



PLANNING PROPOSAL

2-10 Phillip Street, Parramatta

Planning Proposal drafts

Proponent versions:

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Council versions:

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Contents

INTRODUCTION.....	4
PART 1 – OBJECTIVES OR INTENDED OUTCOMES.....	6
PART 2 – EXPLANATION OF PROVISIONS.....	6
2.1 Other relevant matters	7
PART 3 – JUSTIFICATION	8
3.1 Section A - Need for the planning proposal	8
3.2 Section B – Relationship to strategic planning framework	9
3.3 Section C – Environmental, social and economic impact	22
3.4 Section D – State and Commonwealth Interests	31
PART 4 – MAPPING.....	33
4.1 Existing controls	33
4.2 Proposed controls	39
PART 5 – COMMUNITY CONSULTATION	41
PART 6 – PROJECT TIMELINE	41
Appendix 1 – Urban Design Report.....	42
Appendix 2 – Heritage Assessment prepared by City Plan Heritage	116
Appendix 2.1 – Heritage Assessment prepared by Hector Abrahams Architects	154
Appendix 3 – Traffic and Transport Assessment	165
Appendix 4 -Gateway Determinations.....	210

INTRODUCTION

This planning proposal seeks to amend the *Parramatta Local Environmental Plan (PLEP) 2011* to modify the maximum building height and floor space ratio (FSR) controls that apply to land at 2-10 Phillip Street, Parramatta. These amendments are sought with the intent to facilitate a mixed use development, containing a hotel and residential units.

This planning proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's, 'A Guide to Preparing Local Environment Plans' (April 2013) and 'A Guide to Preparing Planning Proposals' (October 2012).

Background and context

On 1 May 2014, Council received a planning proposal and supporting documents from Mecone Pty Ltd, representing Karima Group Pty Ltd for land at 2-10 Phillip Street, Parramatta. The site is located on the corner of Phillip and Marsden Street. The subject site consists of three allotments, Lot 1 DP 228697 and Lots 1 and 2 DP 986344 with a total site area of 2,307m², see Figure 1.



Figure 1 - Subject site at 2-10 Phillip Street, Parramatta subject to the planning proposal

Under Parramatta Local Environmental Plan 2011 (PLEP 2011), the site:

1. Is zoned B4 Mixed Use
2. Has a maximum building height of 80m
3. Has a maximum floor space ratio (FSR) of 6:1.

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to increase the permissible density of development on land at 2-10 Phillip Street, Parramatta.

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta Local Environmental Plan 2011 (PLEP 2011)* in relation to the height and FSR controls. In order to achieve the desired objective, the following amendments to the *PLEP 2011* would need to be made:

1. Amend the maximum building height in the **Height of Buildings Map** (Sheet HOB_009) from 80 metres to 192 metres which equates to 58 storeys. Refer to Figure 10 in Part 4 of this planning proposal.
2. Amend the maximum FSR in the **Floor Space Ratio Map** (Sheet FSR_009) from 6:1 to 10:1 (a maximum FSR of 11.5:1 including design excellence may apply). Refer to Figure 11 in Part 4 of this planning proposal.
3. Insert a new site specific clause in Part 7 – Additional Local Provisions:

7.11 Development on land at 2-10 Phillip Street, Parramatta

- (1) *This clause applies to land marked Area 7 on the Special Provisions Area Map.*
 - (2) *Of the 10:1 maximum FSR permitted on the site, a minimum FSR of 1:1 must be provided as employment generating, non-residential floor space.*
 - (3) *Despite Clause 7.2, the consent authority may grant consent to development on land to which this clause applies with an additional floor space ratio of 5.5:1 only where this additional floor space area is to be occupied for the purpose of a hotel. Should a hotel use no longer be a desired land use, the additional floor space may be converted to another commercial premises use but not a residential use. Note: design excellence is not applicable to the additional floor space.*
4. Apply a maximum car parking rate provision that is in accordance with the CBD Strategic Transport Study based on the following:
 - a) Residential parking rates

Type of Apartment	Spaces/unit
3-bedroom	1 space/unit
2-bedroom	.7 spaces/unit
1-bedroom	.3 spaces/unit
Studio	.1 spaces/unit

b) Commercial parking rates

If the FSR > 3.5:1

$M = (G * A) / (50 * T)$ where:

M = maximum number of parking spaces;

G = GFA of all office/business premises in the building (m²);

A = Site Area (m²);

T = Total GFA of all buildings on the site (m²)

2.1 Other relevant matters

2.1.1 Voluntary Planning Agreement

A draft letter of offer to enter into a VPA was endorsed by Council on 19 December 2016, and is consistent with Council's most recent endorsed position on Infrastructure funding under the CBD Planning Proposal (10 April 2017). The draft VPA accompanies this planning proposal and seeks to provide a monetary contribution to reflect the uplift being sought on the site, in addition to the creation of an easement over a 3-metre-wide footpath proposed on the eastern boundary (adjoining Phillip Lane) of the development. The easement will provide a right of carriage way serving the public and will increase pedestrian access through Phillip Lane and connectivity to the River Foreshore. The 3 metre setback is also identified in the draft DCP which supports this planning proposal. The draft VPA is being exhibited in conjunction with the planning proposal and draft DCP.

2.1.2 Draft development control plan (DCP)

A draft DCP was endorsed by Council for public exhibition on 11 July 2016 and accompanies this planning proposal. It seeks to deliver the finer details of the proposed building form, in particular its relationship to the heritage aspects of the site (including the heritage listed former St Andrew's Church) through appropriate building envelopes. It includes the following key design principles:

- Demonstration of an acceptable treatment of the heritage items on the site
- No overhanging of any part of the building over the former St Andrew's Church
- Facilitation of the adaptive re-use of the former Church hall,
- Minimal disruption to the exterior walls and roof of the hall and
- Demonstration of compliance with the SEPP 65 Apartment Design Guidelines with respect to tower separation within the block.

The draft DCP is being exhibited in conjunction with the planning proposal and draft VPA.

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 outcomes 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 of the proposal.

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

The Planning Proposal is a result of an application from the land owner seeking to increase the density of development permitted on the site. Council has assessed the application within the context of local and State government strategic plans including the NSW Government's *A Plan for Growing Sydney*, Parramatta City Centre Vision 2007 and the then Parramatta CBD Planning Strategy (and also maintains consistency with the CBD PP). Notably, *A Plan for Growing Sydney* states the Government will work with Parramatta Council to review expansion opportunities in the Parramatta CBD including updated building height controls and removal of barriers to growth, to promote more efficient land use outcomes. Consistently, these plans highlight Parramatta's role as Sydney's second CBD and as a key area for future development to cater for projected increases in the residential and working population.

Council adopted the Parramatta CBD Planning Strategy at its meeting of 27 April 2015. The Strategy set the vision for the growth of the Parramatta CBD, and was used as a tool to inform planning controls for the CBD in the future. Key details of the strategy as they apply to this site include a; potential Floor Space Ratio (FSR) of 10:1 and a maximum building height that responds to sun access for key public spaces, with towers characterised as tall and slender. This site specific planning proposal was amended in 2015 to respond to the issues raised under the adopted CBD Planning Strategy.

The Parramatta CBD Planning Proposal (CBD PP) was adopted by Council on 11 April 2016. The CBD PP is based on the CBD Planning Strategy and is seeking to increase the FSR (and heights for some sites) within the Parramatta CBD subject to the provision of community infrastructure. The CBD PP is currently with the Department of Planning and Environment (DP&E) for review, and a whilst a Gateway Determination is yet to be issued the CBD PP is Council's most recently adopted position on density increases in the Parramatta CBD. The site specific planning proposal is consistent with the CBD Planning Proposal (See section 3.3.2).

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

A planning proposal seeking to amend *PLEP 2011* is the most effective way of providing certainty for Council, the local community and the landowner. The existing height and FSR controls do not permit the development envisaged in the planning proposal nor respond to the emerging CBD character of Parramatta. Therefore, the site specific planning proposal is the best means of achieving the intended outcomes of the development ahead of the CBD Planning Proposal.

3.2 Section B – Relationship to strategic planning framework

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

A Plan for Growing Sydney

In December 2014 the Department of Planning and Environment released *A Plan for Growing Sydney* and presents a strategy for accommodating Sydney's future population growth over the next 20 years.

In order to achieve the vision for Sydney to become 'a strong global city and a great place to live', the Plan establishes four goals for Sydney. The goals of the Plan are that Sydney will be:

- A competitive economy with world-class services and transport;
- A city of housing choice, with homes that meet our needs and lifestyles;
- A great place to live with communities that are strong, healthy and well connected; and
- A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

To support these goals, the Plan sets out planning principles that will guide Sydney's growth. Including;

- Increasing housing choice around all centres through urban renewal in established areas;
- Stronger economic development in strategic centres and transport gateways; and
- Connecting centres with a networked transport system.

The Plan forecasts require increased levels of growth in the employment and residential sectors to cater for population growth. The Plan reiterates Parramatta's Role as Sydney's second CBD and provides that the Greater Parramatta Region has the potential to reach 100,000 jobs over the next 20 years.

Under the Plan, Sydney has been divided into six subregions, with Parramatta located in the West Central Subregion. The Plan identifies the priorities for strategic centres. Below are the priorities for Greater Parramatta:

- *Recognise and plan Greater Parramatta as a transformational place;*
- *Plan Greater Parramatta as Sydney's second CBD and Western Sydney's number one location for employment and health and education services, supported by a vibrant mixture of land uses and cultural activity, with the Parramatta River foreshore as a focus for recreational activities;*
- *Provide capacity for long-term employment growth in Greater Parramatta, particularly in its CBD;*
- *Provide capacity for additional mixed-use development in Parramatta CBD and surrounding precincts including offices and retail in Parramatta CBD, health services in Westmead, an education hub around the new University of Western Sydney Campus, a technology and*
- *Education precinct in Rydalmere, arts and culture in Parramatta, a sports precinct around Parramatta Stadium and housing in all precincts;*
- *Improve transport connections between Greater Parramatta and other Western Sydney centres and precincts, commencing with Macquarie Park via Carlingford, Castle Hill via Old Northern Road, Bankstown and Sydney Olympic Park;*
- *Enhance the role of the Parramatta Transport Interchange as the major bus/rail and future light rail interchange of Western Sydney; and*
- *Improve walking and cycling connections between the Parramatta CBD, the Greater Parramatta precincts, Parramatta River and their surrounding area.*

The planning proposal will enable the development of residential dwellings and non-residential uses including cafes, restaurants, a hotel and boutique commercial office space that will contribute towards dwelling and employment targets on a site located within the Parramatta City Centre. Approximately 330 units ranging from studio to 3-bedroom units are proposed and will promote housing supply and choice. The non-residential uses on the site support Council's vision of the growing Parramatta CBD, with a commercial core surrounded by mixed use developments as stipulated by the zoning maps in PLEP 2011 and Parramatta CBD Planning Proposal.

The site is located in a transport corridor with Parramatta Railway Station/Bus Interchange located within 600m. Although all the details of the proposed Light Rail service are not fixed, the stations are likely to be located within close proximity to the site, either along Church Street or in Parramatta Square. The

proposal will provide accessible employment and residential uses whilst supporting the growing transport corridor in the Parramatta centre.

The site will continue to contribute to the vibrant character of the area by activating the street front with cafes and restaurants. The heritage listed ‘former St Andrew’s Uniting Church and hall’ located on the site will continue to be adaptively re-used, sustaining the cultural centre that is Parramatta.

Towards our Greater Sydney 2056

In November 2016 the Greater Sydney Commission released Towards Our Greater Sydney 2056 (TOGS), a draft amendment to A Plan for Growing Sydney, for public exhibition. TOGS aligns with the district plans, released on the same date. Both TOGS and the district plans were on exhibition until March 2017.

The vision for the future of Sydney as identified in TOGS is for decentralisation with centres supported by public transport. TOGS introduces the concept of three cities; the Eastern City; the Central City; and the Western City. Parramatta is located in the Central City and identified as the anticipated greatest area of growth over the next decade. This planning proposal is in keeping with the vision of TOGS by providing employment and housing opportunities in close proximity to public transport in the central city zone.

TOGS identifies the integration of the economy, social needs and the environment to move Sydney forward. The district plans provide further detail as to how a productive Sydney, a liveable Sydney and a sustainable Sydney will be achieved. A response to the relevant district plan is outlined below.

Central City District Plan (formerly Draft West Central District)

The Central City District Plan (formerly known as the Draft West Central District Plan) was released for exhibition by the Greater Sydney Commission from November 2016 to March 2017. The planning proposal (post gateway) has been updated to respond to the relevant overarching priorities outlined in the District Plan.

Priority: A Productive City

- Integrate transport and land use planning
- Manage growth and change in strategic and district centres and, as relevant, local centres.
- Plan for a growing and vibrant Parramatta City
- Prioritise the provision of retail floor space in centres

This planning proposal will contribute to reinforcing Parramatta’s role as the central city by amending the planning controls on the site to facilitate a development that will provide a mix of residential dwellings (approximately 330 units totalling 27,800sqm), approximately 3000sqm of non-residential uses including cafes, restaurants, and office space and 7,800sqm of hotel.

This planning proposal is seeking to implement a provision that requires a minimum of 1:1 floor space to be provided as a non-residential floor space. As the site is located in the vicinity of the B3 commercial core, the minimum 1:1 non-residential floor space will promote employment generating floor space in the B4 mixed zone that also supports nearby B3 Commercial Zones.

As the site is located in a transport corridor with Parramatta Railway Station/Bus Interchange located within 600 metres, increasing the density on the site will support the viability of existing public transport services as well as future services such as Parramatta Light Rail. The proposal will encourage additional employment and residential uses that are easily accessible via public transport and subsequently reduce dependency on cars.

Further, the planning proposal also seeks to implement a provision to ensure the development is consistent with the maximum car parking rates endorsed under the CBD Strategic Transport Study. The endorsed rates will significantly reduce parking spaces for residential and commercial development, and will help to lessen the demand for road use through the reduction of on-site car parking, and as a result manage the cumulative traffic impacts generated by development.

The site will continue to contribute to the vibrant character of the area by activating the street front with cafes and restaurants. The heritage listed 'former St Andrew's Uniting Church and hall' located on the site will continue to be adaptively re-used, sustaining the cultural centre that is Parramatta.

The planning proposal is consistent with the productivity priorities and actions.

Priority: A Liveable City

- Deliver West Central's five-year housing targets
- Deliver housing diversity
- Conserve heritage and unique local characteristics
- Facilitate enhanced walking and cycling connections

The proposed increase in floor area will provide opportunity to contribute an estimated 330 residential units to meet housing targets. Although the floor plans are indicative, plans demonstrate that units ranging from 1 to 3 bedrooms can be delivered. This will provide diversity and affordable options.

The planning proposal seeks to protect the historical values of the heritage listed 'former St Andrew's Uniting Church and hall' located on the site, which will continue to be adaptively re-used, sustaining the cultural centre that is Parramatta. The site specific DCP that has been developed in conjunction with this planning proposal provides guidance on the finer details of the proposed building form and its relationship to the heritage aspects of the site through appropriate building envelopes.

A 3 metre setback from the eastern boundary of the proposed development will enable a footpath (adjoining Phillip Lane). Council is seeking a right of

carriageway over the footpath (through the draft VPA) to increase pedestrian within Phillip Lane and allow connections through to the Lennox Bridge Car Park Site that connects to the River Foreshore.

The planning proposal is consistent with the liveability and productivity priorities and actions.

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

The following 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. Of relevance is the growth of Parramatta CBD.

The planning proposal is considered to meet the strategy and key objectives identified in the plan including; to help build the City as a centre of high, value-adding employment and a driving force behind a generation of prosperity for Western Sydney.

The planning proposal is considered to meet the strategy by allowing for an appropriate mix of residential and non-residential uses which will support the city centre and revitalise a large underutilised site. The proposal continues to re-use and integrate the heritage item located on the site. The development will also allow for the concentration of housing around transport nodes and contribute towards dwelling targets for NSW.

Parramatta CBD Planning Strategy

Council adopted the "Parramatta CBD Planning Strategy" at its meeting of 27 April 2015. The Strategy is the outcome of detailed technical studies which reviewed the current planning framework and also a significant program of consultation with stakeholders and the community. The objectives of the Strategy are as follows:

1. To set the vision for the growth of the Parramatta CBD as Australia's next great city.
2. To establish principles and actions to guide a new planning framework for the Parramatta CBD.
3. To provide a clear implementation plan for delivery of the new planning framework for the Parramatta CBD.

The following extract from the Strategy directly relates to this planning proposal and the site specific clauses proposed:

A3.4 Subject to urban design testing, a minimum non-residential FSR of 1:1 must be achieved for all sites in the mixed use zone of the Parramatta CBD. Non-

residential FSR exceeding this minimum requirement should be exempt from the overall maximum FSR for mixed use zones.

The planning proposal is consistent with the above Strategy in that it will allow for redevelopment of the site for mixed residential and commercial development (through minimum 1:1 non-residential floor space) including a 5.5:1 FSR towards the hotel use, that is exempt from the overall maximum FSR that applies to this site.

Integrating elements of the existing heritage item currently occupied by the Bavarian Beer Café will create a vibrant development to live, work and play. The proposal supports the actions outlined in the Strategy with a tall, slender tower form and site specific clauses that ensure non-residential uses support the mixed use zoning of the site.

Parramatta CBD Planning Proposal

Since this site specific PP was issued its Gateway Determination in June 2016, the Parramatta CBD Planning Proposal (CBD PP) was adopted by Council on 11 April 2016 and has since progressed even further. The CBD PP is currently with the DP&E and awaiting a Gateway Determination. This section of the planning proposal has been updated post gateway to reflect the current status of the Parramatta CBD Planning Proposal.

The CBD PP is the outcome of detailed technical studies which reviewed the CBD Strategic planning framework. The CBD PP sets controls responding to the vision for the growth of the Parramatta CBD as Australia's next great city, and supports the need for significant growth in the Parramatta City Centre.

The CBD PP proposes that a potential increase in height and FSR can be sought for sites within the Parramatta CBD subject to the provision of community infrastructure. The CBD PP includes the following controls that apply to majority of sites (and are of relevance to this site specific PP):

- Allow no height limit (noting that some areas are still subject to high limits and sun access planes)
- A maximum incentive 10:1 FSR (achievable through the provision of community infrastructure)
- Where a mixed use zone is located in the vicinity of a B3 Zone, of that FSR 1:1 is to be commercial floor space to apply

A further provision relating to mixed use zones being located in the vicinity also provides sites with a minimum area of 1,800sqm to achieve additional commercial floor space that is in excess of the maximum incentive FSR i.e. 10:1 plus design excellence, and is exempt from the overall calculation of the maximum FSR on the site. Conversion of any commercial premises floor space to a residential use is prohibited. The purpose of this is to provide employment generating uses to activate the edges of the B3 Zone.

This proposal is consistent with the CBD Planning Proposal in that it is seeking a maximum FSR of 10:1, through the provision of community infrastructure (as contained in the draft VPA). It is also proposing approximately 3000sqm of non-residential floor space in the ground floor and lower levels of the development, and is therefore consistent with the 1:1 minimum non-residential floor space provision. Moreover, as the site is located within a B4 Mixed Use Zone that is in the vicinity of the B3 zone, and has an area greater than 1800m², an additional 5.5:1 FSR for non-residential purposes is being sought on the site for the use of a hotel.

On April 2017, Council endorsed the CBD Strategic Transport Study (in support of the CBD PP) which endorsed new reduced car parking rates for the City Centre and that Council write to the DP&E seeking support to amend the conditions of existing Gateway Determination to remove the requirement to consider the findings of the mesoscopic model on the basis of a significant reduction of on-site car parking. Following this consultation, the DP&E issued a number of revised Gateway's (including the one that applies to 2-10 Phillip Street on 21 September 2017) to remove the mesoscopic modelling condition and include a site specific provision that requires the development to implement the revised car parking rates. This mechanism will help manage the cumulative impact of traffic as a result of increased city development. This site specific planning proposal seeks to apply a provision that requires the development to adopt these car parking rates.

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

The following State Environmental Planning Policies are of relevance to the site.

State Environmental Planning Policy No. 32 - Urban Consolidation (Redevelopment of Urban Land)

The intention of the State Environmental Planning Policy No. 32 Urban Consolidation (Redevelopment of Urban Land) is to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used, and encourages local councils to pursue their own urban consolidation strategies to help implement the aims and objectives of the policy.

The PP is consistent with the SEPP given its purpose is for the orderly and economic development of the land for high density mixed use in a location which benefits from suitable infrastructure, employment and leisure opportunities.

State Environmental Planning Policy No. 55 – Remediation of Land

The intent of SEPP 55 is to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health and the environment. Given that there is no change of zoning proposed, it is unlikely that the site is at risk of requiring remediation prior to future development. In any case, detailed

compliance with SEPP 55 will be demonstrated in a future DA for the building facilitated by this Planning Proposal.

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

The objective of SEPP 65 is to ensure high density residential development is created to a high quality taking into consideration the function and impact of the proposal along with aesthetic appeal. SEPP 65 requires that the Apartment Design Guide (published by the Department of Planning and Environment) is a matter for consideration as part of the assessment process for residential flat buildings.

The SEPP 65 is required to be considered during the assessment of any future development on the site that includes three or more storeys and four or more dwellings .

This planning proposal was the subject of a successful Design Competition in August 2016 which included an assessment of the proposed plans against SEPP 65 and the ADG. This process has enabled an FSR of 11.5:1 on the site as a result of the 15% bonus. The site specific Development Control Plan (DCP) that guides the re-development of the site demonstrates, amongst other design principles compliance with the SEPP 65 Apartment Design Guidelines with respect to tower separation to other adjoining developments

3.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)

In accordance with Clause 117(2) 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
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Regional planning
- Local plan making
- Metropolitan planning

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

Employment and Resources - 1.1 Business and Industrial Zones

Business and Industrial Zones. The objectives of this direction are to:

- a) encourage employment growth in suitable locations,*
- b) protect employment land in business and industrial zones, and*
- c) support the viability of identified strategic centres.*

The planning proposal will maintain the existing zone which allows for a mix of residential and non-residential uses, including retail, hotel and commercial, and in the vicinity of public transport. The proposal will support the mixed use character

of the area and the nearby commercial core, through the provision of employment generating non-residential floor space.

The provision of a high quality hotel will attract visitors to the city centre who will generate additional business for local shops, cafes and restaurants and assist in revitalising 'Eat Street'. The proposed hotel and business uses will support the nearby Commercial Core and facilitate the B4 Mixed Use zone objectives

This Planning Proposal supports the Parramatta CBD, a strategic centre identified in *A Plan for Growing Sydney*, with a mixed use development consistent with the Parramatta CBD Planning Strategy and Parramatta CBD Planning Proposal.

Environment and Heritage - 2.3 Heritage Conservation

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

The subject site contains heritage item 736 - Former St Andrew's Uniting Church, hall (and potential archaeological site) listed as an item of local significance under Schedule 5 of PLEP 2011. Former St Andrew's Church is an example of Inter-War Romanesque architecture with a crenelated tower on the western corner and small spire. The facade of the hall alongside is of the same style and materials.

The planning proposal in its original form, lodged with Council on 2 September 2014 sought to delist and partially demolish the hall component of heritage item 736. The proposed built form as demonstrated in the Urban Design Report at Appendix 1 was not supported by both Council officers and an independent heritage consultant commissioned by Council. Insufficient justification had been provided to warrant the de-listing of this component of the heritage item.

Council officers have undertaken further analysis of the site attributes in an effort to provide guidance on a potentially more acceptable building envelope and footprint, that may be accommodated on the site whilst retaining the majority of the building and heritage fabric on the site. Council acknowledges a new design concept could protect and re-use the heritage item and realise the proposed increase in density.

A draft DCP was endorsed by Council for public exhibition on 11 July 2016 and accompanies this planning proposal. It seeks to deliver the finer details of the proposed building form and its relationship to the heritage aspects of the site such as the heritage listed former St Andrew's Church, through appropriate building envelopes. It includes the following key design principles:

- Demonstration of an acceptable treatment of the heritage items on the site
- No overhanging of any part of the building over the former St Andrew's Church
- Facilitation of the adaptive re-use of the former Church hall,
- Minimal disruption to the exterior walls and roof of the hall and

- Demonstration of compliance with the SEPP 65 Apartment Design Guidelines with respect to tower separation within the block.

This planning proposal is consistent with the objectives of this direction, a site specific DCP as required by Council's resolution of 7 December 2015 will ensure the conservation and adaptive re-use of the heritage item located on the site.

Housing, infrastructure and urban development - 3.1 Residential Zones

The objectives of this direction are:

- a) to encourage a variety and choice of housing types to provide for existing and future housing needs,*
- b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- c) to minimise the impact of residential development on the environment and resource lands.*

The planning proposal is consistent with the objectives of this direction as it will increase residential densities and housing choice in a location that is close to public transport, shops, employment and recreational opportunities. The indicative plans accompanying the proposal aim to provide approximately 330 residential units ranging from 1-3 bedrooms which will provide diversity and affordable options. As detailed in this planning proposal, the increased density will have minimal and acceptable impacts.

Housing, Infrastructure and Urban Development - 3.4 Integrating Land Use and Transport

The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- a) improving access to housing, jobs and services by walking, cycling and public transport, and*
- b) increasing the choice of available transport and reducing dependence on cars, and*
- c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and*
- d) supporting the efficient and viable operation of public transport services, and*
- e) providing for the efficient movement of freight.*

As the site is located within 600 metres to Parramatta Railway Station/Bus Interchange, increasing the density of development in the walking catchment around transport nodes through employment generating and residential land uses will support the viability of existing and proposed public transport services, and reduce dependence on cars. The proposal integrates varying land use types facilitating an environment in which the community can live, work and play.

Housing, Infrastructure and Urban Development - 3.5 Development near Licensed Aerodromes

The objectives of this direction are:

- a) to ensure the effective and safe operation of aerodromes,*
- b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and*
- c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.*

Sydney and Bankstown Airports are subject to the federal *Airports Act 1996* and the *Airports (Protection of Airspace) Regulations 1996*. Airspace above the Parramatta CBD is affected by operational requirements for those airports. A building that penetrates the Obstacle Limitation Surface (OLS) requires approval under that legislation, via the Commonwealth Department of Infrastructure and Regional Development. This planning proposal with a proposed height of 200.00AHD penetrates the OLS of 156AHD.

A condition contained on the Gateway Determination requested pre-exhibition consultation with the Department of Infrastructure & Regional Development (DIRD) and if required, that the site specific planning proposal be amended to reflect the outcome of the consultation.

Consultation between Council and the DIRD occurred in October 2016. DIRD noted Council's advice that for developments that penetrate the OLS that approval under the *Airports (Protection of Airspace) Regulations 1996* is required. The DIRD advised that there are no issues at this stage that might require Council to decrease the density on the site. However, under the regulations, approvals will be subject to advice from Civil Aviation Safety Authority (CASA), Air Services Australia (ASA) and the relevant airports. Extensive consultation will occur at the public exhibition stage which will include referrals to CASA, ASA and the relevant airports as well as the DIRD for further in-depth consultation.

Hazard and risk - 4.1 Acid Sulfate Soils

The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.

With the exception of several small blocks, the majority of Parramatta City Centre (including the site) is affected by Class 4 or Class 5 Acid Sulfate soils.

Despite this constraint, Parramatta has accommodated medium to high density development throughout the CBD. This application for a planning proposal acknowledges that the site is affected by Class 4 Acid Sulfate Soils. An Acid Sulfate Soils Management Plan will be required to support any future DA in accordance with the existing provisions of PLEP 2011.

Hazard and risk - 4.3 Flood Prone Land

This direction applies where a planning proposal creates, removes or alters a zone or a provision that affects flood prone land. The planning proposal does not seek to alter the zoning of the land, however, does seek to increase the density of development on the site.

The objectives of this direction are:

- a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and*
- b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.*

The centre of the site is partially affected by 20 and 100-year Average Recurrence Interval (ARI) events, see Figure 13. The site is also impacted by a Probable Maximum Flood (PMF) event.

To minimise the impact of the proposal with respect to flooding, the entrance crest of the basement vehicular ramp will be provided at minimum to Council's required Flood Planning Level (i.e. 1 in 100 year event plus 500mm freeboard). With respect to flood events greater than the 1 in 100-year event (including and up to the PMF) principles and measures will be incorporated into any future detailed design.

Moreover, as part of the CBD Planning Proposal Council commissioned Molino Stewart to produce an update to the Flood Risk Management Plans that affect the Parramatta CBD as a requirement under the S117 Direction 4.3. This study provides recommendations to address the flood risks from various flooding conditions throughout the CBD, and how these risks can be appropriately managed. This has resulted in development recommendations informing draft LEP controls and will also inform future draft CBD DCP controls. Key recommendations include 'shelter-in-place' during PMF events, and that the building is certified by an engineer to withstand the forces of floodwaters, debris and buoyancy resulting from a PMF event. Building design requirements up to the 1 in 100 Year event will also be required to ensure evacuation during a secondary emergency i.e. a building fire or medical emergency during a 1 in 100 event, to allow access into and out of the development by emergency workers and residents.

Further details of these design features and evacuation measures, will be addressed as part of the Development Application process.

Regional planning – 5.1 Implementation of Regional Strategies

The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.

As discussed in 3.2.1 the planning proposal is consistent with A Plan for Growing Sydney and the West Central Subregion strategy. Additionally, the planning proposal is consistent with NSW's State Environmental Planning Policies as outlined in 3.2.3.

Local Plan Making – 6.3 Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.

Council resolved at its meeting of 7 December 2015 to insert a new site specific clause that applies to 2-10 Phillip Street, Parramatta in Part 7:

- **7.11 Development on land at 2-10 Phillip Street, Parramatta**
- *(1) This clause applies to land marked Area 7 on the Special Provisions Area Map.*
- *(2) Of the 10:1 maximum FSR permitted on the site, a minimum FSR of 1:1 must be provided as employment generating, non-residential floor space.*
- *(3) Despite Clause 7.2, the consent authority may grant consent to development on land to which this clause applies with an additional floor space ratio of 5.5:1 only where this additional floor space area is to be occupied for the purpose of a hotel. Should a hotel use no longer be a desired land use, the additional floor space may be converted to another commercial premises use but not a residential use. Note: design excellence is not applicable to the additional floor space.*

This clause is consistent with the Parramatta CBD Planning Proposal, with the objective to enforce non-residential uses in the B4 Mixed Use zone as discussed in Section 3.3.2.

A site specific Development Control Plan (DCP) to guide the re-development of the site incorporating development controls that appropriately respond to the heritage items on the site, and demonstrate compliance with SEPP 65 and Apartment Design Guidelines with respect to tower separations. See section 2.1.2.

The site specific clause proposed as part of this planning proposal is deemed necessary to ensure consistency with the Parramatta CBD Planning Proposal and protection of the heritage items located on the site.

Metropolitan Planning - 7.1 Implementation of a Plan for Growing Sydney

This direction applies to land within the Sydney metropolitan area.

The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.

As detailed above in section 3.2.1, the planning proposal is consistent with the directions, actions and priorities for Parramatta and the West Central Subregion as set out in A Plan for Growing Sydney.

3.3 Section C – Environmental, social and economic impact

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

3.3.1 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 site is located within a highly modified urban environment and it is very unlikely to contain critical habitat or threatened species, populations or ecological communities, or their habitats.

3.3.2 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:

- European and Aboriginal Archaeology
- Heritage impacts
- Urban Design and Built Form
- Flooding – address in ‘Hazard and Risk - 4.3 Flood Prone Land’, Section B3.2
- Transport and Accessibility Assessment
- Acid Sulfate Soils – address in ‘Hazard and Risk - 4.1 Acid sulphate Soils’, Section B3.2

Heritage - General

A Heritage Assessment was prepared by City Plan Heritage Pty Ltd and submitted as part of the planning proposal lodged by the applicant on 2 September 2014, see Appendix 2. Due to the impacts proposed as part of the original reference design, Council commissioned an independent heritage consultant Hector Abrahams Architects, see Appendix 2.1. These reports inform the European and Aboriginal Archaeology and Heritage Impacts assessments below.

European and Aboriginal Archaeology

The subject site contains heritage item 736 - Former St Andrew’s Uniting Church, hall (and potential archaeological site) listed as an item of local significance under Schedule 5 of PLEP 2011. The site is identified as having high archaeological potential.

The subject site is categorised as possessing archaeological significance and exceptional archaeological research potential. Pursuant to the Parramatta Historical Archaeological Landscape Management Study (PHALMS), the western lots of the site, 2-8 Phillip Street, are identified as Parramatta Archaeological Management Unit 3084. The sites have high potential to contain built landforms, structural features, ecological samples and individual artefacts, including intact traces of the occupation of this area in 1890 and Aboriginal artefacts. The eastern portion of the site, 10 Phillip Street, is identified as Parramatta Archaeological Management Unit 3022 which contains no archaeological research potential.

The New South Wales Office of Environment and Heritage (NSW OEH) are the consent authority for the disturbance of grounds for State significant archaeological sites. Advice from NSW OEH on 19/1/2016 confirmed that an archaeological report is not required as part of the planning proposal process. Due to the site's archaeological significance an archaeological assessment will be required prior to lodgement of a development application (DA) and inform the final design of the development.

Heritage – Old Government House and Domain

The site is located to the east of Parramatta Park and Old Government House and Domain (OGHD). OGHD is World heritage listed and is one of eleven sites in a group forming the Australian Convict Sites on the World Heritage List. The OGHD is also on the National Heritage List and the NSW State Heritage Register. Overshadowing of OGHD is a matter for consideration given the height of the proposed building envelope.

The Heritage Assessment prepared by City Plan Heritage Pty Ltd assessed the impact of the reference design on the visual curtilage and overshadowing of the World Heritage listed Old Government House and Domain. The report: *acknowledges the impact on a number of views from the OGHD to Parramatta City and aims to achieve the best possible outcome in relation to heritage values associated with the site and its precinct, in the context of the dramatically changing urban environment and skyline of Parramatta City Centre. City Plan Heritage has been advising the architects Woods Bagot and the applicant in minimising the inevitable visual impacts and on potential mitigation measures. The proposed tower as noted earlier will be an architectural excellence and a landmark in Parramatta City's rapidly and dramatically changing urban form. The design aims to soften the built form by responding to the natural river precinct contours.*

The Heritage Impact Report prepared by Hector Abrahams Architects concludes:

This planning proposal would have a disastrous impact on the world heritage values of the OGHD. Allow no shadows to fall near OGHD.

Below is a diagram depicting the shadow of the proposed tower over the OGHD at the March equinox early in the morning (8:30am). Due to the location of the site relative to OGHD the shadow cast mid-winter will fall at a more acute angle (i.e. lower) relative to OGHD and will have a lesser impact therefore March equinox shadows are shown below. The shadow diagram (Figure 2) indicates the

cumulative shadow impact of three sites (330 Church Street – shown in yellow outline, 12-14 Phillip Street – shown in blue outline and the application site – light red shading) at March 8:30am).



Figure 2 - Shadow impact 8:30am 21 March of application site (light red), 330 Church Street (yellow) & 12-14 Phillip Street (blue)

As shown in Figure 3, by 10am (March) the shadows cast by the proposed development would be outside the boundaries of Parramatta Park. The shadow cast does not fall over any significant heritage element within the park and is only cast for a short period of time. In consideration of the approved buildings in the vicinity and the site's location relative to the park, the shadow impact of the proposed development is considered reasonable.



Figure 3 - Shadow impact 10:00am 21 March

In light of the constrained nature of this site Council resolved at its meeting of 7 December 2015 that a site specific Development Control Plan (DCP) was to be prepared. Impacts on Parramatta Park and Old Government House and Domain are matters that will be covered by the proposed DCP controls. A draft DCP was endorsed by Council on 11 July 2016, and is being exhibited concurrently with this planning proposal.

Heritage – Former St Andrew's Uniting Church and Hall

The subject site contains heritage item 736 - Former St Andrew's Uniting Church, hall (and potential archaeological site) listed as an item of local significance under Schedule 5 of PLEP 2011. Former St Andrew's Church is an example of Inter-War Romanesque architecture with a crenelated tower on the western corner and small spire. The facade of the hall alongside is of the same style and materials.

The planning proposal in its original form, lodged with Council on 2 September 2014 sought to delist and partially demolish the hall component of heritage item 736. The following is an extract from the Heritage Assessment prepared by City Plan Heritage Pty Ltd:

The site contains a heritage item consisting of a Church and Church Hall both of which have been adaptively reused as café/bar since the beginning of 2000s. The proposal incorporates these two heritage buildings within the design and integrate the Hall as part of the hotel lobby and public piazza. The main intervention is to the interiors of the Church hall, which has already been significantly modified with limited original fabric remaining at the perimeter walls namely the cornices and windows. The external walls of the hall will remain and incorporated into the entrance lobby of the development. The site is also surrounded by a large number of heritage items listed on the State and local heritage registers. Impact of the proposed development on these heritage items is an acceptable one due to being visual impact with no physical intervention to any of the heritage items in the vicinity.

The Heritage Impact Report prepared by Hector Abrahams Architects concludes:

This planning proposal has a most serious impact on a site of significance to the Parramatta district as it removes a large integral part of the site, and places a tower too close. Place no tower on the site of the historic allotments on which the heritage items stand. Design Buildings on the amalgamated lands outside the historic allotments to appear as the building next door to the heritage item. The design should not attempt to visually integrate with the church and hall.

The proposed built form as demonstrated in the Urban Design Report at Appendix 1 was not supported by both Council officers and Hector Abrahams Architects, commissioned by Council to provide an independent assessment. Insufficient justification was provided to warrant the de-listing of the hall component of the heritage item.

Council officers have undertaken further analysis of the site attributes in an effort to provide guidance on a potentially more acceptable building envelope and

footprint that may be able to be accommodated on the site whilst retaining the majority of the building and heritage fabric on the site.

Council acknowledges that both the internal and independent heritage advice regarding this proposal provides the view that no development should be allowed above the Church or the Church Hall buildings. However, in order to achieve the public benefit arising from the widening and improved amenity of Phillip Lane whilst balancing the heritage constraints of the site, the draft DCP allows for some cantilevering over the hall building as this approach is considered to deliver the most practical outcome.

Urban Design and Built Form

The reference design as outlined in the Urban Design Report at Appendix 1 was the form originally lodged on 2 September 2014. Whilst negotiating with Council officers the building form has morphed significantly to reduce the impacts of the proposal on the heritage items located on the site.

The concept of the proposed built form was assessed in the context of the evolving Parramatta CBD and is in keeping with the CBD Planning Proposal. The indicative design demonstrates a tall, slender tower with a 'base' FSR of 10:1 (plus 15% under design excellence i.e. 1.5:1), and the 5.5:1 FSR being provided in addition to the 10:1 as a hotel use (i.e. non-residential) that is exempt from the overall 'base' FSR, allowing the site to deliver a development up to 17:1. The objective of the additional non-residential FSR is to facilitate employment generating land uses in B4 zones, that are located in the vicinity of the B3 zone in supporting the commercial core.

In August 2016 this planning proposal was the subject of a successful design competition (Diagram 4 and 5 contains indicative schemes of the tower). The successful scheme demonstrated:

- Integration with the existing heritage item on the site
- Activation of street frontages
- Compliance with the Apartment Design Guide (ADG) and SEPP 65.
- Appropriate bulk, massing, heights and setbacks including an acceptable relationship with future development.

A draft site specific DCP has been prepared for the site and was endorsed by Council on 11 July 2016 for public exhibition purposes. The DCP will guide the future development on the site, and provide controls that will deliver an appropriate building envelope and footprint. The DCP supports the increased density on the site whilst incorporating the following design principles:

- Demonstration of an acceptable treatment of the heritage items on the site
- No overhanging of any part of the building over the former St Andrew's Church
- Facilitation of the adaptive re-use of the former Church hall,

- Minimal disruption to the exterior walls and roof of the hall and
- Demonstration of compliance with the SEPP 65 Apartment Design Guidelines with respect to tower separation within the block.



Figure 4 –Winning Scheme - Indicative scheme of tower (Woods Baggot, 2016)



Figure 5 – Winning Scheme - Indicative scheme of tower (Woods Baggot, 2016).

Transport and Accessibility

A Traffic and Transport Assessment was prepared by Traffix (Appendix 3). The assessment finds that the proposal is acceptable in terms of traffic, transport and parking. The points below summarise the traffic, walking and access matters:

- The intersections surrounding the site have the capacity for the additional traffic generated from the proposed development.
- It is proposed to setback the proposed development from the eastern boundary to widen Phillip Lane and provide a footpath that will service the development but also be accessible to the public. This will provide increased pedestrian access within this area and provide better connectivity to the future development at Riverside Parramatta and riverfront
- It is proposed to provide vehicular access for cars and service vehicles to the site via a new entry from Marsden Street to remove vehicles from Phillip lane (refer to Figure 6). This will enable better pedestrian amenity within the middle of the precinct and reduce the potential for pedestrian and vehicle conflicts.

In accordance with the CBD Planning Proposal and revised Gateway Determination (21 September 2017) contained in Appendix 4, this proposal will be subject to a provision that requires the car parking rates endorsed under the CBD Planning Proposal Strategic Transport Study (STS) to be applied to this development. This will result in reduced car parking on the site and alleviate traffic impacts generated by this development. The development proposed could provide over 350 car parking spaces (in accordance with Council's Parramatta LEP 2011). However, based on the STS endorsed parking rates, would allow for a maximum of 237 car parking spaces (see calculations below).

Residential parking rates

Type of Apartment /Hotel	Spaces/unit	No. of Apartments Proposed in reference design	Total
3-bedroom	1 space/unit	30	30
2-bedroom	.7 spaces/unit	210	147
1-bedroom	.3 spaces/unit	30	9
Studio	.1 spaces/unit	30	3
Hotel	1 space per 4 bedrooms up to 100 bedrooms;	200	25 + 20 = 45
	1 space per 5 bedrooms more than 100 bedrooms	$0.25 \times 100 = 25$	
	<i>no allocation for employees</i>	$0.20 \times 100 = 20$	

Commercial parking rates

If the FSR > 3.5:1

$M = (G * A) / (50 * T)$ where:

M = maximum number of parking spaces;

G = GFA of all office/business premises in the building (m²);

A = Site Area (m²);

T = Total GFA of all buildings on the site (m²)

$$M = (2,334 \times 2,307) / (50 \times 39,219)$$

$$M = 5,384,538 / 1,960,950 = 2.74 \text{ (round to 3)}$$

M = 3 parking spaces.

Total no. of car spaces = 237



Figure 7 - Ground Floor plane showing vehicular access from Marsden Street

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

There is adequate justification for this planning proposal, which will facilitate an increase in density of housing and employment.

The provision of a high quality hotel will attract visitors to the city centre who will generate additional business for local shops, cafes and restaurants and assist in revitalising 'Eat Street'. The proposed hotel and business uses will support the nearby Commercial Core and facilitate the B4 Mixed Use zone objectives.

The proposed increased density of residential uses will support the viability of Sydney's Premier Regional City and second CBD and create a night time destination and economy by activating the CBD beyond business hours and allowing housing close to jobs.

The site contains heritage item 736, the former St Andrew's Church and hall. Further refinement of the built form is required to ensure the protection and re-use of the landmarks for the benefit of the community and its culture.

A draft VPA accompanies this planning proposal and seeks to provide a monetary contribution to reflect the uplift being sought on the site for community infrastructure. Moreover, as the width of Phillip Lane currently servicing vehicles and pedestrians is narrow, the creation of an easement over a 3-metre-wide footpath proposed on the eastern boundary (adjoining Phillip Lane) of the development will also be delivered through the draft VPA. A right of carriage way over the footpath will provide increased safety and pedestrian access through Phillip Lane as well as increased connectivity to the River Foreshore.

3.4 Section D – State and Commonwealth Interests

3.4.1 Is there adequate public infrastructure for the planning proposal?

The area is well serviced with public infrastructure that can facilitate the density increase proposed as part of this planning proposal. The subject land is approximately 600m walking distance from Parramatta Railway Station/Bus terminal, 30m from the Parramatta River Foreshore and 250m from Parramatta Park.

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

In accordance with the gateway determination of June 2016 (contained in Appendix 4), consultation with the Department of Infrastructure and Regional Development (DIRD) occurred in October 2016. The DIRD advised that there are no issues at this stage that might require Council to amend the proposed plans, noting that Council has indicated that for developments that penetrate the OLS (i.e. 156 metres) that an approval under

the Airports (protection of Air Space) regulations is required. It is understood that this planning proposal exceeds the OLS height limit. The approval will also be subject to advice from Civil Aviation Safety Authority (CASA), Air Services Australia and relevant airports.

Moreover, in accordance with Council's resolution of 7 December 2015 (in which the planning proposal for the subject site was endorsed), the applicant was required to consult with the NSW OEH to further investigate the sites archaeological constraints. This consultation occurred in January 2016. The OEH advised that an archaeological report is not required as part of the planning proposal process, however will be required prior to the lodgement of the development application to inform the final design of the development.

All State and Commonwealth authorities identified on the Gateway Determination will be consulted in accordance with Section 57 of the *EP&A Act 1979*.

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 contains map extracts from *PLEP 2011* which illustrate the current controls applying to the site.

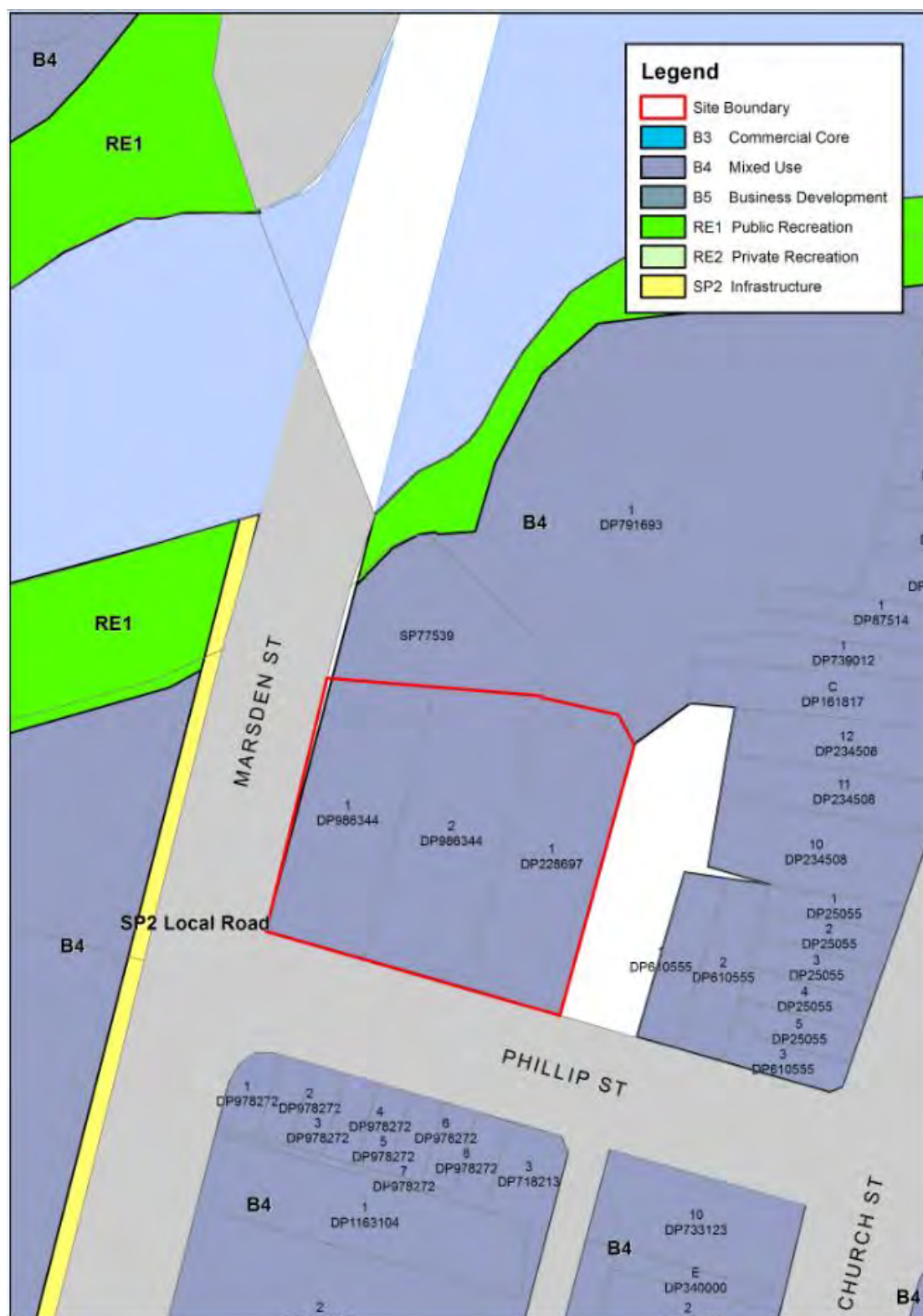


Figure 8 - Existing zoning extracted from the *PLEP 2011* Land Zoning Maps

Figure 8 above illustrates the existing zoning applying to the site.

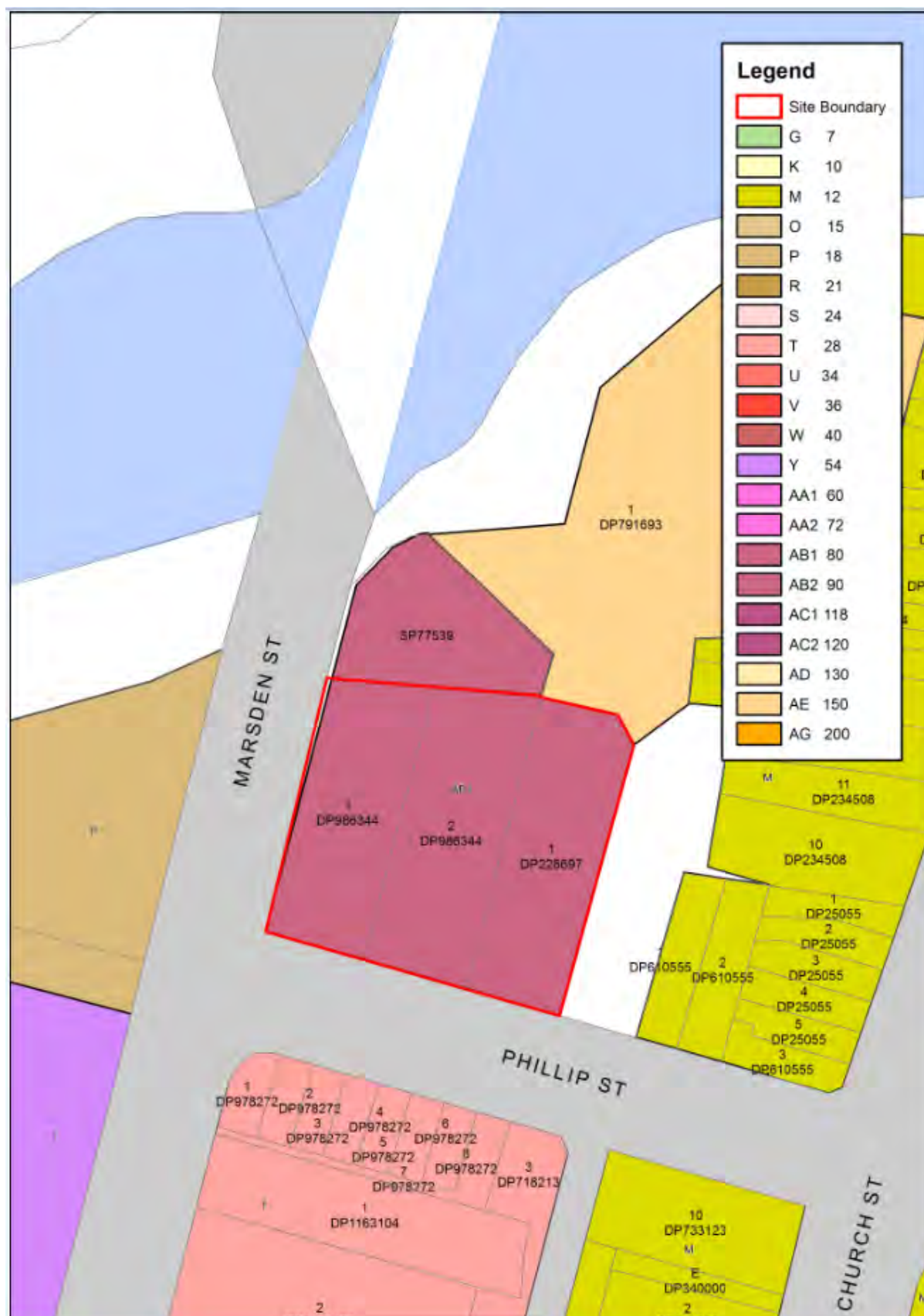


Figure 9 – Existing building heights extracted from the *PLEP 2011* Height of Buildings Maps

Figure 9 above illustrates the existing 80 metre height limit applying to the site.

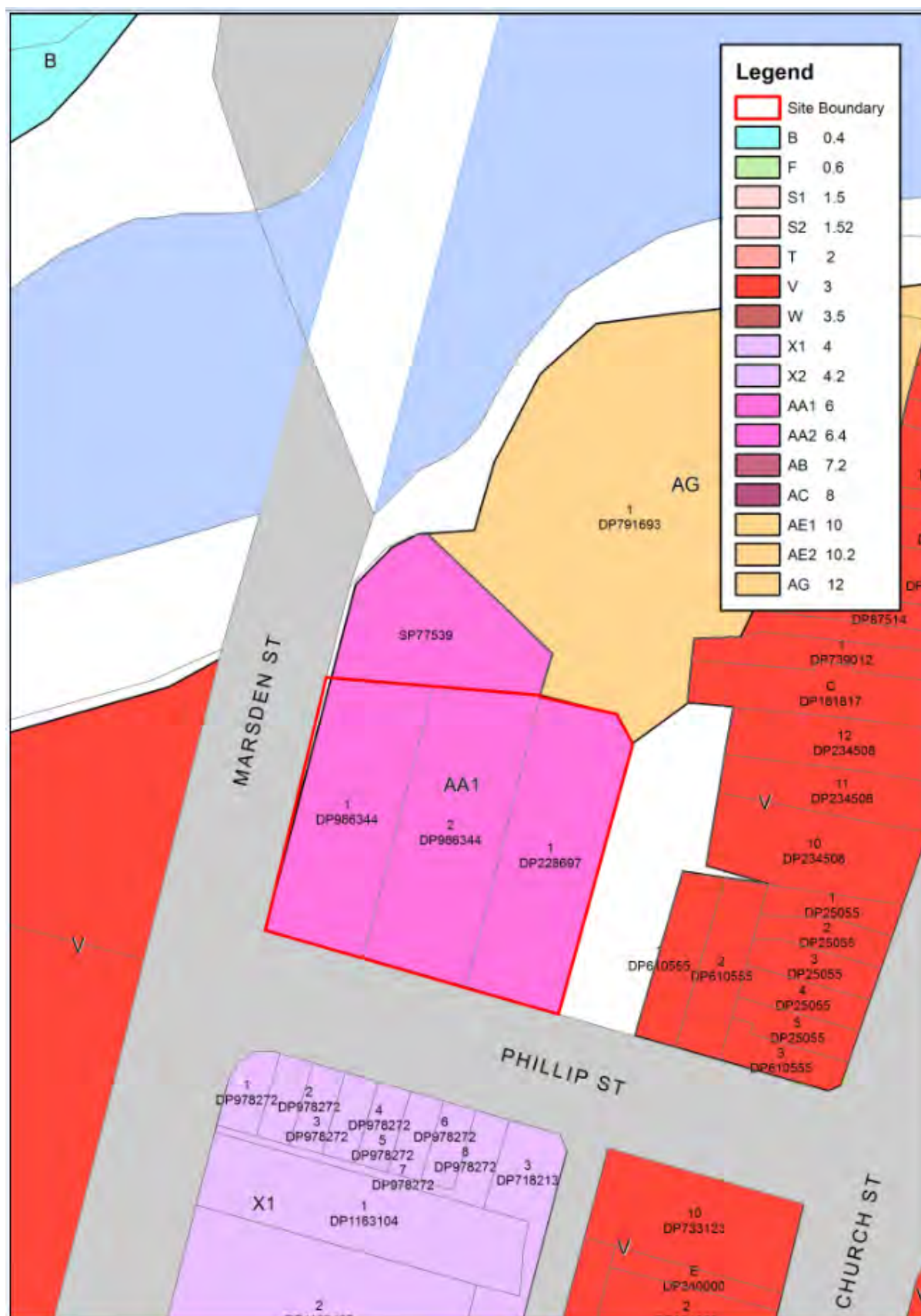


Figure 10 – Existing floor space ratio extracted from the *PLEP 2011* Floor Space Ratio Map

Figure 10 above illustrates the existing 6:1 FSR which applies to the entire site.



Figure 11– Existing heritage items extracted from the *PLEP 2011* Heritage Maps

Figure 11 above illustrates the heritage sites which are located adjacent to and within the site.



Figure 12 – Existing flooding extant extracted from Council’s GIS.

Figure 12 above illustrates the flooding extant in the vicinity of the site.

4.2 Proposed controls

The figures in this section (Figures 14 and 15) illustrate the proposed building height, floor space ratio and key sites controls sought by this planning proposal.

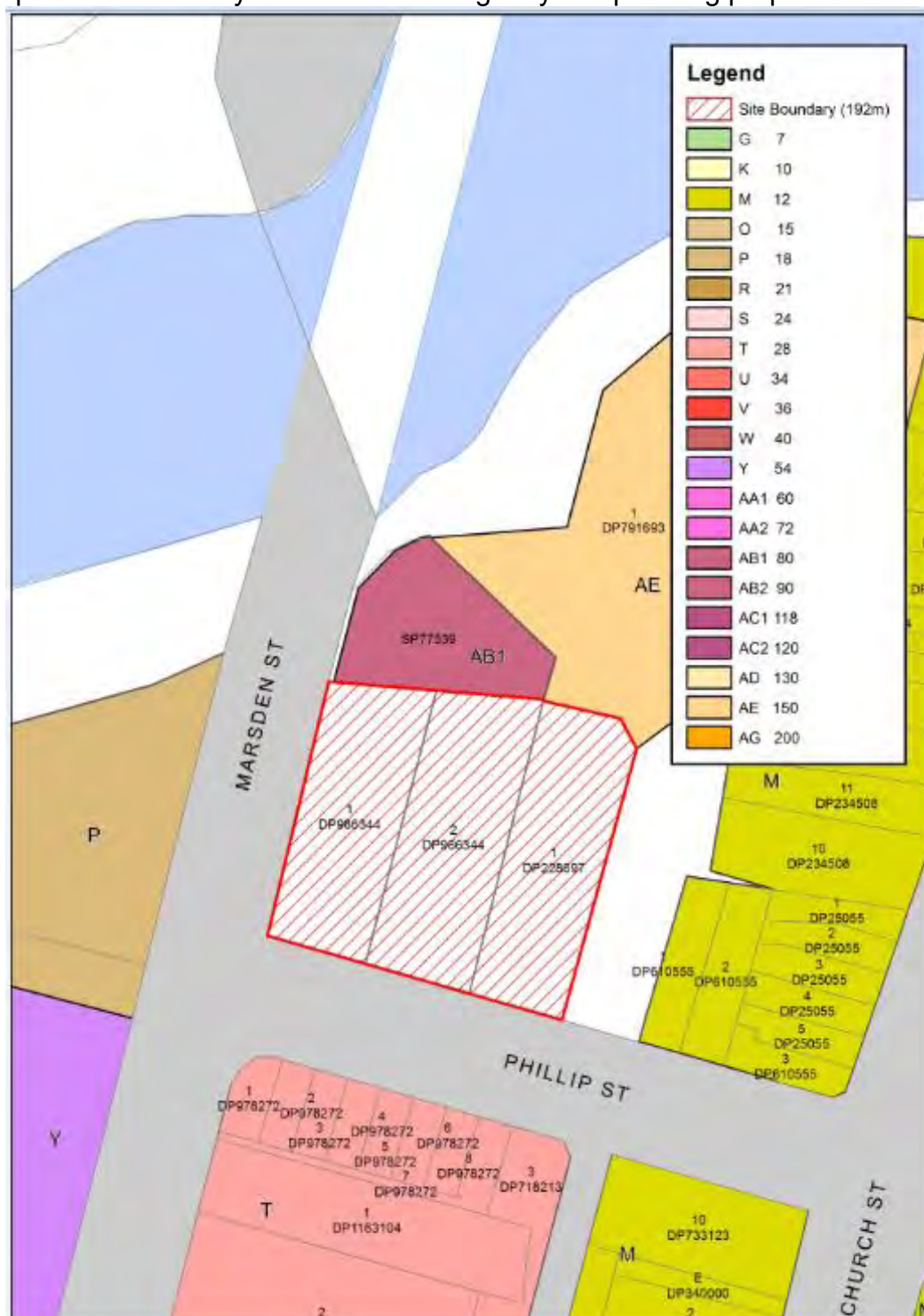


Figure 13– Proposed amendment to the *PLEP 2011* Height of Building Map

Figure 13 above illustrates proposed maximum building height of 192 metres over the site. The proposed height excludes the additional 15% of GFA (which equates to a total height of 220 metres) as this will be achieved through the design excellence clause at development application stage.



Figure 14 illustrates the proposed 10:1 FSR over the site. This excludes both the additional 5.5:1 hotel floor space and the additional 15% of GFA achieved through the design excellence clause at development application stage.

PART 5 – COMMUNITY CONSULTATION

In accordance with Section 57(2) of the *EP&A Act 1979*, the Director-General of Planning must approve the form of the planning proposal, as revised to comply with the gateway determination, before community consultation is undertaken.

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.

Pursuant to Section 57(8) of the *EP&A Act 1979* the Responsible Planning Authority must consider any submissions made concerning the proposed instrument and the report of any public hearing.

PART 6 – PROJECT TIMELINE

The detail around the project timeline is expected to be prepared following the referral to the Minister for a Gateway Determination.

The following steps are anticipated:

- Referral to Minister for a Gateway determination (January 2016)
- Commencement and completion dates for public exhibition period and government agency notification (November 2017)
- Consideration of submissions (December 2017/January 2018)
- Consideration of proposal post exhibition and reporting to Council (February 2018)
- Submission to the Department to finalise the LEP (April 2018)
- Notification of instrument (July 2018).



Prepared by City of Parramatta Council

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