

ATTACHMENT 3 – STRATEGIC MERIT ASSESSMENT

Detailed Strategic Merit Assessment of Planning Proposal

It is considered premature to progress the assessment of the site-specific Planning Proposal for 23-27 Harold Street, Parramatta due to the ongoing strategic work for the NEPIA. Notwithstanding, this section provides an assessment of the proposal against ongoing strategic work for the NEPIA; the Greater Sydney Region Plan; the Central City District Plan; the Parramatta Local Strategic Planning Statement and the Parramatta Local Housing Strategy.

Greater Sydney Region Plan and Central City District Plan

In March 2018, the Greater Sydney Commission (GCC) 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 Central City District Plan (District Plan) was subsequently released by the GCC to implement the Region Plan.

Both the Region Plan and District Plan identify the site as being in the Greater Parramatta area and the broader locality as being an urban renewal area. However, there are accompanying objectives and priorities to conserve and enhance the district's heritage. This highlights the need to balance priorities to provide housing supply, choice and affordability with access to jobs, services and public transport (Planning Priority C5) and priorities to create and renew great places and local centres, together with respecting the district's heritage (Planning Priority C6). To provide guidance on this, more detailed planning is provided through Council's Local Strategic Planning Statement (LSPS), Local Housing Strategy (LHS) and ongoing precinct work on the PIAs.

Local Strategic Planning Statement and Local Housing Strategy

The LSPS came into effect on 31 March 2020 and sets out a 20-year planning vision for the Parramatta local government area. The following Planning Priorities are relevant to the proposal:

- Planning Priority 4 – Focus housing and employment growth in the GPOP and Strategic Centres as well as stage housing release consistent with the Parramatta Housing Strategy.
- Planning Priority 5 – Support and enhance the low-scale character and identity of suburban Parramatta outside of the GPOP area and the Epping Strategic Centre.
- Planning Priority 9 – Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs.

The Planning Proposal is considered consistent with Planning Priority 4 above broadly as it increases residential density within the Greater Parramatta and Olympic Peninsula area (GPOP). However, the NEPIA work will determine how growth in this locality can be accommodated while also meeting Planning Priorities 5 and 9 to balance growth with a need to maintain character, identity, and heritage values.

Council's Local Housing Strategy (LHS) came into effect in July 2020 and provides direction at the local level about when and where future housing growth will occur to 2036. The LHS notes that residential growth should be co-ordinated and consistent with strategy and as such, it plans for dwelling growth in nominated precincts including the Parramatta CBD. The subject site no longer falls within the Parramatta CBD Planning Proposal area as per the Chronology (**Attachment x**) and is now within the NEPIA study area.

It is acknowledged that the provision of additional housing capacity is important to address the current housing supply situation; in accordance with the National Housing Accord which outlines the government's housing objectives including the national target to build 1.2 million new homes over 5

years from mid-2024. However, it is not suitable to determine the proposal based solely on this notion considering Council's further work on the NEPIA will address this more holistically on balance with other planning considerations. It should be noted that as of 31 January 2024, Council had exceeded its housing target for the 2021-2026 period which is 23,660 dwellings, reaching a capacity of 25,187 dwellings; exceeding the target by 6% at only the halfway point of the period. The recent finalisation of the Church Street North rezoning will contribute an additional 1,800 dwellings to the overall capacity. Furthermore, Council has capacity to provide additional housing supply should dwelling targets be revised in future, with potential for a further 12,487 dwellings to be delivered via current site-specific planning proposals and precinct work.