in the future based on the Concept Plan to provide further certainty in relation to the distribution of height across the site.

The proposal is considered to be consistent with the height of buildings objectives, providing a contextually sensitive built form transition from Victoria Road and the adjoining building heights proposed on the PNSW site, and to the existing residential areas to the north and west. The proposal maintains view lines through the site. Solar access testing demonstrates that the proposed heights will not detrimentally impact on adjoining properties. The proposal provides appropriate building separation and therefore good sky exposure and daylight access.

Refer to the proposed height distribution diagram at Figure 29.

4.4 Floor Space Ratio

Clause 4.4 of the Parramatta LEP 2011 states the following in relation to Floor Space Ratio:

(1) The objectives of this clause are as follows:

- (a) to regulate density of development and generation of vehicular and pedestrian traffic,*
- (b) to provide a transition in built form and land use intensity within the area covered by this Plan,*
- (c) to require the bulk and scale of future buildings to have regard to heritage sites and their settings,*
- (d) to reinforce and respect the existing character and scale of low density residential areas.*

(2) The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.

An FSR of 1:59:1 is proposed for the site to facilitate the proposed Concept Plan. It is proposed that this FSR be applied across the total site area, consistent with the approach supported by Council in relation to the PNSW proposal.

The proposal is considered to be consistent with the objectives of the FSR control. Redevelopment of the site, subject to a future site specific DCP, will provide a modulated and varied building form across built form envelopes while ensuring an appropriate transition in scale from Victoria Road to surrounding residential areas to the north and west.

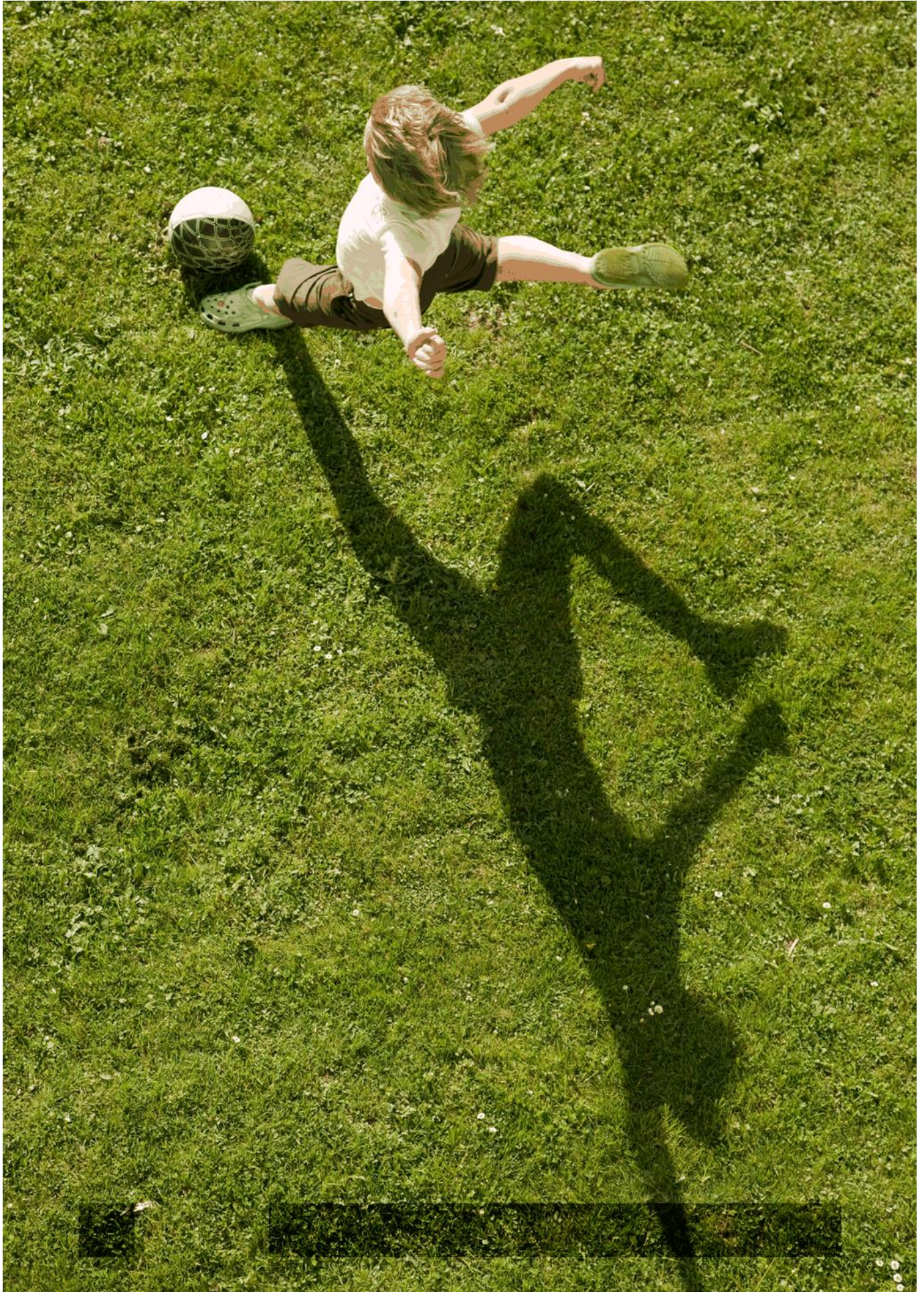
The proposed FSR is considered suitable for the site. As identified by this Planning Proposal, it is not envisaged that there would be a burden created by the proposed density with respect to traffic, social impacts, infrastructure and built form. Compared to the PNSW site, a slightly greater FSR of 1.59:1 can be supported as identified by the comprehensive assessment at Section 3.10 of this report.

It is noted that the site FSR of 1.59:1 would include the provision of on-site affordable housing, accordingly the density and supply of such in the Parramatta area.

4.5 Site specific Development Control Plan

In order to realise redevelopment of the site in accordance with the Concept Plan, it is recommended that the following matters be addressed through a site specific DCP:

- Road layout: Set out the proposed new street network in accordance with the proposed Concept Plan. The controls would include the Concept Plan and dimensions of the proposed roads.
- Solar access to open space: The controls would ensure that at least 50% of the proposed new 'Village Square' (including the park and public plaza) receive solar access between 10am and 2pm in mid winter.
- Building form and massing: The modulation and distribution of building form and massing across the site would be set out as per the Concept Plan. This would include details of the building typologies, separation and setbacks, including street setbacks and tower setbacks above podiums.



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5 Justification



5.1 Section A - Need for the Planning Proposal

This section addresses the strategic background of the proposal and provides that the proposed amendments to the PLEP 2011 is the best mechanism to achieve the proposed development outcomes.



Is the planning proposal a result of any strategic study or report?

Yes. The Planning Proposal is the result of a supporting Concept Plan prepared by Group GSA (refer to Appendix A) which provides the proposed redevelopment structure. The Concept Plan includes detailed urban design analysis of the site, determines the appropriate density and capacity for the site, and demonstrates the options considered to inform the scheme proposed.

The Planning Proposal has also been informed by technical studies and reports, including economic and social impact assessments, a traffic report, infrastructure report, arboricultural report and contamination assessment, as set out below.

Both the Concept Plan and the technical studies have been underpinned by WSU's 'Western Growth Strategy', a transformative program to create a hybrid of traditional and vertical CBD campuses across Western Sydney. As this transformation is now underway, the Parramatta North

Campus is considered to be surplus to the operational requirements of the University. On this basis, WSU has engaged a range of technical consultants to inform the most suitable future alternative use for the site.

Economic Impact

An Economic Impact Assessment has been prepared by SGS Economics and Planning (dated April 2019). The report provides an analysis of the market trends and demographic profile in Parramatta and provides an assessment of the demand and supply of residential, retail and commercial land uses. The report assesses a range of scenarios and provides recommendations to achieve the most economically appropriate redevelopment of the site in accordance with the context of the site and surrounding area.

The report recommends the site be redeveloped according with the Concept Plan with a mix of uses that respond to the local context of Parramatta. It is considered that the proposed uses will provide for the growing population in this area without detracting from the strategic importance of Parramatta city centre or the economic viability of surrounding local centres. Accordingly, detrimental impacts are not envisaged by the proposal. Refer to the Economic Impact Assessment at Appendix C to this report.

Social Impact Assessment

A Community Facilities and Open Space Needs Study and Social Impact Assessment has been prepared by Elton Consulting (dated April 2019). It is provided at Appendix D to this report.



The Assessment provides a demographic analysis of the social context of the site and an audit of the existing community facilities and open space surrounding the site. The Assessment identifies the community facilities and open space needs likely to be generated by the proposed development and recommends social infrastructure and open space improvements that may be required in the local area to support Parramatta's growing population.

It is considered that the proposed amount of on-site open space and provision of community space is sufficient to support the needs of the future residents on the site. Wider off-site improvements may be required, which is to be expected for an urban renewal site of this size, and this would be analysed and determined further with Council post-Gateway where further detailed assessments can be undertaken as part of the plan preparation process.

Overall, it is considered that there would be no social burden by the proposal.

Traffic Impact Assessment

A Traffic Impact Assessment has been prepared by AECOM (dated April 2019) and is provided at Appendix E to this report. The Assessment indicates the redevelopment of the site under the proposed Concept Plan will have a minimal impact on the local road network in the AM and PM peak hours. It is noted however that upgrades to the intersections of Victoria Road / Pennant Street and Victoria Road / Pemberton Street would be required to manage access to the site from the local road network.

Overall, the proposed density will not create a burden on the operating capacity of the surrounding road networks.

The AECOM assessment notes the site has good accessibility to existing public transport services with frequent bus routes providing connectivity between the site and Parramatta CBD, as well as to other local centres. This has been identified earlier in this report, including the comparative analysis with the PNSW site at Section 3.10, which demonstrates the site's superior public transport access.

Under the proposed Concept Plan, a network of pedestrian and bicycle paths would be provided within the site to connect to the existing active transport network.

Other technical studies have been prepared to support this Planning Proposal and include a Preliminary Infrastructure Assessment, Stormwater Management Plan, Arborist Assessment, Phase 1 Environmental Assessment and Safer by Design report (refer to the studies appended to this report). These reports confirm that the site has the capacity to be suitably developed, and no significant infrastructure, stormwater, arboricultural or contamination burden is envisioned. Some improvements and upgrades are required, however these are considered normal in the circumstances and for an urban renewal site of this size.

Justification



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

Yes. A Planning Proposal is the most effective method to achieve the objectives of the Concept Plan and the delivery of the proposed mixed use development and community infrastructure.

The current land use zoning, building height and FSR controls applicable to the site under the PLEP 2011 do not permit the development envisaged by the Concept Plan. A Planning Proposal is necessary to enable the redevelopment of the site for part residential and part mixed use development, thereby facilitating renewal of the site and delivery of a new mixed use precinct for this area of Parramatta.

The Planning Proposal aligns with the objectives of strategic planning for Sydney and Greater Parramatta, such as providing new homes close to jobs and transport, matching facilities with growth, integrating sustainability goals, improving pedestrian and cycling connectivity and supporting the growth and competitiveness of Parramatta CBD as a strategic centre and one of Sydney's three metropolitan cities: the 'Central River City'. Additional housing and employment opportunities in this location will also support the ongoing desirability of the area, anchored by the WSU Parramatta South Campus.

A Planning Proposal is the most appropriate means of achieving the aims of the proposed development, and thereby responding to the relevant strategic reports. The Planning Proposal provides certainty to Council, the local community and WSU (the landowner and applicant) for the urban renewal of the site.

5.2 Section B - Relationship to strategic planning framework

This section assesses the relevance of the Planning Proposal to the objectives of applicable strategic planning reports and studies.



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 Planning Proposal is consistent with the objectives and actions of the following strategies, as set out below.

- Greater Sydney Region Plan, 2018
- Central City District Plan, 2018
- Greater Parramatta Interim Land Use and Infrastructure Implementation Plan, 2017
- Greater Parramatta to the Olympic Peninsula Vision, 2016

The policy and strategic studies referred to above are discussed in further detail in the following the Sections of this report.

Justification

Greater Sydney Region Plan, 2018

The *Greater Sydney Region Plan - A Metropolis of Three Cities, 2018* was released by the Greater Sydney Commission (GSC) in March 2018 and is the metropolitan strategy for Sydney.

The Strategy's vision for Sydney is for "three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places". This vision is supported by the ten Directions for Greater Sydney, with the following Directions being of particular relevance to this Planning Proposal:

A city for people	<i>Celebrating diversity and putting people at the heart of planning</i>
Housing the city	<i>Giving people housing choices</i>
A city of great places	<i>Designing places for people</i>
Jobs and skills for the city	<i>Creating the conditions for a stronger economy</i>

Greater Parramatta is identified as a 'Metropolitan Centre' in the Plan, with the subject site included within the GPO Economic Corridor extending from Parramatta towards Sydney Olympic Park.

The WSU Parramatta North Campus is identified by the Plan as being part of an Urban Renewal Area located adjacent to a light rail.

Overarching priorities for Greater Parramatta include recognising Greater Parramatta as a transformational place, and providing capacity for additional development in Parramatta CBD and surrounding precincts.

Objective 19 of the Plan is for Greater Parramatta to be "stronger and better connected". Strategies to achieve this objective include:

- Prioritising public transport investments and infrastructure investments to enhance active transport close to strategic centres (*Strategy 19.1*); and
- Developing and implementing land use and infrastructure plans which strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy (*Strategy 19.2*).

This Planning Proposal seeks to amend the current land use zoning, building height and FSR control applicable to the site to optimise the site's capacity to accommodate increased density to meet demand for additional housing and mixed use development, consistent with the directions of the *Greater Sydney Region Plan*. Refer to relevant Objectives at Table 3.

Table 3. Strategic directions - *Greater Sydney Region Plan*

<u>Greater Sydney Region Plan, 2018</u>		
Strategy	Consistency	Comment
A city for people		
– <i>Objective 6: Services and infrastructure meet communities' changing needs</i>	Yes	The Concept Plan to which this Planning Proposal relates will establish a highly liveable place where daily services, social and recreational amenities are consolidated to meet the changing needs of the precinct and its surrounding community.
– <i>Objective 7: Communities are healthy, resilient and socially connected</i>	Yes	Under the proposed Concept Plan for the site, the precinct will be embedded into its context by connections to surrounding assets such as the PNSW site, WSU Parramatta South Campus, passive and active open space, the future Parramatta Light Rail, surrounding bus stops the Parramatta River, and the surrounding neighbourhoods to the north-west. The supporting Concept Plan provides for a grid street layout that supports strong connections to the site's surrounding context. The site will include multi-functional public spaces that will tie the precinct elements together and invite the community to stay and relax, study, play, and socialise, thereby enabling a socially connected community.

Justification

Greater Sydney Region Plan, 2018		
Strategy	Consistency	Comment
– <i>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</i>	Yes	Under the proposed Concept Plan, the site will provide a precinct that is activated by a vibrant mix of uses and designed to welcome a diverse community reflective of Greater Parramatta and Sydney. A range of housing types would be provided to attract a broad demographic at different stages in their lives, including key workers, students, recent graduates, locals and families.
Housing the city		
– <i>Objective 10: Greater housing supply</i>	Yes	Under the proposed Concept Plan the site will provide approximately 1,110 new dwellings, thereby making a significant contribution to housing supply in Parramatta.
– <i>Objective 11: Housing is more diverse and affordable</i>	Yes	Under the proposed Concept Plan for the site, the precinct will provide a choice of housing types, tenure and affordability to attract a broad demographic at different stages in their lives. Housing may include apartments, loft-style units with individual ground floor entries and shop top housing. Affordable housing can be provided on the site (and other forms of housing, such as student or seniors housing, if appropriate in the future).
A city of great places		
– <i>Objective 12: Great places that bring people together</i>	Yes	A 'village green' is proposed to be located in the centre of the site to create a focal open space for the community and will be bound by activated public streets. The site will deliver multi-functional spaces and tie the precinct elements together and invite the community to stay, relax, study, play and socialise. Retail/commercial land uses will also encourage interaction and social connectivity. Street widths are such that they can accommodate pedestrian paths, therefore providing an active street environment.
Jobs and skills for the city		
– <i>Objective 19: Greater Parramatta is stronger and better connected</i>	Yes	The redevelopment of the site will maximise opportunities to integrate the site (which is currently closed to the community) into the broader precinct, including connecting to the existing surrounding street alignment and integrating the site with the proposed PNSW development to enable the area to evolve. As noted earlier, the Concept Plan provides for a grid layout that supports strong connectivity to its surrounds. The redevelopment of the site will provide innovative and sustainable development that improves amenity for existing and future communities and strengthens Greater Parramatta.

Justification

Central City District Plan, 2018

The site is located in the Central City District and is subject to the *Central City District Plan 2018*, released by the GSC in March 2018. The Plan sets out aspirations and objectives for Greater Sydney's Central City District, including the City of Parramatta LGA.

The *Central City District Plan 2018* outlines how the Government will make decisions on planning policy, public spaces, community facilities, housing, jobs, transport options, schools and hospitals to meet the needs of communities across Greater Sydney. The Planning Proposal will enable the realisation of multiple Planning Priorities identified in the District Plan and described in Table 4 below.

Table 4. Planning Priorities - *Central City District Plan 2018*

<u>Central City District Plan, 2018</u>		
Planning Priority	Consistency	Comment
<i>Planning Priority C1: Providing services and social infrastructure to meet people's changing needs</i>	Yes	The Planning Proposal will contribute to the delivery of community infrastructure to support the needs of the future community of the site and surrounding area. As noted earlier, the proposed open space and provision of community space is adequate for the needs of the site. Other off-site improvements may be required, and suitably investigated and quantified post-Gateway, as part of the plan preparation process.
<i>Planning Priority C5: Providing housing supply, choice and affordability with access to jobs, services and public transport</i>	Yes	Greater Parramatta is identified as a 'Metropolitan Centre' in the Plan, and the subject site is identified within an Urban Renewal Area. The Concept Plan vision for the site, and the objectives of this Planning Proposal, align with the strategic intent of local and state government to accelerate housing supply in localities close to jobs and transport, and provide additional social infrastructure to support this population intensification. As noted earlier, the site may accommodate affordable housing options.
<i>Planning Priority C6: Creating and renewing great places and local centres, and respecting the District's heritage</i>	Yes	The Planning Proposal responds to the District Plan vision for Greater Parramatta, centred on growing a stronger and more competitive Greater Parramatta, delivering integrated land use for a 30-minute city, and the provision of quicker and easier access to a wider range of jobs, housing types and activities. Redevelopment of the site allows for a substantial urban renewal of the area. The large consolidated land holding ensures a high quality urban outcome to be realised, with appropriate modulation of form to respond to adjacent development, and without impacting Local or State heritage items.
<i>Planning Priority C7: Growing a stronger and more competitive Greater Parramatta.</i>	Yes	The Planning Proposal responds to the objective to build a stronger and more competitive Greater Parramatta. Under the proposed Concept Plan for the site, the development will deliver approximately 1,110 new dwellings to address the pressure for residential development in a location close to Parramatta CBD. Retail and community land uses will support the current and future local community and add vibrancy to the area without detracting from the strategic importance of Parramatta CBD. A new pedestrian bridge over James Ruse Drive is proposed to improve active transport permeability to the site and the precinct. The site is currently closed off to the general public and under-utilised, and accordingly detracts from this priority.
<i>Planning Priority C9: Delivering integrated land use and transport planning and a 30-minute city</i>	Yes	The Planning Proposal will contribute to the delivery of a 30-minute city, with destinations including Parramatta CBD, Parramatta River, Carlingford and Ryde reached within a 30-minute journey. Refer to the diagram demonstrating amenities within a 30-minute public transport journey in the Urban Design Report at Attachment A.

Justification

Greater Parramatta Interim Land Use and Infrastructure Implementation Plan, 2017

The Greater Parramatta Interim Land Use and Infrastructure Implementation Plan 2017 (the Interim Plan) for the Greater Parramatta Priority Growth Area was developed by the DPE, in collaboration with Council and the GSC.

The Interim Plan provides a 20-year vision for the Greater Parramatta Priority Growth Area is intended to guide land use for the future redevelopment of the area to meet job, infrastructure and housing targets for Greater Parramatta.

It is noted that the site is not included within the boundary of the Priority Growth Area Precinct, and as such is not subject to the Interim Plan, however as the site is on the boundary of the Growth Area, and the adjacent PNSW site and WSU Parramatta South site are included within the Growth Area, the Directions of the Interim Plan that apply to the PNSW site have been considered in this Planning Proposal. It is considered that the proposed PLEP 2011 amendments will not contradict these Directions.

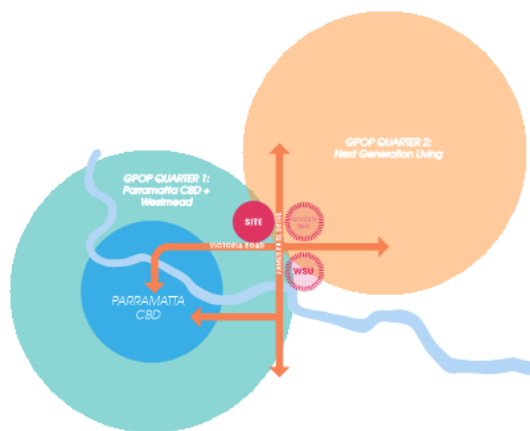


Figure 44. A regionally connected precinct that is locally embedded
Source: Group GSA (based on GPOP Quarter diagram)

Greater Parramatta to the Olympic Peninsula Vision, 2016

The GSC's Greater Parramatta to the Olympic Peninsula Vision was released in October 2016. The Vision identifies four distinct quarters within Greater Parramatta and the Olympic Peninsula - Sydney's geographic and demographic centre. The site is identified within the quarter known as the 'Parramatta CBD and Westmead Health and Education Super Precinct'. Key objectives for the area include creating a strong commercial core along the revitalised Parramatta River, incorporating improved transport, such as light rail, and planning future renewal that achieves a 'live-work-walk' lifestyle where easy and safe connections are provided.

The Planning Proposal aligns with overarching principles and objectives of the GPOP Vision to provide new living and working areas close to Parramatta CBD. The Vision identifies the potential for targeted growth in existing areas, including within 1km of the new Rydalmere light rail stop, which includes the subject site. This Planning Proposal responds to the local context of the site and provides for the growing population in this area.

Twelve Directions to drive the GPOP Vision are provided. The following Directions are relevant to the subject site:

- *Direction 7: Design Parramatta as our central '30-minute city', with good connectivity within GPOP and beyond to the north, south, east and west.*
- *Direction 8: Deliver a rich mix of housing to create inclusive and diverse 'inner-city' liveability across GPOP, to attract and retain talent.*
- *Direction 12: Shape attractive and effective built environments and public spaces that reflect a focus on great urban design and environmental excellence.*

The Planning Proposal will contribute to achieving these Directions by redeveloping the site which is advantaged by its proximity to Parramatta CBD and its large land area. The redevelopment will be able to deliver a new permeable network of streets, high amenity public open space and high quality built forms comprised of retail, commercial and residential land uses. The proposed scale and form of the development envisaged by the PLEP 2011 amendments is responsive to the precinct, responding to the taller development of the PNSW site and transitioning appropriately to the surrounding neighbourhoods to the west and north.

Justification



Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes. The Planning Proposal is consistent with the objectives and actions of the following local strategies, as set out below.

- *City of Parramatta Community Strategic Plan 2018-2038 (2018)*
- *Parramatta Employment Lands Strategy (2016)*
- *Parramatta Operational Plan 2016/17 (2016)*
- *Draft Parramatta Ways (2017) (Green Grid Strategy)*
- *Draft City of Parramatta Planning Agreements Policy (2018)*
- *Draft City of Parramatta Affordable Housing Policy (2018)*

Parramatta Community Strategic Plan 2018-2038

The City of Parramatta's long term-vision for the Parramatta LGA, the *Parramatta Community Strategic Plan 2018-2038*, was released in 2018. The Plan contains six long term community goals to deliver the vision for Parramatta.

Of relevance to the subject site are the following goals:

Fair:

- 1.1 Invest in services and facilities for our growing community

Accessible:

- 2.1 Design our City so that it is usable by people of all ages and abilities
- 2.3 Make our City more enjoyable and safe for walking and cycling

Green:

- 3.4 Provide green spaces for recreation, relaxation and enjoyment

Thriving:

- 5.3 Plan and deliver a vibrant, attractive and safe CBD and local centres

Innovative:

- 6.1 Engage in strategic planning and implement innovative solutions to manage the growth of our City

The proposed redevelopment of the site, facilitated by this Planning Proposal, will contribute to Parramatta becoming a world-class city at the centre of Sydney. Under the proposed Concept Plan, the site will be a place that provides local retail, community services and housing, and will have high amenity public spaces that will foster

community interaction and establish a compelling sense of identity that communities can feel invested in. The 'village green' will act as a strong focal space that will improve the quality of life for existing and future communities in Parramatta. The connected grid layout of the proposed street network will ensure it is a place accessible to all, and suitable for walking and cycling.

The Plan notes that Parramatta is experiencing "unprecedented public and private investment, population growth and new infrastructure" which is "transforming Parramatta". The proposed development of the site, facilitated by this Planning Proposal, will contribute to the growing need for diverse housing supply, local retail and community services, while also taking advantage of the new and current infrastructure in Parramatta, including transport. Redevelopment of the site will create an attractive place for live, work, play, and will contribute to the competitiveness of Greater Parramatta.

With respect to services and facilities, as noted earlier, the proposed open space and community spaces are considered adequate to the needs of future residents. Improvements may be required for other wider off-site facilities and services, however this would be suitably investigated and determined as part of the plan preparation process post-Gateway.

Parramatta Operational Plan 2018/19

The *Parramatta Operational Plan* reflects the Strategic Objectives identified by the *Parramatta Community Strategic Plan 2018-2038*. The redevelopment of the site in line with the Concept Plan will create a precinct that is activated by a vibrant mix of uses and designed to welcome a diverse community reflective of Parramatta and Sydney.

Parramatta Employment Lands Strategy

The *Parramatta Employment Lands Strategy* was adopted by the City of Parramatta Council in July 2016 and seeks to facilitate employment and economic growth of Greater Parramatta, including the retention and renewal of key employment land precincts.

The proposed redevelopment of the site will provide easy access to jobs in Parramatta CBD and surrounding areas, as well as access to shops, services, public transport and recreation. The proposed retail and commercial uses would support employment and economic growth on the site and strengthen Parramatta more broadly.

Justification

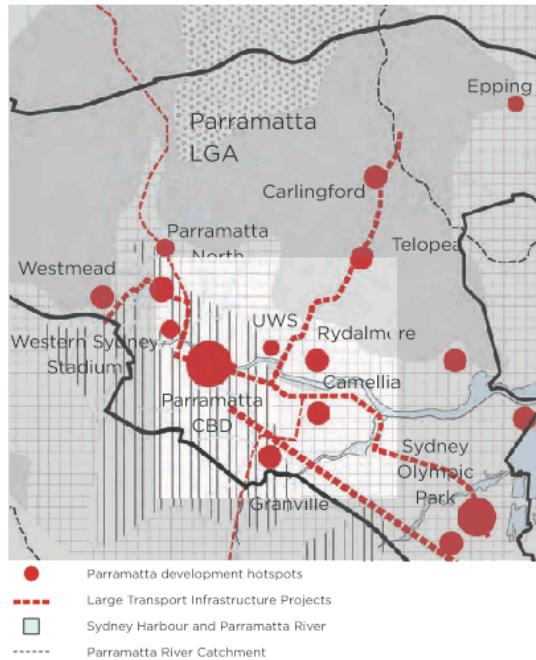


Figure 45. Development hotspots in Parramatta
 Source: Draft Parramatta Ways Strategy, 2017



Figure 46. Pedestrian Barriers
 Source: Draft Parramatta Ways Strategy, 2017

Draft Parramatta Ways

The Draft Parramatta Ways - Implementing Sydney's Green Grid was prepared by the NSW Government Architect's Office for the City of Parramatta Council and exhibited in April 2017. Parramatta Ways is a plan to improve walkability across Parramatta, and comprises a strategic plan to improve transport, urban greening, recreation and local centre amenity.

Relevant Targets of Parramatta Ways for the site are as follows:

- Target 2: Increase recreational walking participation
- Target 3: Increase walk to school rates
- Target 4: Increase walk to work/public transport trips
- Target 5: Increase foot traffic to local centres
- Target 6: Increase tree canopy cover along network
- Target 7: Increase perceptions of safety associated with walking

This Planning Proposal will facilitate the redevelopment of the site in line with the Concept Plan where a permeable, walkable street network is proposed. The new streets will be safe, comfortable, connected and characterised by appealing vegetated streetscapes that will encourage walking to public transport, local centres, jobs and schools, and will contribute to achieving the Targets above. The development will be amenity-driven, pedestrian scaled, and climate responsive built form, streets and public space.

It is noted that the Plan identifies the site as a 'Parramatta development hotspot'. The section of James Ruse Drive adjacent to the site is identified as an 'opportunity to improve access / crossing'. Refer to Figures 43 and 44.

Justification



Is the planning proposal consistent with applicable State Environmental Planning Policies?

Table 5 below summarises the Planning Proposal's consistency with State Environmental Planning Policies (SEPPs) plus relevant deemed SEPPs. Table 6 summarises the Planning Proposal's consistency with Regional Environmental Plans (REPs).

Table 5. Consistency with SEPPs

No.	SEPP Title	Consistency of Planning Proposal
1	Development Standards	Not Applicable
14	Coastal Wetlands	Not Applicable
19	Bushland in Urban Areas	Not Applicable
21	Caravan Parks	Not Applicable
26	Littoral Rainforests	Not Applicable
30	Intensive Agriculture	Not Applicable
33	Hazardous and Offensive Development	Not Applicable
36	Manufactured Home Estates	Not Applicable
44	Koala Habitat Protection	Not Applicable
47	Moore Park Show ground	Not Applicable
50	Canal Estate Development	Not Applicable
52	Farm Dam and Other Works in Land and Water Management Plan Areas	Not Applicable
55	Remediation of Land	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP. The Phase 1 Environmental Assessment prepared by AECOM provides that the assessment is considered to have met the requirements of the SEPP with regard to the proposed activities potential for contaminants at the site.
62	Sustainable Aquaculture	Not Applicable
64	Advertising and Signage	Not Applicable
65	Design Quality of Residential Apartment Development	Consistent. Subsequent future development applications would need to further demonstrate how the proposal satisfies the supporting Apartment Design Guidelines. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP. Building envelopes under the Concept Plan have been designed to be consistent with the Principles of SEPP 65.
70	Affordable Housing (Revised Schemes)	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
71	Coastal Protection	Not Applicable

Justification

No.	SEPP Title	Consistency of Planning Proposal
	SEPP (Affordable Rental Housing) 2009	Consistent. Affordable housing is proposed to be delivered on the site. Future development applications including affordable housing would need to demonstrate consistency with the SEPP. The Planning Proposal does not contain provisions that contradict or would hinder application of the SEPP.
	SEPP (Building Sustainability Index: BASIX) 2004	Consistent. Subsequent future development applications would need to demonstrate design principles and objectives with BASIX requirements.
	SEPP (Exempt and Complying Development Codes) 2008	Consistent. Any exempt or complying development on the site will need to apply to the provisions of the SEPP.
	SEPP (Housing for Seniors or People with a Disability) 2004	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of this SEPP.
	SEPP (Infrastructure) 2007	Consistent. Subsequent future development applications would need to demonstrate consistency with the SEPP.
	SEPP (Integration and Repeals) 2016	Not Applicable
	SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not Applicable
	SEPP (Kurnell Peninsula) 1989	Not Applicable
	SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not Applicable
	SEPP (Miscellaneous Consent Provisions) 2007	Not Applicable
	SEPP (Penrith Lakes Scheme) 1989	Not Applicable
	SEPP (Rural lands) 2008	Not Applicable
	SEPP (State and Regional Development) 2011	Not Applicable
	SEPP (State Significant Precincts) 2005	Not Applicable
	SEPP (Sydney Drinking Water Catchment) 2011	Not Applicable
	SEPP (Three Ports) 2013	Not Applicable
	SEPP (Urban Renewal) 2010	Not Applicable
	SEPP (Western Sydney Employment Area) 2009	Not Applicable
	SEPP (Western Sydney Parklands) 2009	Not Applicable

Justification

Regional Environmental Plans (REPs) - Deemed SEPPs

Table 6. Consistency with SREPs (Deemed SEPPs)

No.	REP Title	Consistency of LEP
8	SREP (Central Coast Plateau Areas)	Not Applicable
9	SREP Extractive Industry (No 2 - 1995)	Not Applicable
16	SREP Walsh Bay	Not Applicable
20	SREP Hawkesbury Nepean River (No 2 -1997)	Not Applicable
24	SREP Homebush Bay Area	Not Applicable
26	SREP City West	Not Applicable
30	SREP St Mary's	Not Applicable
33	SREP Cooks Cove	Not Applicable
	SREP (Sydney Harbour Catchment) 2005	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of the SREP.



Is the planning proposal consistent with applicable Ministerial Directions (s 177 directions)?

An assessment of the Planning Proposal has been undertaken in respect to the relevant Section 117 Directions as contained in Table 7 below.

Table 7. Section 117 Directions

Direction		Comments	Consistency
Employment and Resources	1.1 Business and Industrial Zones	The proposed new mixed use zone is consistent with broader strategic plans to support Parramatta North and Rydalmere as a vibrant precinct and also support the liveability of this part of Parramatta. The proposed mixed use precinct will not detract from the role of Parramatta CBD as a strategic centre or surrounding employment areas (such as Rydalmere and Camellia), but will rather assist to create jobs through the proposed retail uses. This is assessed in detail as part of the Economic Impact Assessment at Appendix C.	Yes
Environment and Heritage	-	Not Applicable	N/A

Justification

Housing Infrastructure and Urban Development	3.1 Residential Zones	The proposal meets the objectives of this direction as it seeks to broaden choice of housing types by providing medium and high density residential development to satisfy existing and future housing needs. The proposed high density housing on the site will intensify the land use, thereby reducing the requirement for low density housing elsewhere. The site is in a location that can make efficient use of existing and proposed infrastructure and will not cause a burden on surrounding infrastructure or road networks.	Yes
	3.3 Home Occupations	The proposal does not contain provisions that would contradict the application of this direction.	Yes
	3.4 Integrating Land use and Transport	The site is optimally located in terms of public transport – with both rail and bus services within close walking distance of the site, as discussed earlier in this Planning Proposal. The site is located within 800m of the Rydalmere Railway Station (future Light Rail station) and high frequency bus services connecting the site to Parramatta, Macquarie Park and other key centres and localities. Bus stops are located on Pennant Street and Victoria Road. The subject site is situated in a locality that provides for transport choice, and is an appropriate location for residential and mixed-use development. It is anticipated that further studies with respect to transport and access will be required during the assessment of this proposal.	Yes
Hazard & Risk	4.1 Acid Sulfate Soils	The site is classified as Class 5 for Acid Sulphate Soils within the PLEP 2011. Future development would need to take this classification into account.	Yes
	4.3 Flood Prone Land	The Preliminary Stormwater Management Plan prepared by Arup identifies that a small portion of the site is subject to flood risk above the 1% AEP (results indicate that the extent of flooding at the site in the 1% AEP event is significantly less than is shown in current Council flood mapping for the site). Whilst the site is proposed to be zoned for residential uses, the report confirms that the site can be appropriately managed to ensure satisfactory and safe management of flood risks on the site through site grading and the street drainage network. Future development on the site can be designed to be commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.	Yes
Local plan making	6.1 Approval and referral requirements	The Planning Proposal does not include concurrence, consultation or referral provisions or identify any developments as designated development.	Yes
	6.2 Reserving land for public purpose	This proposal will result in the dedication of future roads and public open space to Council. The details of this will be negotiated with Council through a Voluntary Planning Agreement process. A draft Letter of Offer will be provided under a separate cover.	Yes
	6.3 Site Specific Provisions	The proposal does not introduce unnecessarily restrictive site specific controls. The proposed uses are consistent with the B4 and R4 zones already contained within the PLEP 2011.	Yes
Metropolitan Planning	7.1 Implementation of A Plan for Growing Sydney	The Planning Proposal is consistent with the aims, objectives and provisions of A Plan for Growing Sydney and the Greater Sydney Region Plan 2018 and the Central District Plan 2018, as discussed in detail earlier in this section.	Yes

Justification

5.3 Section C: Environmental, social and economic impact



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

The proposal does not apply to land that has been identified as containing critical habitat or threatened species, populations or ecological communities, or their habitats. The site is not identified on the PLEP 2011 Biodiversity map, and threatened species are not identified by the Arborist Report (refer to Appendix J). As such, it is not anticipated that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the development.



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

The Planning Proposal has been prepared with regard to the proposed Concept Plan for the site's redevelopment, and considers the following matters:

Solar access and overshadowing impacts

The proposed Concept Plan has been designed to:

- Maximise solar access to future open space and residential buildings within the site by ensuring the ability to comply with ADG requirements for a minimum 2 hours of direct sunlight to outdoor and primary indoor living spaces to at least 70% of apartments, and more than 2 hours of sunlight to all open space and the majority of streets, in mid-winter between 9am and 3pm.
- Minimise the impact of overshadowing to adjacent existing, approved and planned development. The majority of private front and rear yards are not overshadowed, both within the site and to neighbouring properties to the west and north. Where there is some overshadowing, over 2 hours of solar access to private open space can be achieved.

Refer to shadow analysis and solar access testing prepared by Group GSA at Appendix A to this report.

Privacy impacts

The proposed heights ensure that taller development would be located away from the adjoining residences to the west and north. Building heights adjoining residential dwellings on the western and northern edges of the development are proposed to be 4-6 storeys (16m-22m). Refer to Figure 29 above.

Landscaping

While the redevelopment of the site will require the removal of some existing trees, extensive landscaping will be provided, including the provision of street trees, to reduce the Urban Heat Island effect, absorb urban pollutants (particularly given the site's adjacency to arterial roads) and provide a high amenity urban environment.

Infrastructure and stormwater

The site is largely unaffected by the 1% AEP floods. The small amount of flood affected land can be managed through upgrades to the site's drainage infrastructure.

Water Sensitive Urban Design (WSUD) is proposed to be integrated into open space and streetscape design to control the flow and quality of storm water run-off.

Augmentation and upgrades to infrastructure will be required to manage the loads of the proposed development, including electrical, sewerage, telecommunications, gas, and potable water supply infrastructure. These upgrades are considered normal for a development of this scale.

Visual impact

The Concept Plan has been prepared to provide a contextually sensitive built form that transitions from Victoria Road to the existing residential areas to the north and west. While the proposed built form will be visible from the public domain, the development will be read as part of a precinct with the adjoining building heights proposed on the PNSW site and is considered to be appropriate for this location in Parramatta.

The proposal maintains view lines through the site which will be preserved to reduce the perception of density and improve legibility within the site.

Justification

Traffic and access

The proposal is not anticipated to create a burden on surrounding road networks with respect to the density envisioned by the FSR of 1.59:1. To ensure the intersections that provide access to the site operate efficiently and do not have capacity issues, some upgrades would be required, which can be expected for a development of this size. Upgrades are proposed at the Victoria Road / Pennant Street and Victoria Road / Pemberton Street intersections.

Access to public transport

The Concept Plan proposes the highest built form densities in locations that are closest to existing bus stops and to the Rydalmere train station / future light rail stop to maximise the number of residents with good access to public transport. The co-location of retail and community uses with residential development will provide the community with the services required to meet their day-to-day needs without utilising private vehicles.

Active transport

The proposed street network has been designed to promote active transport choices, thereby further reducing the need for private vehicle use. The proposed Concept Plan allows for the future extension of the street network to integrate with the Parramatta Green Grid.

Crime and safety

A Crime Prevention Through Environmental Design (CPTED) report has been prepared by Architectus (dated April 2019) and is attached at Appendix I. The Concept Plan has been designed with consideration of the CPTED assessment to ensure opportunities for crime are minimised and the development will be as safe as possible. However to ensure that future development stages also achieve such compliance, the CPTED report provides recommendations to mitigate any subsequent issues.

Other environmental considerations

The site is not identified on the PLEP 2011 Maps for biodiversity, landslide risk, riparian land or sun access protection. The site is not identified for land acquisition or identified as bush fire prone land.

The site is not identified as a heritage item, is not located within a conservation area, and is not subject to an interim heritage order.



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

A Community Facilities and Open Space Needs Study and Social Impact Assessment (SIA) has been prepared by Elton Consulting (dated April 2019) and an Economic Impact Assessment has been prepared by SGS Economics (dated April 2019). The reports are discussed at Section 3.11 and 3.12 above, and are attached to this report at Appendix D and Appendix C respectively.

The Economic Impact Assessment recommends that the site has the capacity to provide:

- A mix of dwelling types totalling approximately 1,110 dwellings (representing around 6% of housing supply target for Parramatta LGA);
- Affordable housing in accordance with Council's Draft Affordable Housing Policy;
- Retail development including a small / convenience supermarket, which is expected to have minimal impact on surrounding centres; and
- A small amount of commercial development, which is not considered to impact on viability of existing centres.

The SIA finds that the site has the capacity to support long term social benefit by providing an activated mixed-use development for a new residential community in an accessible location. The report recommends commitments to community facilities, such as an on-site community meeting room, childcare centre, public parks and internal pedestrian and cycle networks, and contributions towards off-site facilities and formal shared use agreements. These commitments can be achieved through future VPA agreements with Council.

The proposed area of open space and the proposed community floor space is considered adequate to meet the on-site needs for future residents.

It is noted that the site is not identified as a heritage item, is not located within a conservation area and is not subject to an interim heritage order.

Justification

5.4 Section D: State and Commonwealth interests



Is there adequate public infrastructure for the planning proposal?

Public transport

The subject site is well serviced by public transport, which assists in reducing dependence on private car travel and pressures on the local road network.

The site is located within walking distance of Rydalmere Railway Station (the location of the future Light rail stop) and is adjacent to bus stops on Pennant Street and Victoria Road, providing alternative transport options for future occupants and users of the site. As discussed earlier, compared to the PNSW site, the subject site is afforded superior public transport access.

Utilities

All utility providers will be notified of the Planning Proposal and be advised of the additional population to be catered for in terms of service, including providers for water, stormwater, sewer, electricity and telecommunications.

Road

The site is located adjacent to James Ruse Drive Road, a main north-south arterial road, and Victoria Road, a main east-west arterial road. This accessibility provides high connectivity to broader metropolitan Sydney.

As noted previously, it is not anticipated that the proposal would create a burden to existing road networks. Upgrades to access points would be required to facilitate safe access. However, it is noted that the intersections proposed to be upgraded (Victoria Road / Pennant Street and Victoria Road / Pemberton Street) already require upgrades, as identified by the Traffic Impact Assessment prepared by Arup (refer to Appendix E).

Waste management

The Planning Proposal is not expected to result in any significant implications for waste management and recycling services. A Waste Management Plan will be assessed with any future development application.

Health and education

The Social Impact Assessment (Appendix D) has undertaken an audit of local health and education infrastructure and services. A number of planned expansions are proposed to local schools and hospitals in Parramatta and Westmead.

Local students will have access to a local public primary and high school. The Catholic Education System is also planning a future K-12 Cathedral College further west along Victoria Road.

Significant expansion of Westmead Hospital is also underway to cater for the growing health needs of the Greater Parramatta and Western Sydney area.

Social infrastructure

As noted previously, the proposed area of open space (10,490m² or 16.4% of the site area) and the proposed community floor space (1,000m²) is considered adequate to meet the on-site needs for future residents. However, future investigations could be undertaken to determine what other wider off-site social infrastructure may be required to be upgraded to support the redevelopment of the site. This would be done post-Gateway, and in consultation with Council staff.



What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

It is understood that the Planning Proposal will be referred to Government agencies during the assessment process and that referrals will likely include RMS, Transport for NSW, Office for Environment and Heritage, the Department of Education, NSW Police, and other Government agencies. It is understood that this will be confirmed during the Gateway determination process and through consultation with Council.



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6 Mapping

Mapping

6.1 Proposed Land Zoning Map

The map below illustrates the proposed part *R4 High Density Residential* and part *B4 Mixed Use* zone over the site.

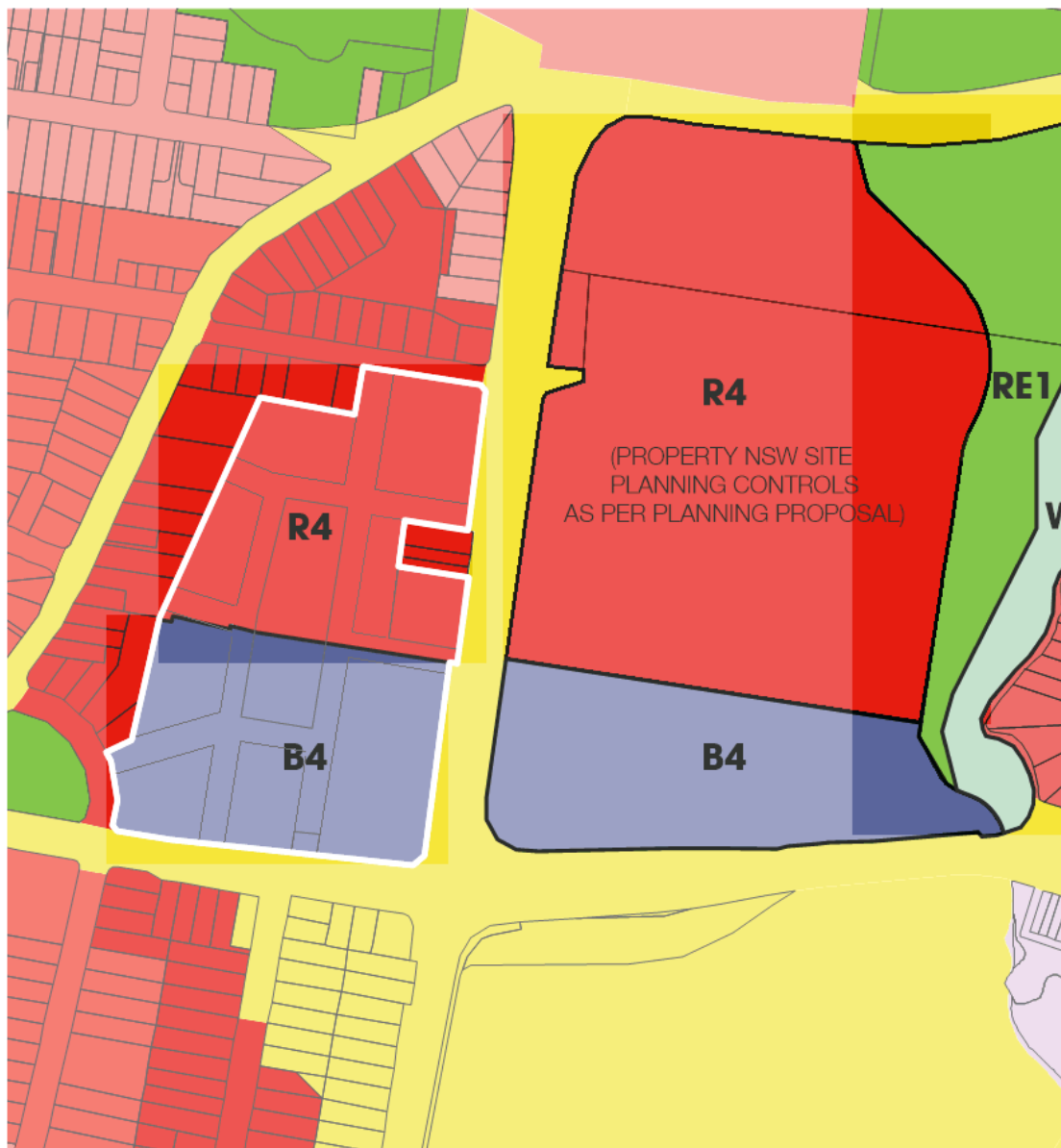


Figure 47. Proposed Land Zoning Map
Source: Group GSA

Mapping

6.2 Floor Space Ratio

The map below illustrates the proposed maximum Floor Space Ratio (FSR) control for the site.

Note: The distribution of FSR across the site will be managed by a site specific Development Control Plan.



Figure 48. Proposed Floor Space Ratio Map
Source: Group GSA

Mapping

6.3 Building Height

The map below illustrates the proposed maximum building height control for the site. The proposed maximum building heights on the site range from 28 metres – 84 metres.

Note: The PLEP 2011 does not currently include an 84m maximum height. The Planning Proposal seeks to introduce an additional Maximum Building Height tile to the Height of Buildings Map Key.

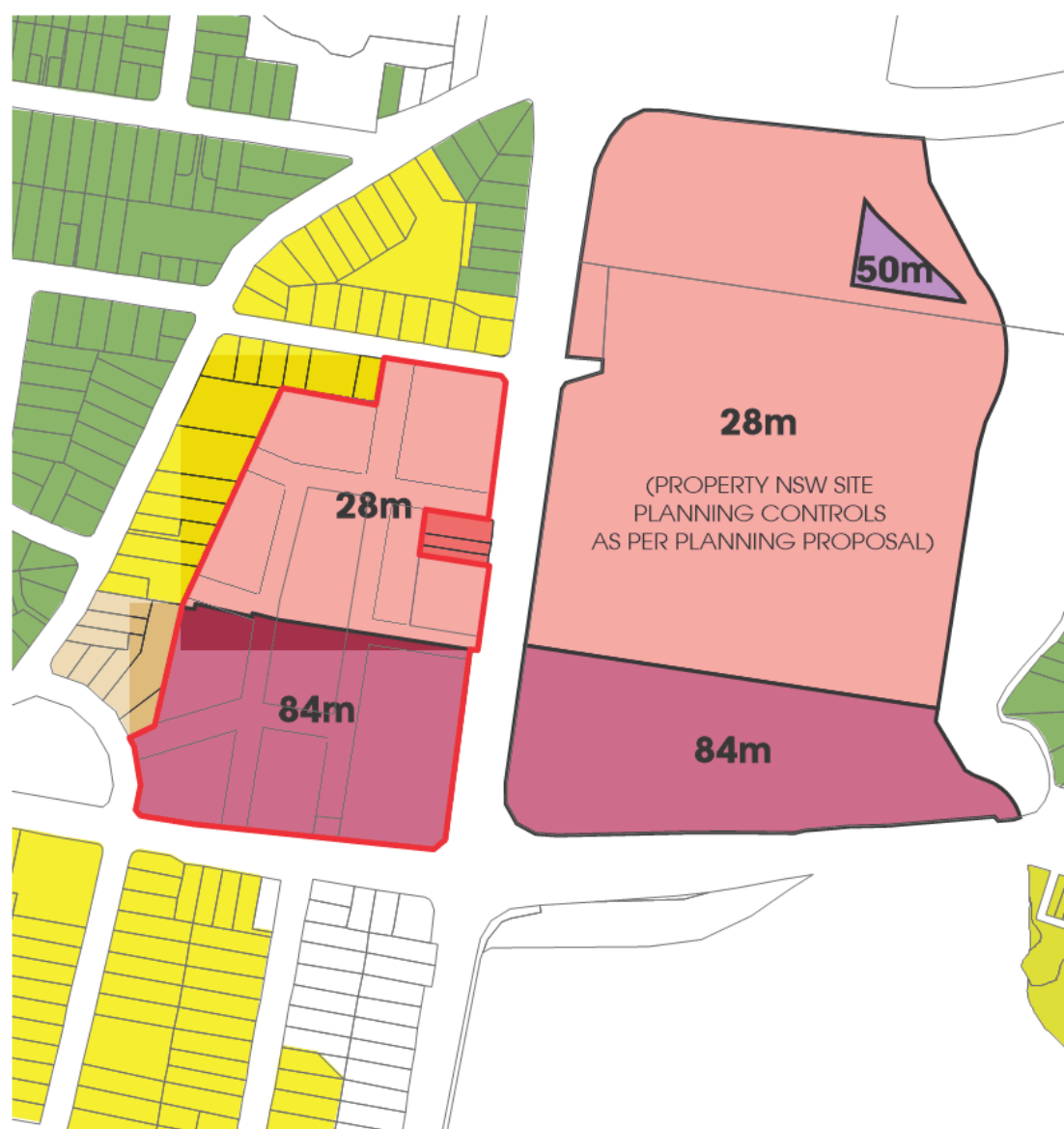


Figure 49. Proposed Height of Buildings Map
Source: Group GSA

Mapping

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Mapping



Figure 50. Development overview
Source: Group GSA

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7 Consultation

Consultation

7.1 Consultation undertaken

During the preparation of the Planning Proposal and Concept Plan (as revised), consultation was undertaken with the City of Parramatta Council, the Department of Planning and Environment (DPE), Roads and Maritime Service (RMS), and Property NSW.

The purpose of the consultation was to notify the authorities of the planning process, advise on the submission of a forthcoming Planning Proposal, identify potential issues to be addressed as part of the Planning Proposal and Concept Plan, and discuss opportunities for future collaboration with PNSW for coordinated redevelopment of the sites. The details of discussions are provided below. Discussions will continue through the Planning Proposal assessment process.

City of Parramatta Council

WSU and the project team met with the City of Parramatta Council on four occasions between June and December 2018 to collaboratively progress the proposal for the site. A summary of each meeting is provided below.

- 13 June 2018:
Meeting with Council officers to discuss Council's preliminary assessment letter (issued on 14 May 2018). The outcome of the meeting was to schedule a series of workshops with Council to focus on key matters raised.
- 20 July 2018:
First workshop with Council officers to discuss the strategic positioning of the site, the development density proposed by the Concept Design and the need to provide a precinct planning approach to the site. The outcome of the workshop was that Council is open to considering an uplift in density on the site and supports redevelopment of the site to create a vibrant new mixed-use precinct. Council noted however that the arrangement of density on the site should be considered further.
- 23 November 2018:
Second workshop with Council to discuss urban design elements of the proposed Concept Design. The outcome of the workshop was that Council supported various elements of the scheme, including the proposed connectivity to surrounding streets; the central urban 'void'; much of the proposed built form; and, the proposed tree retention and green buffer to the surrounding busy roads. Council noted however that there were still several urban design issues which require further consideration (discussed further below), such as providing a consolidated area of open space.

This has been addressed through the revised Concept Plan. It was agreed that the final workshop would take place in the form of a site visit.

- 10 December 2018:
The site visit provided an opportunity to walk through the site together and collaboratively discuss urban design elements of the proposed Concept Design. It also provided an opportunity to gain an understanding of the site's scale and topography, the opportunities and key physical constraints.

The agreed outcome from the site visit was that WSU and the project team would provide a summary of our understanding of the Concept Design's key remaining urban design issues and our proposed approach to resolve these issues. This letter was issued to Council on 19 February 2018.
- 14 February 2019:
WSU and the project team met with Council officers to present and discuss a revised Concept Plan.

Council supported the changes to the proposed scheme, including the proposed consolidation of open space, the revised street network that enables sight lines with distant views to the sky to reduce perceptions of scale and improve legibility and connectivity, the revised north-south and east-west access through the site improving connectivity and permeability, the regularity of building heights and typologies, including the relocation of taller towers away from the south-east corner of the site, and provision of street addresses to each building envelope.

The Concept Plan was revised further to take on board Council's comments during this meeting and is presented to support this Planning Proposal.

It was noted at this meeting that further justification of the proposed FSR was required, particularly in context to the PNSW site. The Planning Proposal includes a comparative assessment at Section 3.10. It was also requested to confirm the proposal would not create a burden and that the site has capacity for the proposal. Updated traffic, infrastructure, social and economic assessments were undertaken to consider this request. As noted within this Planning Proposal, it is considered that the proposal will not create a burden to its surrounds.

Consultation

– 17 May 2019:

WSU and the project team met with Council officers to discuss the final draft of the Planning Proposal ahead of formal relocation.

It was noted that the proposed FSR was still slightly higher than the PNSW site. Given that the WSU site is smaller than the PNSW site, a comparative analysis of the proposed WSU FSR against the PNSW FSR was developed to demonstrate that the dwelling density on the WSU site is lower. Refer to this comparison at Sections 3.7 and 3.8 of this report.

Authorities

Arup have conducted consultation with relevant authorities in relation to services and utilities infrastructure requirements, including Sydney Water Corporation, Endeavour Energy, NBN Co, Jemena and Council. These discussions have been to confirm future development of the site will be adequately serviced by the appropriate civil infrastructure.

As part of the preparation of the Social Impact Assessment, Elton's undertook engagement with the Department of Education and Council to determine the availability and use of current infrastructure, key issues affecting the provision of services and facilities in this area and the ability to cater to the planned growth on the subject site.

AECOM consulted with Roads and Maritime Services (RMS) to notify them of the proposal and discuss proposed vehicle access point to the site, traffic number and opportunities for intersection upgrades. It is understood that RMS advised that signalising of intersections should not be assumed along Victoria Road and that additional modelling would be required should WSU wish to pursue the signals at a later stage.

In addition, it is noted that WSU engages regularly with various government authorities, including the Greater Sydney Commission (GSC), Council, the Department of Planning and Environment, the Department of Education and the RMS. These discussions are held regularly as part of WSU's broader engagement with Government and the communities in which it is located and services.

7.2 Ongoing consultation

Following lodgement of this Planning Proposal, it is expected that public consultation will be undertaken in accordance with a Gateway Determination made by the Minister for Planning in accordance with Sections 56 and 57 of the *Environmental Planning and Assessment Act 1979*. This will likely involve notification of the public exhibition of the Planning Proposal for a period of 30 days on Council's website, in local newspapers circulated in the Parramatta local government area and in writing to land owners, adjoining land owners, relevant community groups and the surrounding community in the immediate vicinity of the subject site.

It is also anticipated that consultation will be required with the following Departments and Agencies:

- RMS: Consultation will be required to discuss the proposal with respect to traffic generation and site access. Additionally, further detailed traffic modelling may be undertaken in the future to understand the precinct-wide traffic impacts of the proposed developments and further consultation with RMS, and relevant agencies, can be consulted with at this stage.
- City of Parramatta Council: Consultation will be required to enter into negotiations for the dedication of roads, open space, community space, the James Ruse Drive pedestrian bridge, future connection to the west to Pennant Street, affordable housing and other items proposed to be dedicated to Council. Further consultation with Council would also occur to further determine what other local government infrastructure may need to be augmented to suitably accommodate the future development under such a proposal. This Planning Proposal is accompanied by a Letter of Offer to enter into a Voluntary Planning Agreement (provided under a separate cover). We anticipate this would be exhibited together with the Planning Proposal.



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8 Project time line

Project time line

8.1 Timeline

The following timeline is anticipated for progression of this Planning Proposal through the assessment process.

Table 8. Indicative Planning Proposal timeline

Stage		Indicative timing	Month
Submission	Submission of revised Planning Proposal to the City of Parramatta Council (Council).		
	Council to assess the Planning Proposal and, if supported, Council will prepare the Planning Proposal for lodgement to the Department of Planning and Environment (DPE).	3-4 months	May 2019
Gateway	Assessment of the Planning Proposal by DPE and Gateway determination.	1-2 months	September 2019
Gateway Implementation	Planning Proposal sent to the Relevant Planning Authority (Council) for exhibition.	6-9 months	November 2019
	Further technical studies and/or changes to the Planning Proposal may be required prior to exhibition.		
LEP Finalisation and DCP draft	Planning Proposal returned to DPE for assessment and drafting of the Local Environmental Plan (LEP).	1-4 months	August 2020
	Relevant LEP is modified and gazetted.		
	A site specific Development Control Plan (DCP) is concurrently drafted with the drafting of the LEP, to support the amendments to the zoning, height and FSR.		

Project time line

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9 Conclusion

Conclusion



This Planning Proposal delivers urban renewal in Parramatta and is focused on building a future neighbourhood that fosters a sense of community, whilst embedded with its surrounds. At its heart will be a village centre including a large new park that will be accessible to all residents and visitors.

This Planning Proposal for the WSU Parramatta North Campus has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and 'A Guide to Preparing Planning Proposals' (NSW DPE, 2016) to amend the PLEP 2011 to facilitate the preferred Concept Plan for the site for residential and mixed use development. Proposed amendments to the PLEP 2011 include:

- *Clause 2.2 Zoning of Land*: Amend the land zoning from R3 Medium Density Residential, R4 High Density Residential and SP2 Infrastructure (Educational Establishment), to a combination of R4 High Density Residential and B4 Mixed Use.
- *Clause 4.3 Height of Buildings*: Amend the maximum height of buildings control from 11m, 14m and in part unrestricted, to 28m to 84m.
- *Clause 4.4 Floor Space Ratio (FSR)*: Amend the maximum FSR control from the current FSR of 0.6:1 and 0.8:1, and in part unrestricted, to a maximum FSR of 1.59:1 (blanket FSR across the site).

The objective of this Planning Proposal is to facilitate:

- Redevelopment of the site at a density consistent with relevant strategic plans that identify the site for urban renewal, including the 'Greater Sydney Region Plan 2018', the 'Central City District Plan 2018', the 'Greater Parramatta to the Olympic Peninsula Vision 2016', and the 'Greater Parramatta Interim Land Use and Infrastructure Implementation Plan 2017'.
- Redevelopment of a large amalgamated land parcel, which is unique in Parramatta, providing for the orderly and economic use and development of land in a precinct planning approach manner.



- The proposed FSR on the WSU site of 1.59:1 would result in a lower built form density (measured in dwellings per hectare) than the proposed FSR of 1.5:1 on the PNSW site when equitable site areas are compared.
- Delivery of approximately 1,110 new homes in close proximity to Parramatta CBD with superior public transport access (bus and future light rail), adding to local housing choice and diversity in an accessible location. This includes the future provision of affordable housing.
- Delivery of a new mixed use development, including retail space (6,160m² GFA), community spaces (1,000m² GFA) and public open space (10,480m² park), creating a hub for the future neighbourhood and the surrounding community.
- Providing a new, fine grain built form, street address and improved pedestrian experience through the provision of new streets that maintain sight lines with distant views to the sky to reduce perceptions of scale and improve legibility, an accessible street network to ensure connectivity and permeability with adjoining neighbourhoods, active street frontages, and building typologies that address the proposed street network.
- Delivery of new community infrastructure to support the existing and future growing community of Parramatta and Rydalmere, including the delivery of new streets, public open space (including a large consolidated park and small pocket parks), facilitating the delivery of a new pedestrian bridge over James Ruse Drive to improve pedestrian connectivity to the surrounding area, provision of community facilities in the mixed use precinct and facilitating opportunities for future connections to adjacent sites.

- Development that does not preclude surrounding sites from redeveloping or cause unreasonable burden on the capacity of public infrastructure, street networks, the community or the environment.
- Providing built forms that maximise opportunities for outlook and view sharing, provide a transition in height to the lower density development to the north and west of the site, and maintain acceptable overshadowing to public open space and neighbours between 10am and 2pm in mid-winter to ensure the creation of a high amenity, liveable and desirable place.

To achieve the above, it is proposed to amend applicable land use zone, maximum building height and maximum floor space ratio controls within the PLEP 2011 to reflect the proposed Concept Plan, provided at Appendix A to this report, and facilitate the delivery of the committed infrastructure.

The proposed amendments are considered to be consistent with the objectives of the applicable strategic plans, particularly with respect to supporting Parramatta's role as the 'Central City' of Sydney, contributing to increased housing supply, choice and diversity in close proximity to jobs and services and providing liveable and high amenity neighbourhoods.

The Planning Proposal is the best way to achieve the outcome envisaged by the Concept Plan as it is based on careful and thorough urban design analysis and testing, and facilitates the delivery of community infrastructure, to be delivered through a site specific VPA, based on the Letter of Offer provided under a separate cover.

On this basis, it is recommended that the City of Parramatta Council support this Planning Proposal to proceed to a Gateway Determination.