

## Panel determination of rezoning review

On 14 November 2024 the Strategic Sydney Central City Planning Panel (Panel) consisting of Abigail Goldberg (Chair), Stephen Murray and Clare Brown, considered the planning proposal which the council failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal.

The Panel recommends that the proposed instrument should be submitted for a Gateway determination because the proposal has demonstrated strategic, and subject to changes, site specific merit.

## Next Steps

The Planning Proposal Authority (PPA) team have reviewed the updated planning proposal package and have provided an assessment against the Panels conditions.

The PPA team is satisfied that the planning proposal and supporting documents have been amended to meet the conditions of the Panel and the planning proposal can be progressed to Gateway assessment.

Table 1

The Panel recommends that prior to submitting the planning proposal for a Gateway determination, the planning proposal is to be revised to address the following.

Panel's Recommendation	PPA team Assessment
1. The Panel endorses the following planning controls for the site: <ul style="list-style-type: none"><li>FSR – 3.6:1 (map amendment) and a</li><li>Maximum HOB of 69m (map amendment), and</li><li>A local provision which requires:<ul style="list-style-type: none"><li>A draft DCP which addresses all themes provided within the Panel's design guidelines.</li></ul></li></ul>	<b>Condition met.</b> The proponent has updated the proposal in line with these endorsed planning controls. The proponent has also updated the associated supporting studies to align with these planning controls.
2. The Panel's endorsed design guidelines are attached to this record.	<b>Condition met.</b> The proponent has updated the supporting Urban Design report ( <b>Attachment A5</b> ) to be consistent with the Panel's design guidelines ( <b>Attachment B</b> ). The Urban Design report has also been reviewed by the Department's Urban Design team (Government Architect) and confirmed the proponent's supporting Urban Design report successfully captures the proposed changes.
3. The Panel further recommended that affordable housing is delivered at the site in accordance with Parramatta City Council's Affordable Rental Housing Policy 2024.	The proponent has offered 12 affordable dwellings for 15 years to be managed by a Community Housing Provider.

# Assessment Against Panel's Condition

PP 2023-2810 – RR-2024-23



Panel's Recommendation	PPA team Assessment
	<p>This provision does not strictly align with Parramatta City Council's Affordable Rental Housing Policy 2024. However, the proponent has stated they plan to deliver affordable housing at the site in accordance with this Policy, through the DA/SSDA process. The proponent has provided further information about next steps in their cover letter (<b>Attachment F</b>).</p> <p>They have also included discussion of the Affordable Rental Housing Policy 2024 in the updated planning proposal and have noted the 3.5% requirement as per Schedule 1 of the Policy.</p> <p>The proponent has provided a Viability Appraisal (<b>Attachment A15</b>) which provides their justification for decreased number of affordable housing dwellings to be provided. The proponent is pursuing a 30% uplift through the infill affordable housing policy, this would require 15% of the uplift to be affordable housing.</p>
<p>4. The Panel requires confirmation from the proponent that they agree to:</p> <ul style="list-style-type: none"><li>a) Revise the planning proposal to be consistent with the Panel's recommendations: and</li><li>b) Subsequently provide a revised planning proposal to address the Panel's concerns.</li></ul> <p>The proponent has up to two weeks from the date of this determination to confirm whether they agree to revise their planning proposal to be consistent with the Panel's recommendations. Should the proponent not agree to revise their proposal then the Panel has determined that the planning proposal does not have site specific merit and will not be submitted for a Gateway determination.</p>	<p><b>Condition met.</b></p> <p>The proponent confirmed their intent to update the planning proposal to be consistent with the Panel's recommendations within 2 weeks.</p>
<p>5. Should the proponent agree to revise their planning proposal to address the Panel's concerns, then the proponent has up to a further three months to provide the revised planning proposal, including supporting reports and studies to the Panel.</p>	<p><b>Condition met.</b></p>



Panel's Recommendation	PPA team Assessment
6. The proponent is to update the draft site specific DCP to align with the design guidelines of the Panel. The Panel wish to review and provide endorsement of the updated draft site specific DCP following Gateway Assessment and prior to recommending the matter proceed to exhibition.	<b>Condition met.</b> The proponent has updated and attached the draft site specific DCP ( <b>Attachment A4</b> ).