

PLANNING PROPOSAL

North-East Planning Investigation Area
Amendment to the Parramatta LEP 2023



**CITY OF
PARRAMATTA**

PLANNING PROPOSAL

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Planning Proposal drafts

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel and Council on the assessment of Planning Proposal and submission to Department of Planning, Housing and Infrastructure for Gateway Determination
2	City of Parramatta Council	Updated to respond to conditions of Gateway Determination

INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to the *Parramatta Local Environmental Plan 2023* (LEP) relating to the land identified as the North-East Planning Investigation Area (NEPIA) in the City of Parramatta.

The proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning, Housing and Infrastructure’s (the Department) *Local Environmental Plan Making Guideline* (August 2023).

Background and context

The Planning Investigation Areas (PIAs) were originally identified as possible expansions to the City Centre in the *Parramatta CBD Planning Strategy* (2015). Strategic work associated with the PIAs have been subject to numerous Council resolutions that have impacted the boundaries between 2015 and 2021. These changes have influenced the progression of strategic planning work for the NEPIA.

Summary of the key decisions related to the NEPIA are outlined below in **Table 1**:

Table 1: Summary of the key decisions related to the NEPIA

Date of decision	Key outcome
April 2015	The Parramatta CBD Planning Strategy was adopted by Council.
April 2016	Council endorsed the Parramatta CBD Planning Proposal (CBD PP) which included the NEPIA for forwarding to the Department seeking Gateway Determination, the CBD PP proposed potential investigation for expansion of boundaries to the City Centre boundary.
December 2018	Gateway Determination for the Parramatta CBD Planning Proposal (CBD PP) was issued by the Department which included the NEPIA.
November 2019	Council resolved to defer a number of areas from the CBD PP, including the NEPIA.
November 2020	Council resolved to prepare a Planning Strategy for the NEPIA, Council’s response is detailed further below in this report and in Attachment 3.
October 2022	The Department removed the area north of the Parramatta River (known as North Parramatta) from the CBD PP.
October 2023	The Department committed to pursue planning controls for the area identified as Church Street North.
November 2023	Council resolved to endorse a work program from the ‘Planning Investigation Areas’, with the NEPIA forming ‘Phase 1’.
December 2023	The Department finalised the State Environmental Planning Policy (Church Street North Precinct) (‘CSN SEPP’) to commence on 1 July 2024.
May 2024	Council resolved to endorse the NEPIA Planning Proposal to be forwarded to the Department for Gateway Determination and subsequent exhibition alongside DCP amendments.
September 2024	The Department issued a Gateway Determination for NEPIA Planning Proposal to proceed to public exhibition subject to conditions (see Appendix 1).

Figure 1 illustrates the context of the NEPIA and its relationship to the Parramatta City Centre.

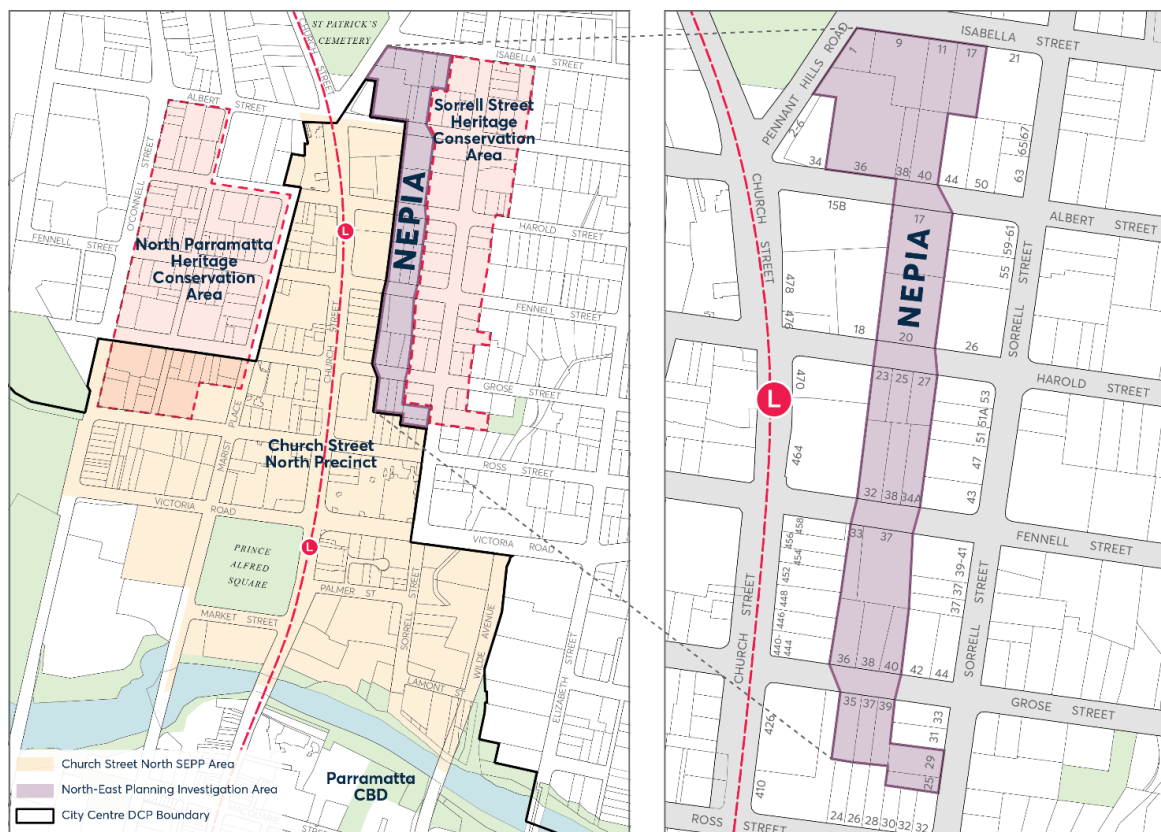
The *Parramatta LEP 2011 (Amendment No 56)* was notified on the NSW Legislation website on 6 May 2022 which came into effect on 14 October 2022. *Parramatta LEP 2023* as finalised by the Department deferred the area north of the CBD.

Council resolved to progress a phased work program to review the planning controls for the planning investigation areas that were excised from the CBD PP with this Planning Proposal forming the first phase to commence in early 2024.

The Area identified by this Planning Proposal

The subject area of this planning proposal is known as the North-East Planning Investigation Area identified in **Figure 2** which includes twenty-five (25) allotments in the suburb of Parramatta comprising of the following parcels of land shown below.

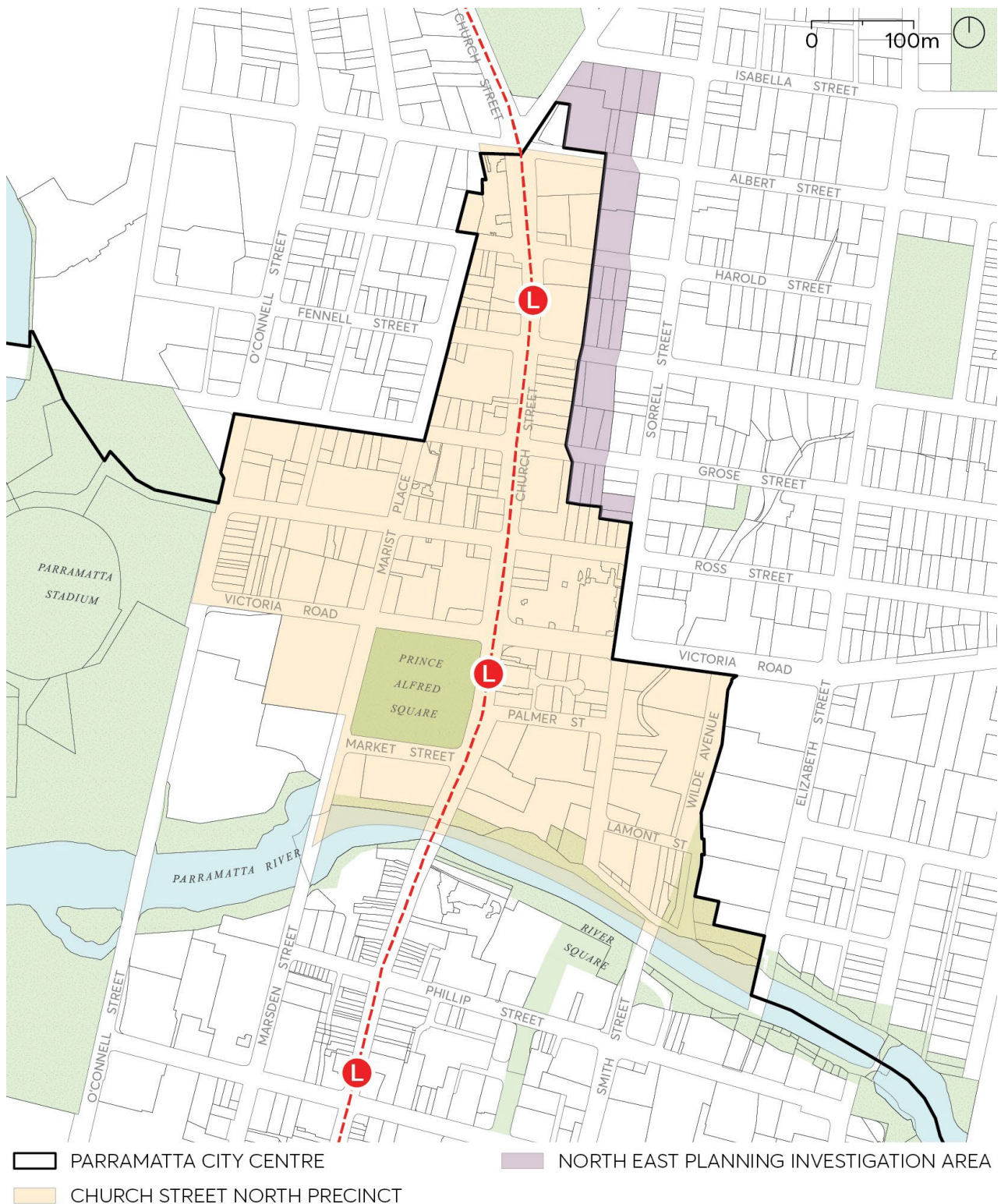
Figure 1: Left - The North-East Planning Investigation Area adjoins the Parramatta City Centre to the west and south; Right – The subject sites that form the North-East Planning Investigation Area



The sites included are,

- 17, and 36, 38 and 40 Albert Street
- 1, 9, 11 and 17 Isabella Street
- 20, 23, 25 and 27 Harold Street
- 32, 33, 34, 34A and 37 Fennell Street
- 35, 36, 37, 38, 39 and 40 Grose Street
- 25 and 29 Sorrell Street

Figure 2: Map showing the relationship between the NEPIA, CSN Precinct and City Centre Boundary



The properties making up the NEPIA are located between the land parcels fronting Church Street to the west and the Sorrell Street Heritage Conservation Area (HCA) (displayed in **Figure 3** below) and extends from Isabella Street in the north to Ross Street in the south.

As outlined above, in June 2020, Council resolved to prepare a Planning Strategy for the NEPIA in response to a number of planning proposals that were submitted in the area.

In November 2020, the NEPIA Planning Strategy was endorsed by Council for exhibition which sought feedback from the community on six built form options for the area. Public exhibition of the Planning Strategy occurred from 16 March to 15 April in 2021 and an overview of submissions received, and Council’s response is discussed in **Attachment 3** to the Local Panel Report.

A total of 194 submissions were received in response to the public exhibition with a stakeholder breakdown of:

- **Landowners, Residents and Individuals:** 181 Submissions
- **Planning Consultants:** 5 Submissions
- **Public Authorities, Institutions and Interest Groups:** 8 Submissions

Table 2: Submitter preferred NEPIA Planning Strategy Options

Option	FSR and height proposed in Option for the entire NEPIA	Number in support	Percentage
Option 1	(0.8:1, 11m)	94	46.1%
Option 2	(2:1, 28m)	17	8.3%
Option 3	(3:1, 40m)	6	2.9%
Option 4	(4:1, 54m)	1	0.5%
Option 5	(5:1, 67m)	4	2.0%
Option 6	(6:1, 80m)	34	16.7%
Not Indicated	N/A	48	23.5%
Total		204	100%

Note: The total number of preferred options (204) is larger than the number of submissions (194) due to recording submitters who expressed their support for more than one option.

Key themes in the submissions included heritage impacts, scale and density, infrastructure pressures, traffic/ parking, character and overshadowing. **Attachment 3** to the Local Planning Panel Report dated 16 April 2024 provides an analysis of the submissions and Council officer responses to the key themes.

The themes and issues raised in the submissions to this non-statutory exhibition were used to inform the key design aspects of the proposed changes to the NEPIA.

Current Planning Controls

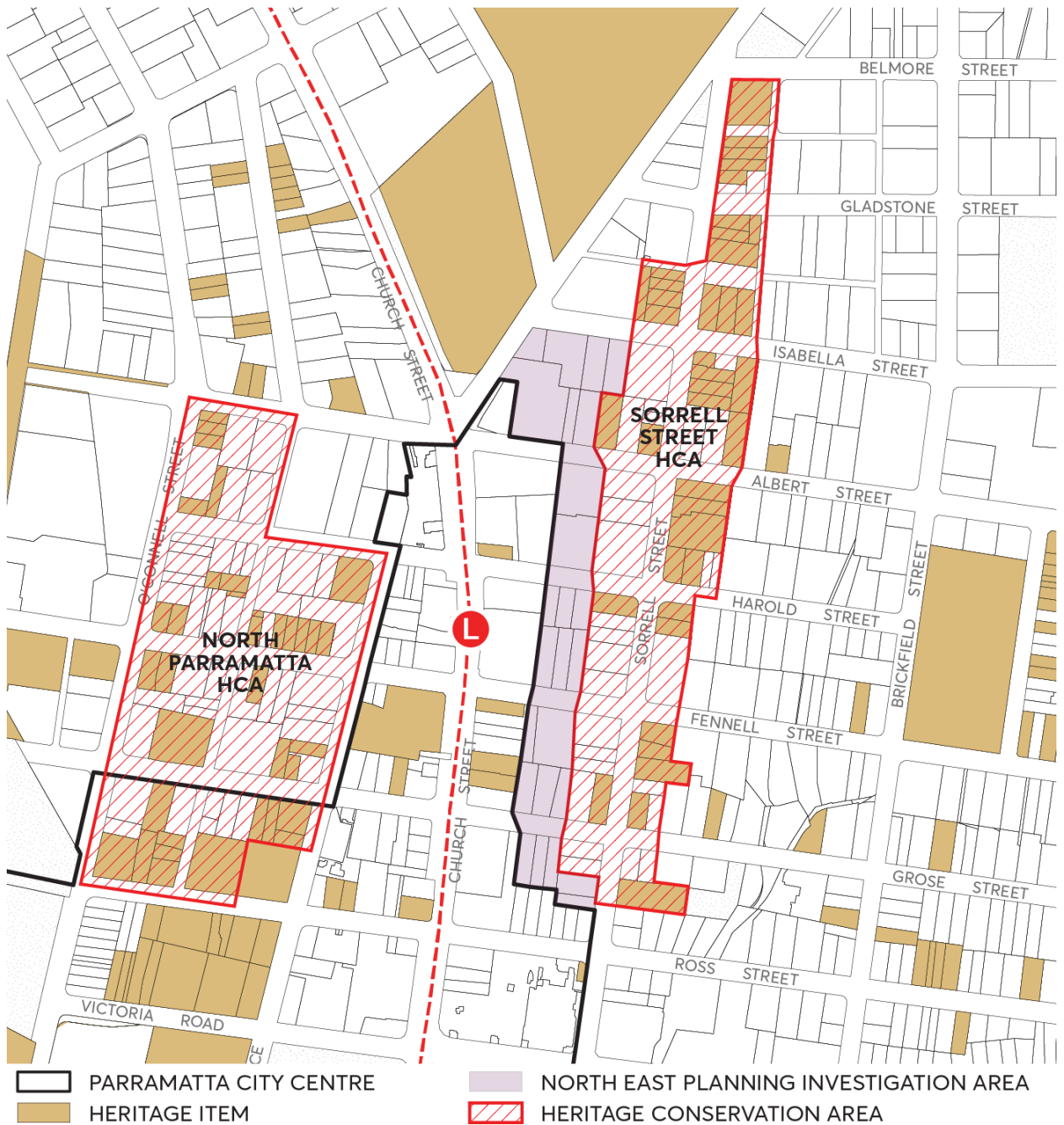
The following provisions of the *Parramatta Local Environmental Plan 2023* (LEP) apply:

- R4 High Density Residential zone;
- Maximum building height of 11 metres; and
- Maximum floor space ratio (FSR) of 0.8:1;

Heritage context and site surrounds

No sites within the NEPIA are heritage listed; however, as shown in **Figure 3** below, the NEPIA is adjacent to several heritage items and the Sorrell Street Heritage Conservation Area under Schedule 5 of the PLEP 2023.

Figure 3: NEPIA Heritage Relationships



Previous Council commissioned heritage studies (as discussed in the [NEPIA Planning Strategy](#)) are superseded by the SEPP process for the Church Street North precinct and the recommended principles and strategies in the Department's *Finalisation Report 2023* developed by specialist urban design and heritage input. For the NEPIA the relevant principles and strategies include responding to the adjoining HCAs and low scale residential uses by transitioning building heights downwards towards them and protecting view corridors.

PART 1 – OBJECTIVES AND INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the *Parramatta LEP 2023* to provide for the North-East Planning Investigation Area the appropriate development standards that allows redevelopment to respond to CSN SEPP recently introduced by the State Government. The proposed changes to the development standards for the NEPIA align with the Department's *Finalisation Report for Church Street North 2023* and the outcomes from the NEPIA Planning Strategy exhibition, providing a transition in heights and density from the Church Street North Precinct to the Sorrell Street Heritage Conservation Area to the east.

The objectives of the Planning Proposal are to:

- Provide diverse and increased dwellings in high density residential apartments that are within walking distance of major transport infrastructure;
- Enhance heritage values by facilitating renewal and maintaining the existing character of North Parramatta;
- Integrate benefits to productivity and sustainability within North Parramatta and the wider LGA by proposing increased density alongside the Parramatta Light Rail and setting maximum rates for private vehicle parking;
- Provide dwellings closer to employment opportunities and services;

The intended outcomes of the Planning Proposal are to:

- Increase housing diversity and availability of housing within the precinct (approximately 540 dwellings);
- Expand the supply and offerings of housing within an existing high density residential zone;
- Reinforce the NEPIA as a distinct precinct that interfaces with key residential, commercial and heritage areas;
- Provide certainty around future development within the NEPIA and to ensure the impacts upon the surrounding built form and heritage are minimised;
- Respond to the Department's *Finalisation Report 2023* and related State Environmental Planning Policy (Church Street North Precinct)
- Complete 'Phase 1' of Council's Planning Investigation Areas phased work program.

The review of planning controls is in accordance Council's resolution from November 2023, a phased work program was reported to Council and subsequently endorsed a continuation of the Planning Investigation Areas which came out of the Parramatta CBD Planning Framework. The Planning Proposal forms part of 'Phase 1' of the work program.

The planning controls that should apply to the NEPIA have been a matter under consideration by Council since the inception of the Parramatta CBD Planning Review. The finalisation of the State Environmental Planning Policy (Church Street North Precinct) 2023 ('CSN SEPP') by the State Government and will commence on 1 July 2024 now allows Council to determine the appropriate transition between Church Street and the Sorrell Street HCA. The controls outlined in this planning proposal will respond to the surrounding area by emphasising the preservation of heritage conservation areas, view corridors, reducing bulk and creating appropriate transitions from Church Street down to the existing HCA.

The Planning Proposal seeks to achieve these intended outcomes through amendments to the LEP Floor Space Ratio Map and to the Height of Buildings Map as detailed below.

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *Parramatta Local Environmental Plan 2023 (LEP)* in relation to the height and floor space ratio controls for land known as the North-East Planning Investigation Area (NEPIA) which is a collection of 25 sites in the suburb of Parramatta (see **Figure 1** above).

In order to achieve the desired objectives, the following amendments to the *PLEP 2023* would need to be made:

1. The **Floor Space Ratio (FSR) Map** be amended from 0.8:1 to apply a range between 2:1 and 3.6:1. Refer to **Figure 10 & 15** in Part 4 of this Planning Proposal.
2. The **Height of Buildings (HOB) Map** be amended from 11m to apply a combination of heights of 24m and 40m which equate to approximately 6 and 12 storeys respectively. Refer to **Figure 11 & 16** in Part 4 of this Planning Proposal.

The increase in FSR and HOB is to facilitate an uplift in density in the NEPIA more suitable for the R4 High Density Residential zoning in proximity to transport infrastructure and the City Centre; and to provide a transition between the Sorrell Street HCA and the forthcoming LEP controls in the Church Street North Precinct.

Other relevant matters

Draft DCP

Amendments to the DCP are proposed to provide area specific controls for the NEPIA to be inserted into the existing DCP. These controls respond to the outcomes intended for the Church Street North precinct and site conditions exclusive to the NEPIA including heritage, flooding, traffic, parking and other matters guided through DCP provisions. The intention of this Planning Proposal is to amend Part 8 of the DCP by inserting a new section called 8.3.10 North-East Parramatta in 8.3 Neighbourhood Precincts.

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 on the proposal.

3.1.1. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes

This Planning Proposal is an outcome from the Parramatta CBD PP planning framework and the State Environmental Planning Policy (Church Street North Precinct) (CSN SEPP). Finalisation report. The Planning Proposal interlinked with numerous Council resolutions, proponent-initiated Planning Proposals and State and Local strategic plans starting from 2015 through to 2023, see 'Introduction' above for more detail.

The most recent and relevant Council resolution resulting in the preparation of this Planning Proposal was the 20 November 2023 resolution to progress with a phased work program of the Planning Investigation Areas that were excised from the CBD PP. This Planning Proposal additionally builds upon the work that was exhibited in 2021 for the draft North-east Planning Investigation Area Planning Strategy.

This Planning Proposal is consistent with the planning changes that have occurred in the area adjacent to the NEPIA which were introduced by the State Government through the CSN SEPP. The heritage technical studies carried out for the CBD PP have been superseded by the studies carried out as part of the CSN SEPP process. The studies carried out to inform the CSN SEPP have informed this Planning Proposal.

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

Yes

This Planning Proposal is necessary to amend the HOB and FSR controls in the *Parramatta LEP 2023* and responds to Council's resolution from November 2023 to review the planning controls for the NEPIA as 'Phase 1' of the Planning Investigation Areas work program. It is also to ensure compatibility with the finalised controls of the CSN SEPP.

The finalisation of the CSN SEPP reinforces the built form outcomes approach for the NEPIA, which is to provide a 'transition' from the higher density Church Street Spine to the low-density Sorrell Street HCA. A Planning Proposal is required to amend the LEP to enable Council to guide the built form to respond appropriately to achieve the desired outcome. This provides certainty around future development within the NEPIA and also ensures the impacts upon the Sorrell Street HCA are minimised.

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. 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)?

This Planning Proposal has strategic merit with both State and local planning frameworks. Amending the controls in the NEPIA supports Parramatta as Greater Sydney’s second city by leveraging recent infrastructure projects, such as the Parramatta Light Rail, Sydney Metro and the recent planning changes made to the Church Street North Precinct.

Housing Crisis

Recent communication from the State Government regarding the current ‘housing crisis’ identifies the need to factor housing delivery into planning decisions including when assessing Planning Proposals. The subject proposal will facilitate the delivery of an estimated 540 dwellings contributing toward the overall goal of housing delivery.

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 the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain potential indicators and, generally, a suite of objective/s supported by a Strategy or Strategies. This planning proposal is consistent with the vision and directions of the GSRP.

The controls proposed as part of this Planning Proposal address numerous Directions from the GSRP in relation to:

- Providing an increase in diverse dwelling supply in a high-density residential setting that is within walking distance of major transport infrastructure;
- Enhancing heritage values by facilitating renewal and maintaining the existing character of North Parramatta; and
- Integrating benefits to productivity and sustainability within North Parramatta and the wider LGA by proposing increased density alongside the Parramatta Light Rail and setting maximum rates for private vehicle parking.

The uplift that will be provided by this Planning Proposal will expand the supply and offerings of housing within an existing high density residential zone. It will additionally reinforce the NEPIA as a distinct precinct that interfaces with key residential, commercial and heritage areas proximate to the Parramatta City Centre.

Infrastructure and Collaboration

An assessment of the Planning Proposal’s consistency with the GSRP’s relevant Infrastructure and Collaboration objectives is provided in Table 3, below.

Table 3 – Consistency of Planning Proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	<p>O1: Infrastructure supports the three cities</p> <p>O2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>O3: Infrastructure adapts to meet future need</p> <p>O4: Infrastructure use is optimised</p>	<p>The Planning Proposal aligns with these objectives by facilitating an increase in residential dwellings within proximity to transport infrastructure, employment opportunities and existing services in Parramatta City Centre.</p> <p>The resultant increase in density makes use of existing State Government infrastructure investment including the nearby Parramatta Light Rail with two stations within proximity to the NEPIA. Connections to the City Centre and alternative modes of transport allows for the NEPIA to easily access other town centres putting it in line with the Region Plan.</p> <p>The resultant development from the provision of higher FSR and HOB will be subject to the <i>'Outside CBD s7.11 Development Contributions Plan 2021 – Amendment No.1'</i>. This will provide for the capacity to fund more local infrastructure in accordance with the Community Strategic Plan (CSP), ensuring the community continues to be serviced by an adequate level of infrastructure which supports the intended growth.</p>

Liveability

An assessment of the Planning Proposal’s consistency with the GSRP’s relevant Liveability objectives is provided in Table 4, below.

Table 4 – Consistency of Planning Proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
A city for people	<p>O6: Services and infrastructure meet communities’ changing needs</p> <p>O7: Communities are healthy, resilient and socially connected</p> <p>O8: Greater Sydney’s communities are culturally rich with diverse neighbourhoods</p> <p>O9: Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>The Planning Proposal enables utilisation of rapid transit that has been implemented as part of the Parramatta Light Rail. The Light Rail will provide residents with an efficient and accessible public transport option connected to key destinations such as the Westmead Health Precinct and the Parramatta CBD.</p> <p>Provisions are contained in the DCP to provide for Lot amalgamation and desirable lot configuration to facilitate opportunities for maximising open green space to residents.</p> <p>The changes proposed by this Planning Proposal are to enhance the liveability of North Parramatta with greater consideration to its existing character and its relationship with adjoining areas. The proposed amendments will promote heritage-compatible redevelopment to maintain the historic significance of North Parramatta.</p> <p>The NEPIA will contribute towards the urban renewal of the precinct which will provide a transition to the Sorrell Street HCA and provide a vibrant place for residents to live near a high level of services.</p>
Housing the city	O10: Greater housing supply	The Planning Proposal enables additional scale and density to be achieved whilst maintaining a transition to

A city of great places

O11: Housing is more diverse and affordable

the Sorrell Street HCA and higher density spine on Church Street in North Parramatta. The proposed plan leverages the existing R4 High Density zoning making provisions for better built form outcomes of larger scale buildings to accommodate more dwellings within proximity to the City Centre. The proposal intends to provide approximately 540 residential dwellings within the precinct. Increasing the planning controls to 3:1 and 40m heights in general in conjunction with a DCP requirement for lot amalgamation will facilitate potential for increased dwelling numbers boosting housing supply. The proposed height and FSR controls will also increase the potential for creative designs and diverse housing.

O12: Great places that bring people together

Parramatta Light Rail is within 80m to 350m walking distance from all sites within the NEPIA.

O13: Environmental heritage is identified, conserved and enhanced

The Planning Proposal recognises the NEPIA’s proximity to the adjoining Sorrell Street HCA and other key heritage listed sites. The importance of heritage to the NEPIA and North Parramatta is a consistent theme of this Planning Proposal informing the proposed controls.

One of the primary objectives of this Planning Proposal is to emphasise the NEPIA’s role as a transition area for the built form from Church Street to the Sorrell Street HCA and vice versa. Using the ‘viewshed’ approach detailed in the Department-commissioned consultant study that informed mapped building heights in the CSN SEPP, the Planning Proposal seeks to protect heritage views as well as maintaining views to sky above buildings providing a transition in height and protecting the setting of the heritage conservation area.

Council’s **Consolidated Urban Design Report in Appendix 2** discusses the design principles used to preserve heritage values and to deliver a transition in built form to the adjacent Sorrell Street HCA.

Productivity

An assessment of the Planning Proposal’s consistency with the GSRP’s relevant Productivity objectives is provided in Table 5, below.

Table 5 – 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	Increases to density from this Planning Proposal aligns with the GSRP’s objective of a 30-minute city. The NEPIA is within walking distance to the Parramatta Light Rail which will offer services between 7am to 7pm and there will be light rail every 7.5 minutes. Frequent light rail connections to and from the CBD will promote modal shifts from private vehicle use to public transport and improve connectivity to other economic corridors within Greater Sydney.
	O15: The Eastern, GOP and Western Economic Corridors	Furthermore, these additional transport connections to heavy rail and the future

	are better connected and more competitive	<p>Parramatta Metro station improve connectivity to other parts of Greater Sydney.</p> <p>Stage 2 of the Parramatta Light Rail will further improve connectivity to the eastern part of the LGA allowing for public connections to other major precincts such as Melrose Park, Wentworth Point and Sydney Olympic Park.</p>
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Sustainability

An assessment of the Planning Proposal’s consistency with the GSRP’s relevant Sustainability objectives is provided in Table 6, below.

Table 6 – Consistency of Planning Proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	O28: Scenic and cultural landscapes are protected	The Planning Proposal seeks to provide a transition down in scale from the higher density on Church Street to the HCA and low-scale residential areas of North Parramatta by using the viewshed analysis described above, and a mapped skyline strategy as can be seen in Figure 5 . This approach mitigates environmental impacts on heritage items and the HCA and protects the existing character of North Parramatta.
	O31: Public open space is accessible, protected and enhanced	<p>The Planning Proposal aligns with this objective and maximises the use of existing open space. The NEPIA is located within 200-800m walking distance to</p> <ul style="list-style-type: none"> - The Parramatta River, which includes cycleway links east and west, - Doyle Ground which includes a play ground and sporting facilities - Rosslyn Blay Park which includes a children’s play ground - Belmore Park which includes sporting facilities and amenities - Sherwin park which includes children’s play ground, - CommBank Stadium which hosts major sporting events and has outdoor gym equipment and courts, <p>The proposed amendments through this Planning Proposal provide for more dwellings within established public open spaces, existing walking and cycling links, and sporting and recreational facilities.</p> <p>Council’s Consolidated Urban Design Report in Appendix 2 illustrates there is no additional overshadowing to public open spaces due to the NEPIA Planning Proposal.</p>

Implementation

An assessment of the Planning Proposal’s consistency with the GSRP’s relevant Implementation objectives is provided in Table 7, below.

Table 7 – 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

This Planning Proposal aims to facilitate carefully planned outcomes that are compatible with surrounding area and respond to the recent State Government led changes to the Church Street North Precinct. The Planning Proposal will take into consideration its proximity to heritage conservation areas, mass transit and the City Centre to deliver the goals of the '30-minute city' objective within the GSRP.

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.

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 that are each supported by corresponding Actions. Those Planning Priorities and Actions relevant to this Planning Proposal are discussed below.

Infrastructure and Collaboration

An assessment of the Planning Proposal's consistency with the CCDP's relevant Infrastructure and Collaboration Priorities and Actions is provided in Table 8, below.

Table 8 – Consistency of Planning Proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
<p>A city supported by infrastructure</p> <p>O1: Infrastructure supports the three cities</p> <p>O2: Infrastructure aligns with forecast growth – growth infrastructure compact</p> <p>O3: Infrastructure adapts to meet future need</p> <p>O4: Infrastructure use is optimised</p>	<p>PP C1: Planning for a city supported by infrastructure</p> <ul style="list-style-type: none"> A3: Align forecast growth with infrastructure A4: Sequence infrastructure provision using a place based approach A6: Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities 	<p>The changes to the Church Street North Precinct by the NSW Government, which aims to increase the supply of housing that is supported by nearby public transit.</p> <p>This Planning Proposal would enable approximately 540 additional dwellings to access the newly developed Parramatta Light Rail infrastructure improving the areas access to both the Parramatta CBD and other locations along the railway line from Westmead to Carlingford through the Parramatta CBD and Camellia with a 2-way track spanning 12 kilometres.</p> <p>Local attractions and key sites such as the Parramatta CBD, Westmead Health Precinct, Parramatta Park and Western Sydney University will all be easily accessible for people utilising the Light Rail from the NE PIA.</p> <p>Additionally, the Sydney Metro West project which has recently resumed development by the NSW Government will accommodate the transport needs of people within the NE PIA.</p>

Liveability

An assessment of the Planning Proposal's consistency with the CCDP's relevant Liveability Priorities and Actions is provided in Table 9, below.

<p>A city of great places O12: Great places that bring people together O13: Environmental heritage is identified, conserved and enhanced</p>	<p>that address housing targets [abridged version]</p> <p>PP C6: Creating and renewing great places and local centres, and respecting the District’s heritage</p> <ul style="list-style-type: none"> • A19: Identify, conserve and enhance environmental heritage by (a-c) 	<p>patten Planning Proposal will also facilitate increases to housing diversity.</p> <p>In combination with the R4 zoning within the area, the capacity for new dwellings will increase provisioning for contributions to increased housing supply.</p> <p>There are no heritage listed sites within the NEPIA boundary. However, heritage is a primary consideration of this Planning Proposal due to its interface with the Sorrell Street HCA. The proposed controls will facilitate a ‘transition’ from the Church Street spine eastward to the Sorrell Street HCA and nearby heritage items.</p> <p>Amendments to the Parramatta DCP 2023 will accompany this Planning Proposal to achieve appropriate built form outcomes to ensure compatibility between the NEPIA, the CBD and the Sorrell Street HCA. The DCP will contain controls relating to the minimisation of overshadowing to heritage sites. Council’s Consolidated Urban Design Report in Appendix 2 provides further shadow analysis, and discusses the design principles used to preserve heritage values and to deliver a transition in built form to the adjacent Sorrell Street HCA,</p>
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Productivity

An assessment of the Planning Proposal’s consistency with the CCDP’s relevant Productivity Priorities and Actions is provided in Table 10, below.

Table 10 – Consistency of Planning Proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
<p>A well-connected city O19: Greater Parramatta is stronger and better connected</p>	<p>PP C7: Growing a stronger and more competitive Greater Parramatta</p> <ul style="list-style-type: none"> • A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] • A26: Prioritise infrastructure investment [abridged] 	<p>The Parramatta Light Rail allows for easy travel from North Parramatta to both the Westmead Health District and the Parramatta CBD. This reduces the use of private vehicles and creates opportunities for economic activity along the corridor.</p> <p>The Planning Proposal leverages the Light Rail as a key transport node improving connectivity across key centres of Parramatta. Stage 2 of the Parramatta Light Rail will further improve connectivity to the east towards precincts such as Melrose Park, Wentworth Point and Sydney Olympic Park.</p>
<p>Jobs and skills for the city O15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive</p>	<p>PP C8: Delivering a more connected and competitive GOP Economic Corridor</p> <ul style="list-style-type: none"> • A29: Prioritise public transport investment to deliver the 30-minute city objective for strategic centres along the GOP Economic Corridor • A30: Prioritise transport investments that enhance access to the GOP 	<p>The Planning Proposal intends to make use of the Parramatta Light Rail to connect priority precincts within the GOP.</p> <p>The NEPIA will be able to access the Parramatta Light Rail to travel to key destinations such as the Westmead Health and Education Precinct and the Parramatta CBD.</p> <p>Usage of the PLR will encourage modal shifts from private vehicles to public transport.</p>

O14: The plan integrates land use and transport creating walkable and 30-minute cities

between centres within GOP

PP C9: Delivering integrated land use and transport planning and a 30-minute city

- **A32:** Integrate land use and transport plans to deliver a 30-minute city

The PLR Stage 1 provides an accessible method of public transport for people in the NEPIA to reach the Parramatta CBD within 30 minutes. The nearest Light Rail stations at Fennell Street and Prince Alfred Square are both within walking distance (within 400m) to all locations in the NEPIA.

Furthermore, the PLR connects to major transport nodes with connections to Parramatta Railway Station and the Bus Interchange. The future Parramatta Metro connection will further increase the NEPIA's connectivity in the 30-minute city.

Sustainability

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 11, below.

Table 11 – Consistency of Planning Proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
<p>A city in its landscape O27: Scenic and cultural landscapes are protected</p>	<p>PP C15: Protecting and enhancing bushland, biodiversity and scene and cultural landscapes</p> <ul style="list-style-type: none"> • A66: Identify and protect scenic and cultural landscapes • A67: Enhance and protect views of scenic and cultural landscapes from the public realm 	<p>The Planning Proposal makes recommendations based on a comprehensive approach to transition as required by the Department that includes a combination of both building height and site planning.</p> <p>This includes maximising separation between towers where increased views to sky can be observed from the HCA and encouraging slender built forms and finer grain street wall typologies compatible with the lower scale context of North Parramatta. These proposed changes can protect and enhance scenic landscapes and views to the sky.</p>
<p>A city in its landscape O30: Urban tree canopy cover is increased O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths</p>	<p>PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections</p> <ul style="list-style-type: none"> • A68: Expand urban tree canopy in the public realm 	<p>The Planning Proposal seeks to retain vegetated corridors and encourage large tree plantings to improve canopy amidst the increase to density in the NEPIA.</p> <p>Design principles from the NEPIA DCP will introduce amalgamation patterns that maintain existing canopy cover and encourage tree plantings.</p>
<p>O31: Public open space is accessible, protected and enhanced</p>	<p>PP C17: Delivering high quality open space</p> <ul style="list-style-type: none"> • A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged] 	<p>The Planning Proposal and its amendments to the Parramatta DCP 2023 will provide controls to include open green space between lots following amalgamated development patterns.</p> <p>View lines are to be protected through the proposed planning controls at a human scale from HCAs and surrounding areas as discussed in Council's</p>

3.2.2. Will the Planning Proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or 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 (CSP) 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 including:

- Supporting the delivery of housing within Parramatta
- Connecting housing to well-designed integrated transport networks
- Enhancing connectivity within Parramatta to key destinations such as the CBD and Westmead Innovation Precinct
- Respecting and protecting the history and heritage of North Parramatta
- Promote modal shift from private vehicles to public transport

Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020, becoming the primary strategic planning document for guiding and monitoring Council's long term vision for land use and infrastructure provision within the LGA. The LSPS outlines considerations for housing, economic growth, heritage protection, local character whilst ensuring sustainable growth within Parramatta and its role as Greater Sydney's Central City.

The progression of this Planning Proposal is consistent with the priorities described within the LSPS with particular focus on the following:

- Encouraging a more diverse range of housing, focusing on medium density housing for new growth and defining areas that meet the criteria to be a Housing Diversity Precinct.
- Provide for a diversity of housing types and sizes to meet community needs into the future.
- Enhance Parramatta's heritage and cultural assets to maintain our authentic identity and deliver infrastructure to meet community needs.
- Protect and enhance our trees and green infrastructure to improve liveability and ecological health.

Parramatta Local Housing Strategy

The Parramatta Local Housing Strategy (LHS) was adopted by Council in July 2020 and approved by the Secretary of the Department of Planning, Industry and Environment on 29 July 2021.

The proposed controls as part of this Planning Proposal aims to target the LHS objectives in relation to:

- Encouraging a more diverse range of housing, focusing on medium density housing for new growth.
- Housing growth is supported by the local infrastructure needed to service that growth.
- The City of Parramatta’s residential neighbourhoods retain their character, provide housing diversity and preserve future housing opportunity.

This Planning Proposal is consistent with the objectives of the LHS in addition to increasing housing supply by approximately 540 extra dwellings.

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.

This Planning Proposal is a result of the Parramatta CBD Planning Strategy and its original identification of the Planning Investigation Areas with subsequent changes made to the PIAs through Council resolutions and the finalisation of the CBD PP.

The intended outcomes of this Planning Proposal are to finalise the planning work required from the identification of the PIAs in the Parramatta CBD Planning Strategy to determine appropriate planning controls for the NEPIA.

Parramatta CBD Planning Proposal (endorsed 20 November 2019)

On 20 November 2019, Council resolved to remove three areas zoned R4 High Density Residential from the Parramatta CBD Planning Proposal and that these areas be included in the future work on the ‘Planning Investigation Areas’ as per the Parramatta CBD Planning Strategy. This resolution removed the NEPIA from the City Centre boundary and was to be progressed as a separate Planning Proposal.

This Planning Proposal provides updated controls that respond to the current planning and environmental context. Progressing with this Planning Proposal is consistent with the objectives of the CBD PP and other related Council resolutions to plan for a key interface area between the Parramatta CBD and North Parramatta.

Parramatta CBD Planning Proposal (as finalised by DPE on 6 May 2022)

In finalising the CBD Planning Proposal (CBD PP) now formally known as Parramatta Local Environmental Plan 2011 (Amendment No 56), the Department removed the area north of the Parramatta River (known as the Church Street North Parramatta from the CBD PP to undertake a State-led planning process. The Department’s finalisation report for the CBD PP cited the need for suitable controls that balance heritage values, the protection of open space and the proximity to the Parramatta Light Rail as the reasons for the removal of the CSN area.

As a result, the Council planning work for the NEPIA was put on hold and the controls for the NEPIA remained at a maximum FSR of 0.8:1 and the HOB control remained at a

maximum of 11m. In December 2023, the Department finalised a State Environmental Planning Policy (Church Street North Precinct) ('CSN SEPP') for the land north of the river that was previously removed from the CBD PP. The NEPIA is not subject to planning work by the State Government and thus Council can re-commence planning and technical investigation for the NEPIA.

This PP proposes controls which are more akin to the R4 High Density Residential zone within proximity to a City Centre and suitable infrastructure to accommodate a higher density.

3.2.3. Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

This Planning Proposal is consistent with the State and Regional strategic planning framework. Further discussion is provided below.

State Environmental Planning Policy (Church Street North Precinct)

The State Environmental Planning Policy (Church Street North Precinct) (CSN SEPP) was finalised in December 2023 and set to commence on 1 July 2024. The land associated with the NEPIA is not subject to the CSN SEPP, however it must respond appropriately to the changes proposed by the SEPP.

The CSN SEPP will change the maximum heights along Church Street to 63m and the floor space ratio at 5:1 with the possibility of additional bonuses to height and FSR. These controls will allow for relatively large built forms along Church Street in North Parramatta and has informed the design principles of this Planning Proposal for the NEPIA to function as a transition to the nearby Sorrell Street HCA.

3.2.4. 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 12 below).

Table 12 – Consistency of Planning Proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP No 1 Development Standards	✓	This Planning Proposal does not contain provisions that contradict or would hinder the application of these SEPPs.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future developments on the site.
SEPP (Sustainable Buildings) 2022	✓	Detailed compliance with SEPP (Sustainable Buildings) will be demonstrated at the time of making a development application for any site facilitated by this Planning Proposal.
SEPP (Housing) 2021	✓	For developments that provide at least 10% of GFA as affordable housing, Chapter 2 of SEPP (Housing) will apply providing developments with additional FSR and HOB bonuses. Detailed compliance with Chapter 4 of SEPP (Housing) 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 the requirements in Chapter 4 and the Residential Flat Design Code was carried out, and the indicative scheme is capable of demonstrating compliance with the SEPP.
SEPP (Resilience and Hazards) 2021	N/A	Consistent. This planning proposal does not contain provisions that contradict or would hinder the application of this SEPP. The existing residential zoned sites which make up the NEPIA are not mapped as contaminated sites.
SEPP (Industry and Employment) 2021	N/A	Not relevant to proposed amendment.
SEPP (Transport and Infrastructure) 2021	✓	May apply to future development of the site.
SEPP (Biodiversity and Conservation) 2021	N/A	Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage.
SEPP (Planning Systems) 2021	✓	This Planning Proposal does not contain provisions that contradict or would hinder the application of the SEPP.
SEPP (Precincts – Central River City) 2021	N/A	Not relevant to the proposed amendments as the site is not contained in one of the precincts of the SEPP.

3.2.5. Is the Planning Proposal consistent with applicable Ministerial Directions (s9.1 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 nine focus areas:

1. Planning Systems and Planning Systems – Place Based
2. Design and Place (This Focus Area was blank when the Directions were made)
3. Biodiversity and Conservation
4. Resilience and Hazards
5. Transport and Infrastructure
6. Housing
7. Industry and Employment
8. Resources and Energy
9. Primary production

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

Table 13 – Consistency of Planning Proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Planning Systems and Planning Systems – Place Based		
<p>Direction 1.1 – Implementation of Regional Plans</p> <p>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p>	<p>The Planning Proposal applies to land within Sydney’s Central City. The Planning Proposal is consistent with the goals, directions and actions contained in the Greater Sydney Region Plan as discussed in Section 3.2.1 and 3.2.2 of this Planning Proposal, respectively.</p>	Yes
<p>Direction 1.3 – Approval and Referral Requirements</p> <p>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p>	<p>The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.</p>	Yes
<p>Direction 1.4 – Site Specific Provisions</p> <p>The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.</p>	<p>The Planning Proposal does not introduce any site specific provisions.</p>	Yes
2. Design and Place		
<p>This Focus Area was blank at the time the Directions were made.</p>	<p>This Direction was blank when made.</p>	
3. Biodiversity and Conservation		
<p>Direction 3.1 – Conservation Zones</p> <p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p>	<p>The Planning Proposal is consistent with this direction, in that it does not apply to environmentally sensitive areas or alter provisions for land in a conservation zone.</p>	Yes
<p>Direction 3.2 – Heritage Conservation</p> <p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p>	<p>The unique and differing development contexts surrounding NEPIA were considered by Council when preparing the draft NEPIA Planning Proposal and draft DCP. Finer grain controls were prepared to allow for a suitable transition in height and density between the Church Street North Precinct to the west and the Sorrell Street Heritage Conservation Area to the east.</p> <p>Principles contained in the Department’s Finalisation Report 2023 for the Church Street North Precinct and the Department-commissioned consultant study that informed mapped building heights in the CSN SEPP were utilised in the NEPIA Planning Proposal. This was to determine the appropriate scale and height for NEPIA, and to deliver a suitable transition between the anticipated higher density on Church Street to the low-scale development within the HCA that is to be retained.</p>	Yes

A **Consolidated Urban Design Report (Appendix 2)** has been prepared to support the NEPIA Planning Proposal and draft DCP controls. The Consolidated Urban Design Report demonstrates that the proposed controls for the NEPIA deliver the following outcomes:

- An appropriate height transition from the taller buildings anticipated along Church Street to the low-scale development within the Sorrell Street HCA.
- Minimise visual impacts from new development to the HCA by:
 - having more open space at the ground level,
 - orientating the short edge of buildings to the HCA to maximise the separation between buildings and views to the sky, and
 - accommodating for more landscaping and tree planting.
- A suitable response to the topography of the NEPIA.
- Minimise shadow to surrounding development.

All the above help provide a more appropriate setting for heritage items.

The **Consolidated Urban Design Report** discusses the above planning considerations and outcomes in more detail (see **Appendix 2** to this Planning Proposal).

The urban design principles underpinning the proposed built form controls include a series of key strategies and outcomes to safeguard heritage values therefore the Planning Proposal is consistent with this direction.

Direction 3.5 – Recreation Vehicle Areas

The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.

The Planning Proposal is consistent with this direction, in that it is not proposing to enable land to be developed for the purpose of a recreation vehicle area.

Yes

4. Resilience and Hazards

<p>Direction 4.1 – Flooding</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) 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) Ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land. 	<p>The current adopted flood maps indicate that the land within the NEPIA is not affected by the 100 year Annual Recurrence Interval (ARI) flood and the Probable Maximum Flood (PMF).</p> <p>The draft Parramatta River Flood study 2023 shows that the majority of the NEPIA is unaffected by flooding except for a part of Fennell Street and Sorrell Street which are subject to increased risk of Probable Maximum Flood (PMF) and increased hazard risk, compared to current flood information.</p> <p>Potential for lot amalgamation and existing access to public roads with rising access outside the PMF significantly reduces the impact of flooding within the NEPIA.</p> <p>Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage.</p> <p>Impacts from flooding are to be mitigated through the application of Standard Clause 5.1 in PLEP 2023 and the provisions in Parramatta DCP 2023.</p>	<p>Yes</p>
<p>Direction 4.3 Planning for Bushfire Protection</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> (a) Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) Encourage sound management of bush fire prone areas. 	<p>The land is not identified as bush fire prone land under Section 10.3 of the Environmental Planning and Assessment Act.</p>	<p>Yes</p>
<p>Direction 4.4 – Remediation of Contaminated Land</p> <p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by Planning Proposal authorities.</p>	<p>The land is not within an investigation area within the meaning of the Contaminated Land Management Act 1997 and has not been subject to development as described in Table 1 of the contaminated land planning guidelines.</p>	<p>Yes</p>
<p>Direction 4.1 – Acid Sulfate Soils</p> <p>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.</p>	<p>The site is identified as Class 5 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2023. Acid sulfate soils are generally not found in Class 5 areas however this will be addressed further at the development application stage. In any event, PLEP 2023 cl. 6.1 appropriately addresses acid sulfate soils.</p>	<p>Yes</p>

5. Transport and Infrastructure

<p>Direction 5.1 – Integrating Land Use and Transport</p> <p>The objective of this direction is to ensure that development reduces dependence on cars, increases the choice of available transport and improves access to housing, jobs</p>	<p>The Planning Proposal is not directly providing any new development of infrastructure although it is located within proximity to the Parramatta Light Rail and frequent bus services.</p> <p>The proximity to light rail infrastructure will provide an alternative mode of transport to private car usage and reduce the dependency on cars for</p>	<p>Yes</p>
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and services by walking, cycling and public transport.

access to housing, jobs and services with the residents being serviced by the stations Prince Alfred Square and Fennell Street.

The light rail will also be extended via the Parramatta Light Rail Stage 2 which will open up more transport and accessibility options across the LGA. The planning proposal is considered consistent with this Direction as it delivers integrated land use and transport outcomes.

Supporting DCP controls also include reduced car parking provision as part of development sites.

Direction 5.2 – Reserving Land for Public Purposes

The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations where the land is no longer required for acquisition.

The Planning Proposal does not require any identification of or removal of any land for the purposes of acquisition. It does not require the reservation of land for acquisition of any land for public purposes.

Yes

Direction 5.3 – Development Near Regulated Airports and Defence Airfields

This planning proposal is not next to any existing or proposed regulated airport or known defence airfield and does not include provisions which permit towers greater than 100m or more above ground.

Yes

The proposed controls do not provide for development that would need to be reported to Civil Aviation Safety Authority (CASA) as a ‘tall structure’ as per ‘[Reporting of tall structures](#)’ CASA advisory circular December 2021.

6. Housing

Direction 6.1 – Residential Zones

The objectives of this direction are to encourage a variety and choice of housing types, make efficient use of existing infrastructure and services and minimise the impact of residential development.

The Planning Proposal is consistent with this direction, in that it aims to retain the R4 High Density Residential zoning whilst increasing housing yield through increasing maximum FSR to 3.6:1 and HOB to 40m.

Yes

The area’s proximity to the Parramatta Light Rail and connection to other forms of rapid transit (Sydney buses, Sydney Trains and Sydney Metro West) makes it well placed to utilise nearby infrastructure that will provide critical services for the population increase.

7. Industry and Employment – not applicable

8. Resources and Energy – not applicable

9. Primary Production – not applicable

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?

No, the site is located within a highly urbanised environment, and is not mapped to contain critical habitat or threatened species, populations or ecological communities, or their habitats. The site is unlikely to impact on any threatened flora or fauna species or threatened habitats. The NEPIA site does not coincide with any land identified as “Biodiversity” on the Natural Resources Map in the PLEP 2023.

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:

- Heritage impacts
- Urban Design and Built Form
- Flooding
- Transport, Traffic, Accessibility and Parking

Heritage impacts

Previous heritage studies commissioned by Council for the CBD PP that at the time included the NEPIA have been superseded by the SEPP process for the Church Street North Precinct. The Department’s *Finalisation Report 2023* recommended strategies and principles developed by input from urban design and heritage specialists. For the NEPIA the relevant principles and strategies include responding to the adjoining HCAs and low scale residential uses by transitioning building heights downwards towards them and protecting view corridors.

The recommendations that have been applied by this Planning Proposal are based on a comprehensive approach to transition as required by the Department using a combination of height of building and FSR controls in the LEP and site planning controls in the (draft) DCP controls for the precinct. Stepped building heights and building alignment controls are utilised to provide for a design method to maintain and enhance existing heritage values. Furthermore, the NEPIA will enhance surrounding heritage value through framing the Sorrell Street HCA with large deep soil zones and vegetated setbacks to accommodate canopy tree plantings and allowing the landscape to act as a backdrop to heritage buildings.

Design Response and Built Form

The Planning Proposal seeks an amended to the LEP Height of Buildings Map and to the Floor Space Ratio Map to provide an increase in height from 11m to a range of 24m to 40m and an increase in FSR from 0.8:1 to a range of 2:1 to 3.6:1. The proposed increase is considered an appropriate transition in the context of concentrated height on Church Street towards the Sorrell Street HCA.

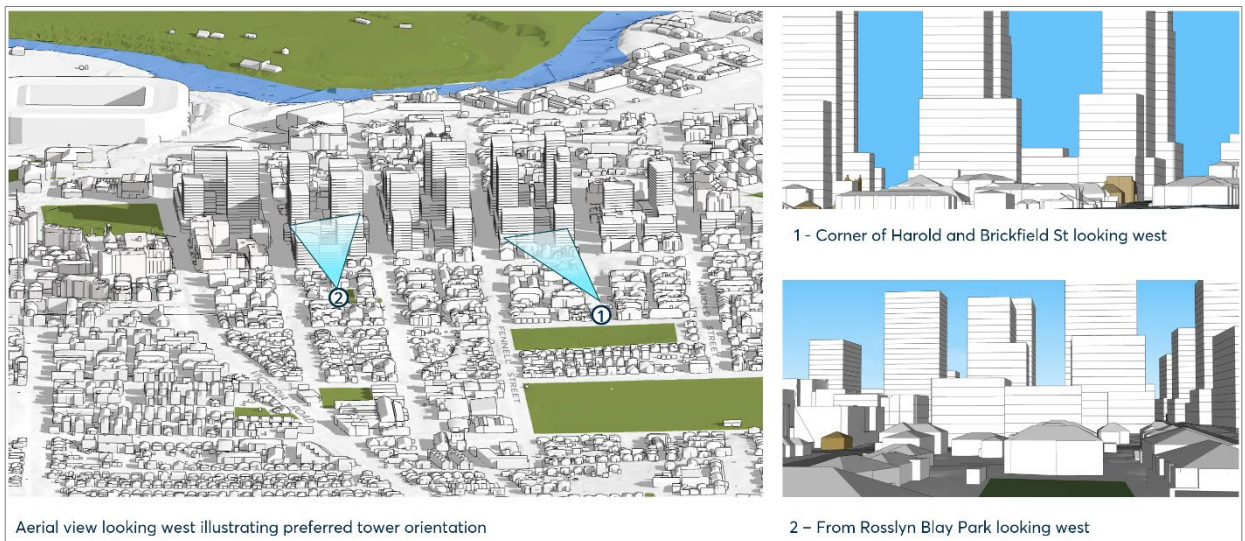
The recommended height of building controls for the NEPIA were determined using the ‘viewshed’ approach detailed in the Department-commissioned consultant study that informed mapped building heights in the CSN SEPP; as well as a mapped skyline strategy and acknowledgement of sites within the CSN precinct north of Harold Street that are unlikely to redevelop due to large 6- to 8-storey residential strata subdivisions.

The recommended FSR controls for the NEPIA are based on achieving workable FSRs that align with the proposed height of building controls and creating workable residential floor plates within a slender tower form and podium, with space for deep soil and communal open space.

Appendix 2 – Consolidated Urban Design Report below includes further information on the approach taken to determine the proposed building controls for the NEPIA.

The recommended FSR and height limit for the site at 23-27 Harold Street, Parramatta (which is currently subject to a rezoning review), was determined using the same built form principles and outcomes-based approach for the NEPIA. The maximum FSR of 3.6:1 and a 40m height limit is proposed for the site noting this slightly higher FSR reflects the efficiencies of a smaller sized site.

Figure 4: Council officer modelling showing how the stepped height of buildings as well as the inter building separation with views to sky creates the transition between the Church Street North precinct and the sites within the NEPIA. Note that sites on Church Street North have been modelled to include potential design excellence and place based bonuses. View 1 and 2 are taken from the public domain using 60 degree human view cone and illustrate that when bonuses are applied, the tops of towers can no longer be perceived. This reinforces the importance of combining principles of height transition with other methods of transition in the NEPIA.



Associated Development Control Plan (DCP)

To support the proposed amendments to the LEP outlined above, amendments are proposed to Part 8, Section 8.3 Neighbourhood Precincts in Parramatta DCP 2023.

Area specific DCP controls are considered necessary for the NEPIA primarily due to the heritage sensitivities and need to provide transition between the HCA and forthcoming new LEP controls for the Church Street North precinct. This new section of the Parramatta DCP is recommended to include objectives and controls for:

- The desired future character of the area, with consideration for existing context and how this precinct will redevelop incrementally over time,
- Minimum site requirements and preferred site amalgamation to ensure the objectives of future development in the area can be met,
- Heritage transition achieved through specified setbacks, street wall heights and building orientation,
- Deep soil and landscaping requirements for future amenity and to create a vegetated heritage setting,
- Consistent street setbacks that maintain heritage items as the dominant features of the streetscape and enable large canopy tree planting within the front setback zone,
- Tower separation to enable views to sky when observed from the Sorrell Street HCA (east), and
- Bespoke car parking rates that respond to the proximity to the City Centre and light rail infrastructure (see further discussion below).

Figure 5: Area specific DCP controls are proposed to achieve the Structure Plan for the North East PIA (buildings coloured yellow) and part of the Church Street North precinct (buildings coloured pink).



Given the NEPIA consists only of R4 High Density Residential zoned land, the following Parts of the DCP will continue to apply in addition to the new site specific provisions proposed in Part 8: Part 2: Design in Context, Part 3: Residential Development, Part 5: Environmental Management, Part 6: Traffic and Transport and Part 7: Heritage and Archaeology.

Design Context

The design process for the NEPIA has been carried out concurrent with the drafting of DCP controls for part of the Church Street North precinct where new LEP controls will soon take effect. Consequently, these precincts and their surrounds have been treated as a whole to determine a recommended outcome. Based on a spatial analysis of the area, several key design objectives have been established to guide the design approach. These are related to:

- Creating continuity between the City Centre from south of the river, northwards along the Church.
- Considering a more residential focus for future development outcomes in North Parramatta.
- Providing transition to heritage conservation areas to be achieved through both stepped building heights and space between buildings through setbacks and building separation.
- Maintaining the highly vegetated character of North Parramatta for tree canopy within street setbacks and rear gardens at mid-block.
- Establishing building alignments that respond to the prevailing alignment of heritage items in the area.
- Responding to the landscape and river setting with a skyline that follows the topography along the ridge.

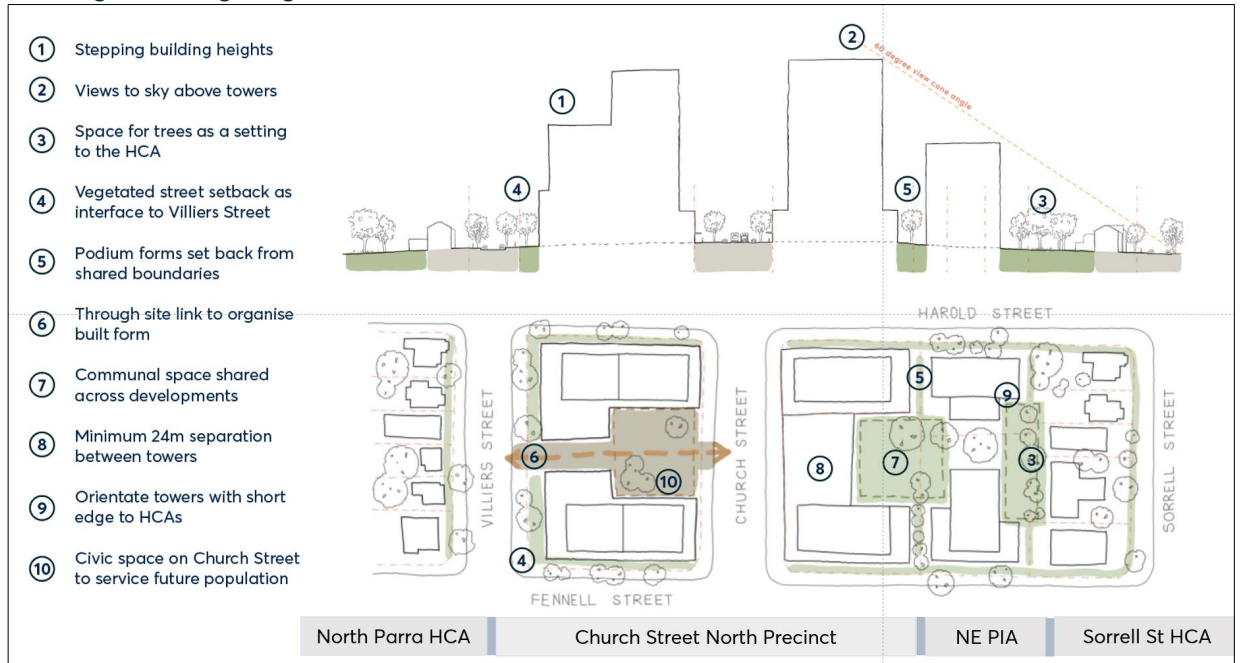
Although the design objectives and principles were developed for the whole area, the proposed LEP and DCP controls for the NEPIA are drafted so that they apply independently of the CSN SEPP area.

The recommendations for NEPIA are based on **comprehensive approach to transition** as required by the Department in the Church Street North SEPP Finalisation Report that includes a combination of both building height and site planning. The method for transition includes stepping in building height from Church Street properties to the Sorrell Street HCA, but also includes:

- Utilising detached buildings to mediate between perimeter block, podium tower development along Church Street and existing apartments and houses within the HCA,
- Locate vegetated setbacks and communal open space on the ground to provide landscape space as a frame/backdrop to heritage buildings and the HCA,
- Supporting deep soil zones on development sites, which enables canopy tree planting to be a setting to heritage,
- Ensuring any future development is setback from the prevailing heritage alignment on the street and that front setback zones support large canopy tree planting,
- Orientating the short edge of towers towards the HCA to minimise the bulk of towers perceived from the HCA,
- Maximising separation between towers where it can increase views to sky when observed from the HCA, and
- Encouraging slender tower forms and finer grain street wall typologies to tie into the surrounding lower scale context of North Parramatta.

This multifaceted approach to transition that has been applied to NEPIA sites is illustrated in **Figure 6** below and is explained further in **Appendix 2 – Consolidated Urban Design Report**.

Figure 6: Methods for achieving transition and unifying development across the precinct through building heights and setbacks between Church Street and the Sorrell Street HCA.



Flooding

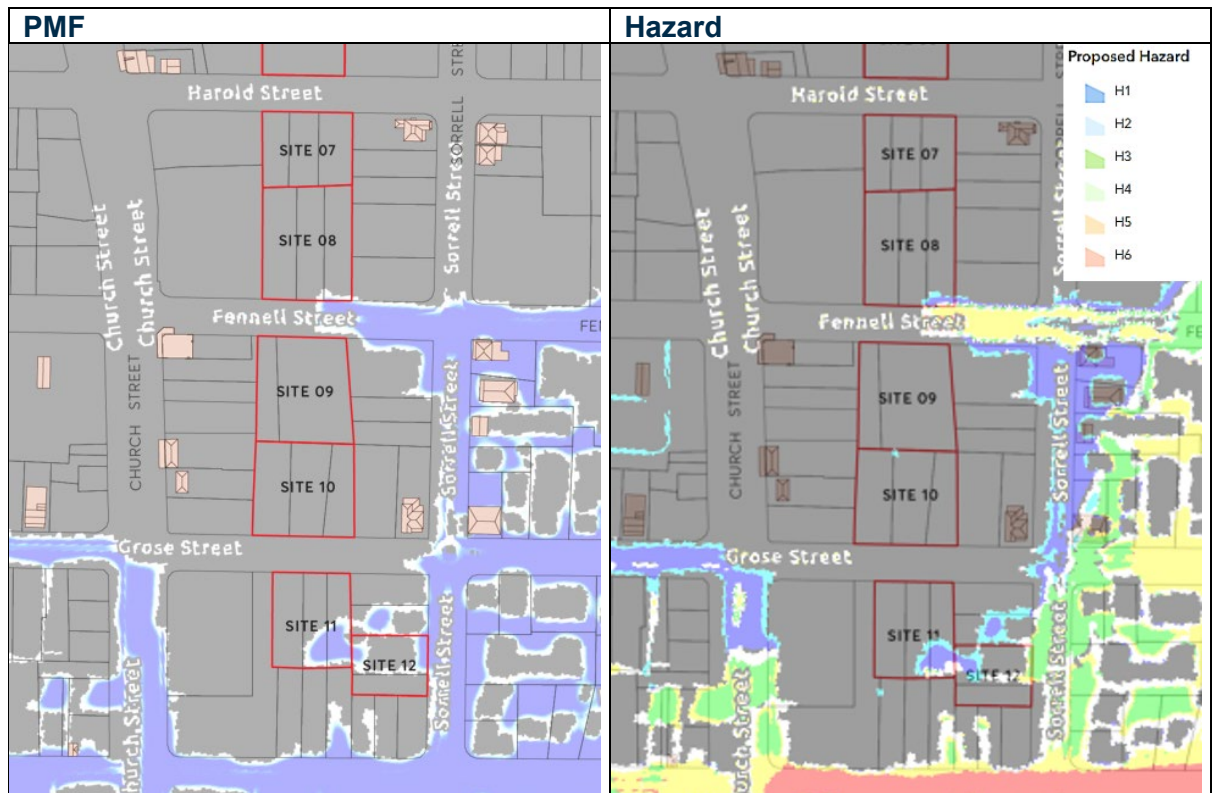
Preparation of this Planning Proposal has considered the current adopted flooding maps for the NEPIA, and the Council endorsed exhibition draft of the Parramatta River Flood Study (2023).

The current adopted flood maps indicate that the land within the NEPIA is not affected by the 100 year Annual Recurrence Interval (ARI) flood and the Probable Maximum Flood (PMF).

The draft Parramatta River Flood study shows that the majority of the NEPIA is unaffected by flooding except for a part of Fennell Street and Sorrell Street which are subject to increased risk of Probable Maximum Flood (PMF) and increased hazard risk (see **Figure 7**), compared to current flood information as shown in Section 4.1.

Any future development on the site will need to respond to the Flood Risk Development Manual and the relevant controls contained within the PLEP 2023 and the Parramatta Development Control Plan 2023.

Figure 7: Extract of the NEPIA consolidation/structure plan showing the sites under the draft Parramatta Flood Study 2023 affected by the PMF and the hazard affectation.



Transport, Traffic, Accessibility and Parking

Preparation of this Planning Proposal has considered Council's Integrated Transport Plan 2021 (ITP) which at the time included the NEPIA. The ITP considered growth as a result of the CBD PP and modelled residential parking rates delineating the difference between locations that are within 800m or a 10-minute walk approximately from Parramatta train station (Category A) and other locations at the CBD fringes considered remote from heavy rail (Category B) as shown in **Figure 8**.

At the time of writing, a separate Planning Proposal is being prepared to request a Gateway to implement the recommendations of the ITP, and specifically applying the 'Category B' parking rates as outlined in **Table 14** to part of the adjacent Church Street North precinct.

While not within the 'City Centre' boundary, the Category B car parking rates are recommended by Council to be applied to the NEPIA via an area specific DCP control for the following reasons:

- the areas proximity to the City Centre and existing and future public transport and generally subject to the same traffic conditions as the Church Street precinct; and
- anticipated development typology (tower and podium with basement car parking) is the same as Church Street.

There are no other transport, traffic, accessibility and parking issues as a result of this Planning Proposal.

Figure 8: Parramatta Residential Parking Rate Categories (Source: [Parramatta Integrated Transport Plan 2021](#)), the NEPIA is within the red circle.



Table 14: Comparison of number of car parking space requirements

Residential Parking Rate	Parramatta DCP current general controls that apply to the NEPIA – Minimum required number of spaces	ITP ‘Category A’ controls in PLEP 2023 Part 7 City Centre – Maximum required number of spaces	ITP ‘Category B’ recommended controls for inclusion in PDCP 2023 Part 8 precinct controls for the NEPIA– Maximum required number of spaces (proposed)
Studio	0.6	0.1	0.2
1 bedroom	0.6	0.3	0.4
2 bedroom	0.9	0.7	0.8
3+ bedroom	1.4	1.0	1.1

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

Council’s Community Infrastructure Strategy identifies a new community hub to be delivered as part of redevelopment of the area to service the north of the Parramatta CBD, close by to a light rail stop, including approximately 1,500m² of multi-purpose community space that can be used for a range of programs and activities.

City of Parramatta’s Development Contributions Plan will be used to manage any required contributions as part of any future development for the delivery of any community infrastructure. Increased dwelling numbers will assist with improved social outcomes providing people with housing and access to public transport, education services, open space, health services, community services, employment and recreational facilities.

3.4. Section D – State and Commonwealth Interests

3.4.1. Is there adequate public infrastructure for the Planning Proposal?

The PIA is within proximity to the Parramatta Light Rail Stage 1 with the closest stations being Prince Alfred Square and Fennell Street.

Additional connections from Parramatta's CBD to Sydney Olympic Park via Camellia, Rydalmere, Melrose Park and Wentworth Point will be delivered through the Parramatta Light Rail Stage 2 which has recently been expedited to begin construction in 2025.

The State Government has recommitted to the Sydney Metro West, a 24km underground railway that will connect Greater Parramatta and the Sydney CBD with stations confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and Hunter Street in the Sydney CBD. After a recent independent review into Sydney Metro, scoping studies were prepared for up to two potential stations locations west of Sydney Olympic Park including one at Rosehill Gardens.

Both projects will further increase the site's accessibility via public transport from the Sydney CBD to Greater Parramatta.

The PIA is also within walking distance from local schools, shopping centres and public open space.

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

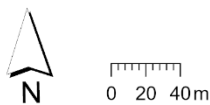
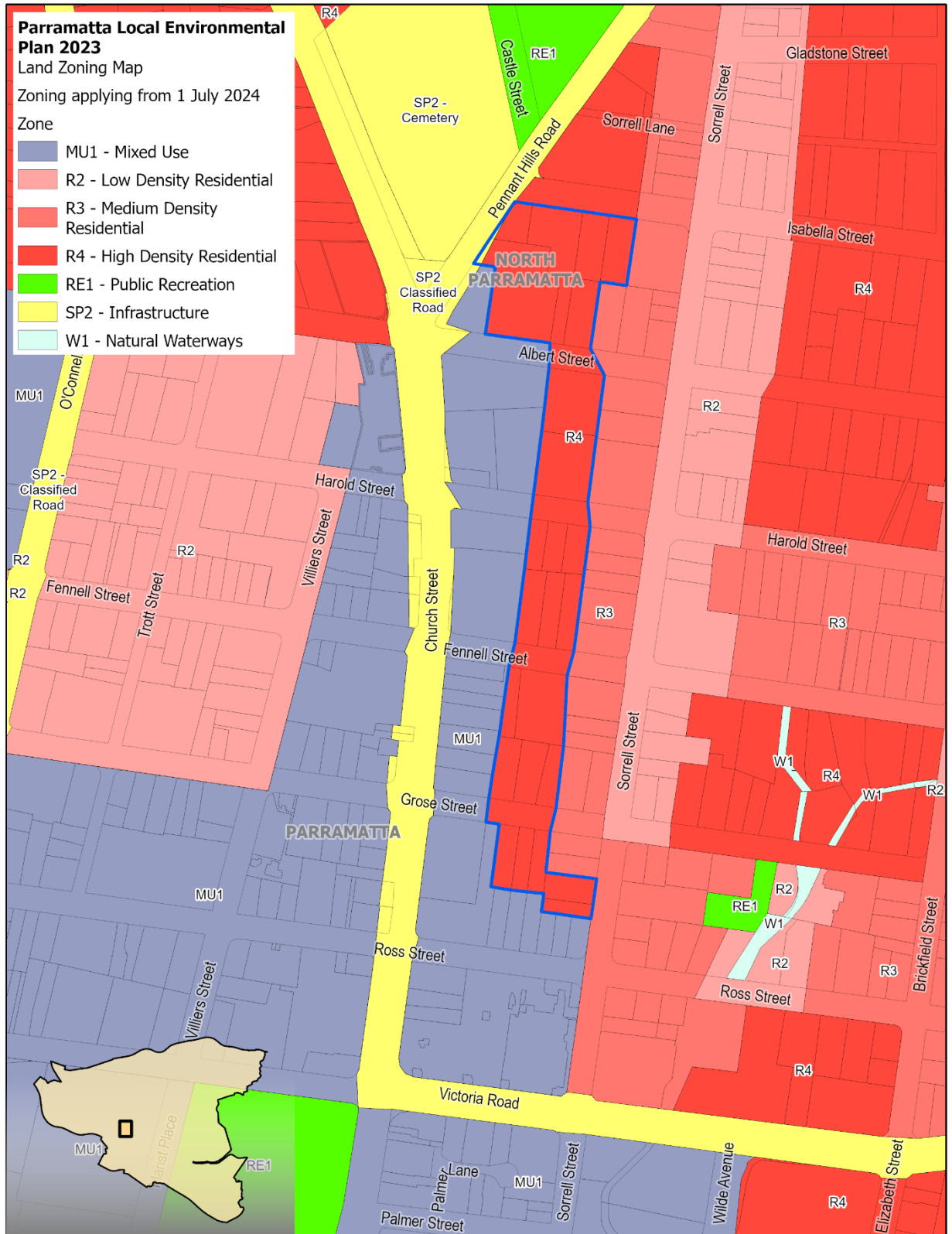
Consultation with the State and Commonwealth public authorities will be undertaken once the gateway determination has been issued.

PART 4 – MAPS

This section contains the mapping for this Planning Proposal in accordance with the DP&E's guidelines on LEPs and Planning Proposals. **Existing controls**

The following section illustrates the current *PLEP 2023* controls which apply to the site. The following maps are provided:

- Land Use Zoning Map
- Floor Space Ratio Map
- Height of Buildings Map
- Heritage Map
- Acid Sulfate Soils Map
- Flooding

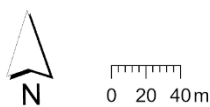
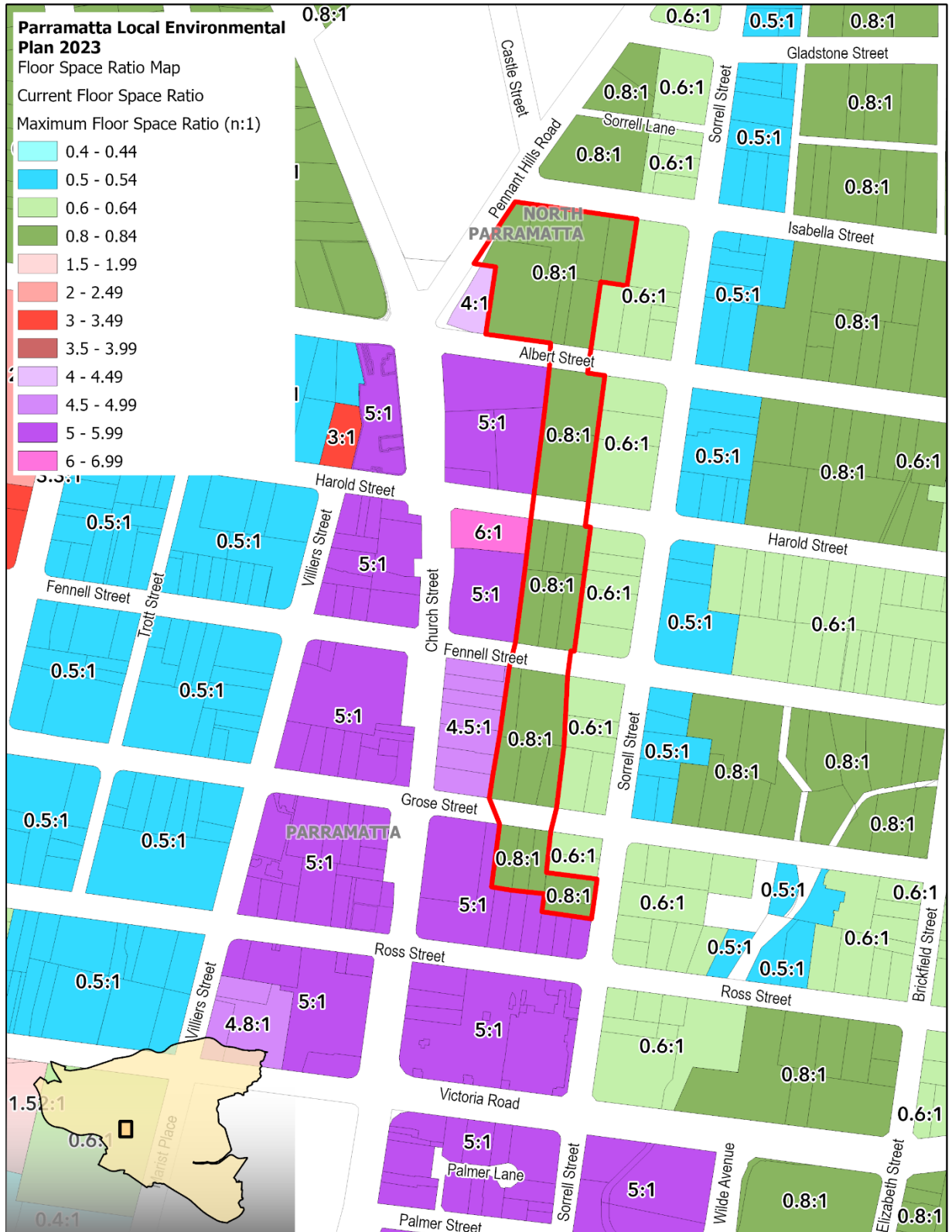


Parramatta Local Environmental Plan 2023
 North-East Planning Investigation Area

Data Prepared by: **David Hewetson**
 Date: **03/04/2024**

Approved:

Figure 9 illustrates the existing Land Use Zoning controls for the NEPIA, the map includes zoning changes to the Church Street North Precinct which will apply from 1 July 2024.

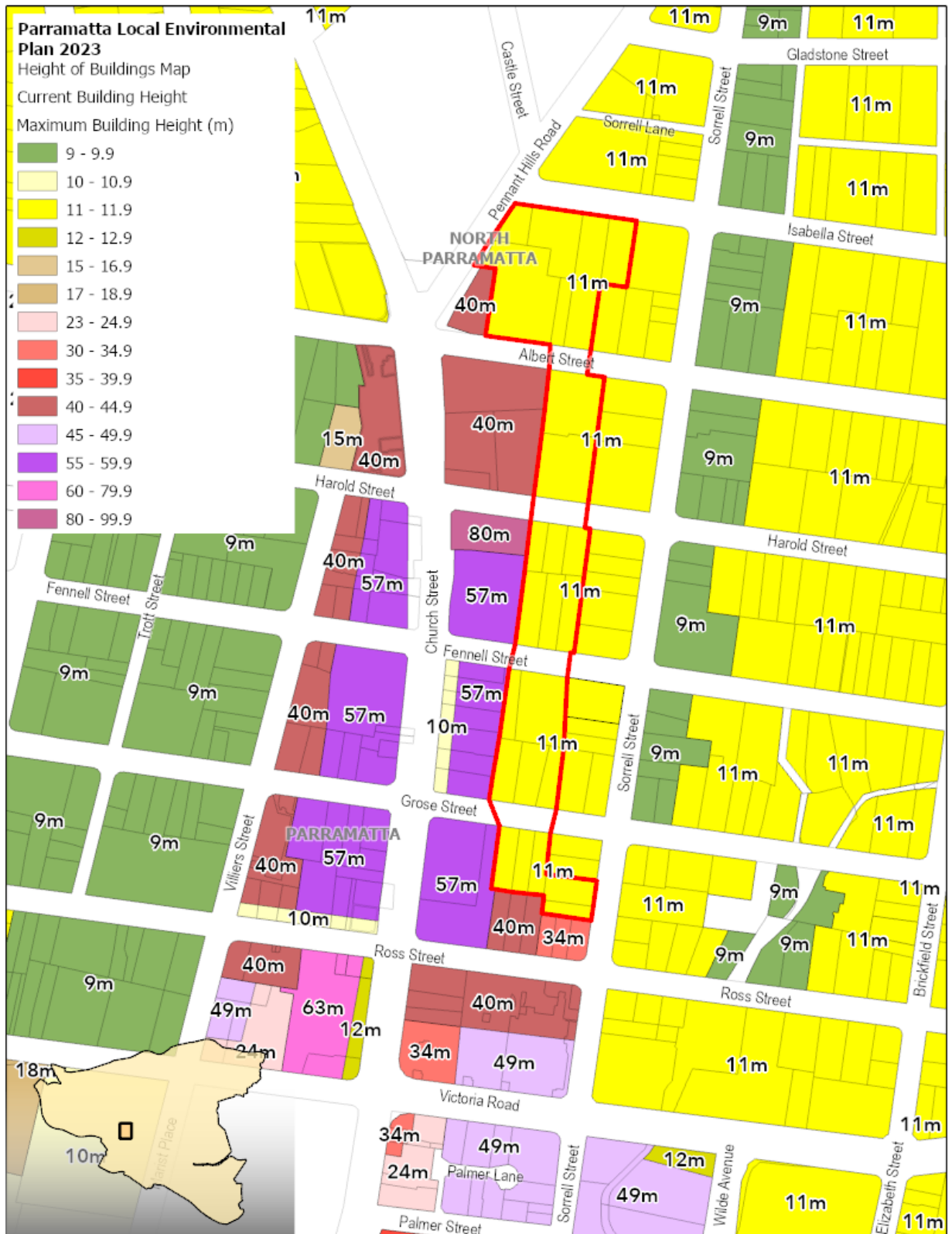


Parramatta Local Environmental Plan 2023
 North-East Planning Investigation Area

Data Prepared by: **David Hewetson**
 Date: **30/10/2024**

Approved:

Figure 10 illustrates the existing Floor Space Ratio (FSR) controls for the NEPIA with a consistent 0.8:1 across the site.

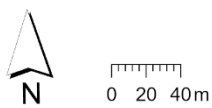
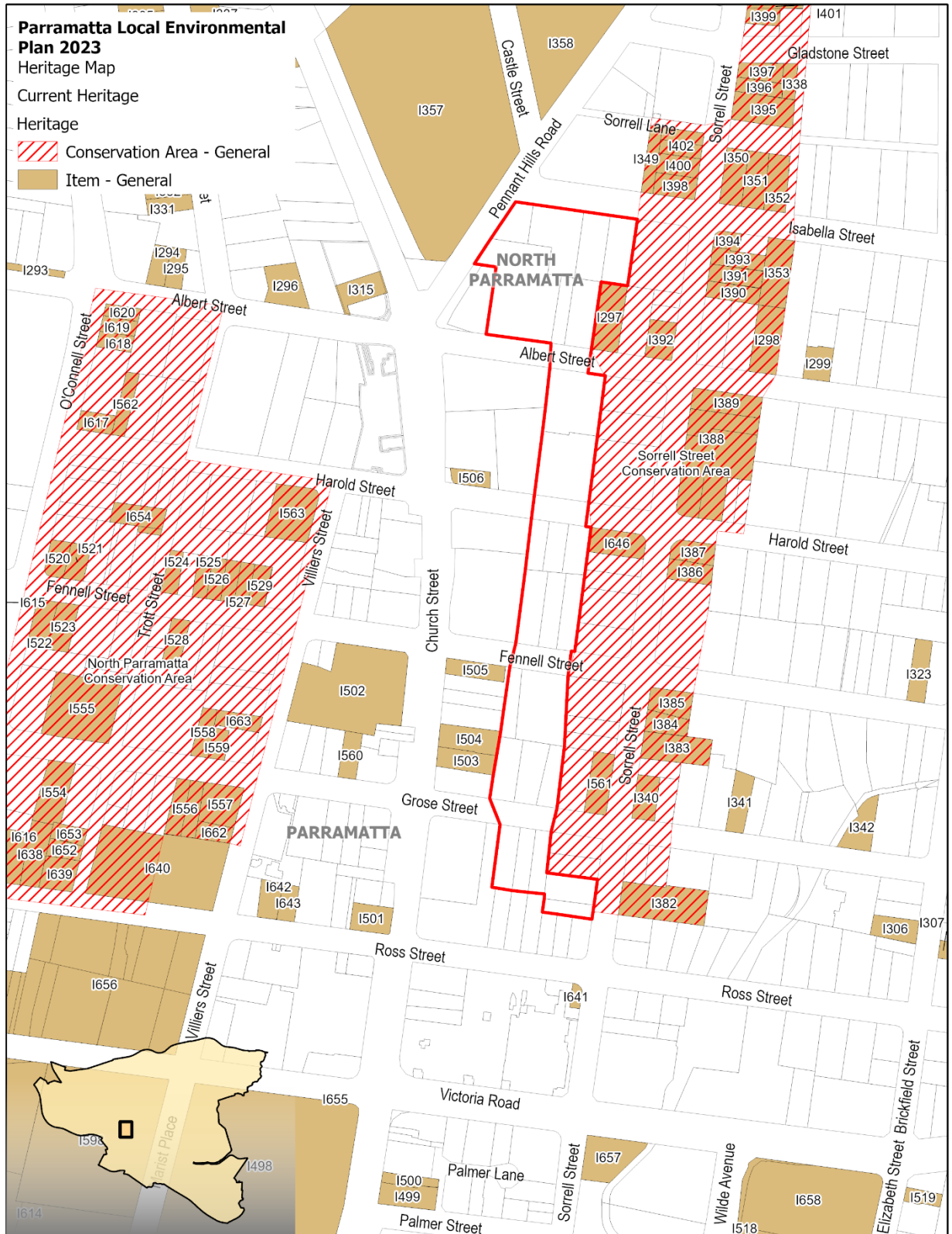


Parramatta Local Environmental Plan 2023
 North-East Planning Investigation Area

Data Prepared by: **David Hewetson**
 Date: **30/10/2024**

Approved:

Figure 11 illustrates the existing Height of Buildings (HOB) control for the NEPIA with a consistent 11m across the site.

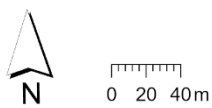
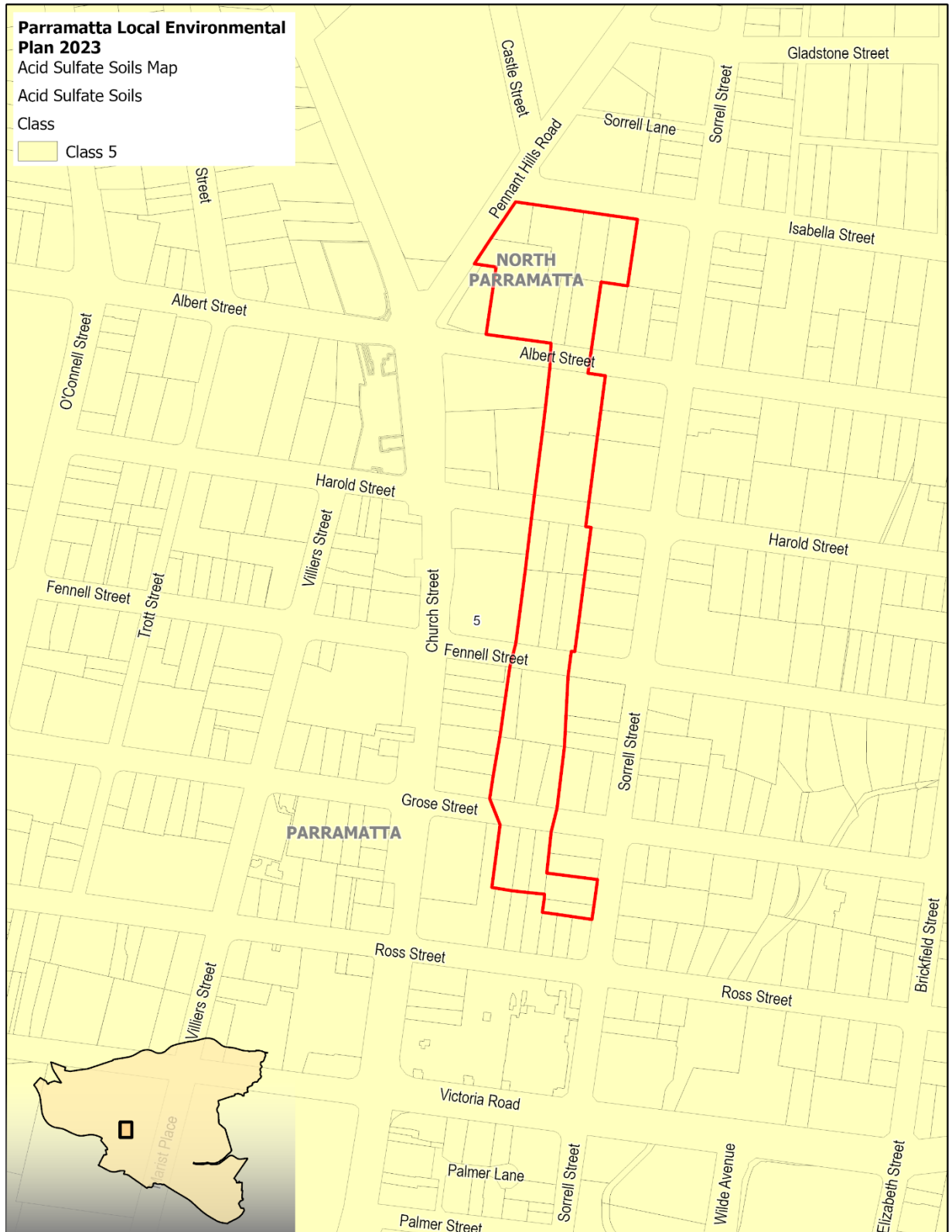


Parramatta Local Environmental Plan 2023
North-East Planning Investigation Area

Data Prepared by: **David Hewetson**
Date: **03/04/2024**

Approved:

Figure 12 illustrates the existing Parramatta LEP 2023 heritage items and conservation areas in and proximate to the NEPIA.

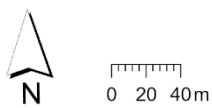
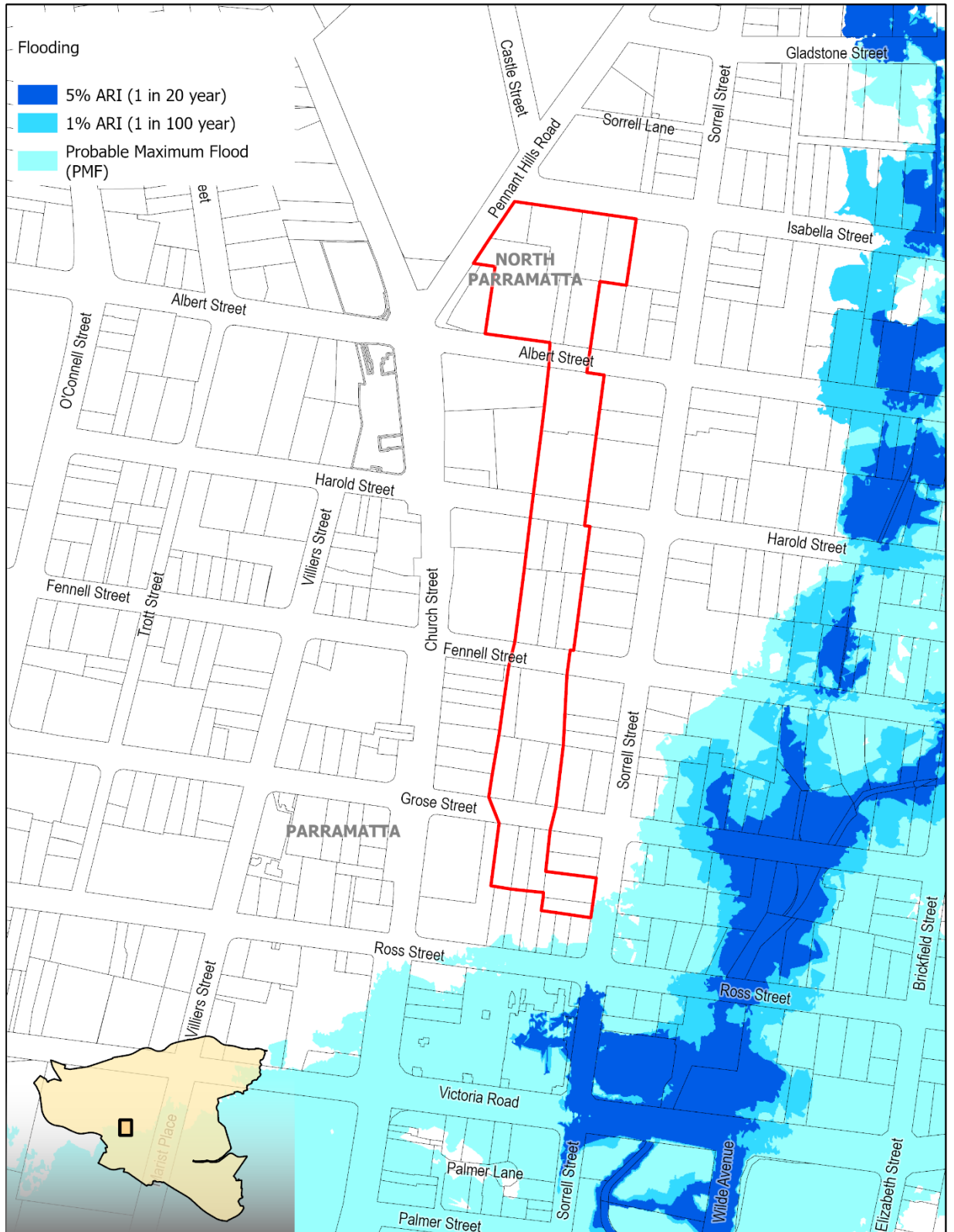


Parramatta Local Environmental Plan 2023
North-East Planning Investigation Area

Data Prepared by: **David Hewetson**
Date: **03/04/2024**

Approved:

Figure 13 illustrates the existing Acid Sulfate Soils classification for the NEPIA with a consistent Class 5 of land across the site.



Parramatta Local Environmental Plan 2023
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Data Prepared by: **David Hewetson**
Date: **03/04/2024**

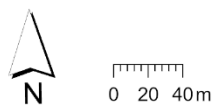
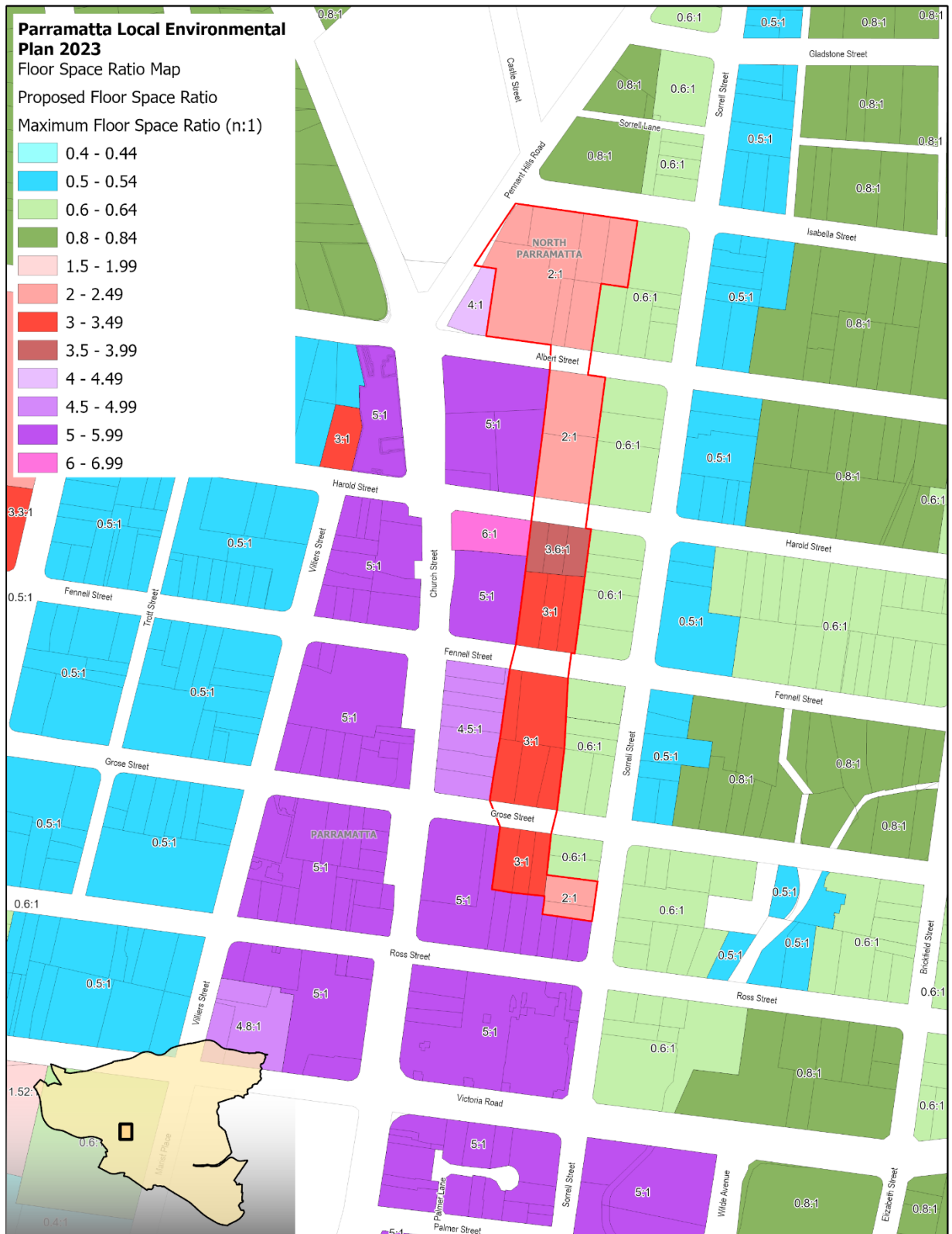
Approved:

Figure 14 illustrates Council’s existing flood mapping for the NEPIA displaying the affected areas for 5% and 1% Average Recurrence Intervals and the Probable Maximum Flood.

4.2 Proposed controls

The figures in this section illustrate the proposed amendments to the following maps:

- Floor Space Ratio Map
- Height of Buildings Map

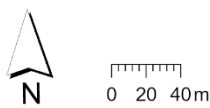
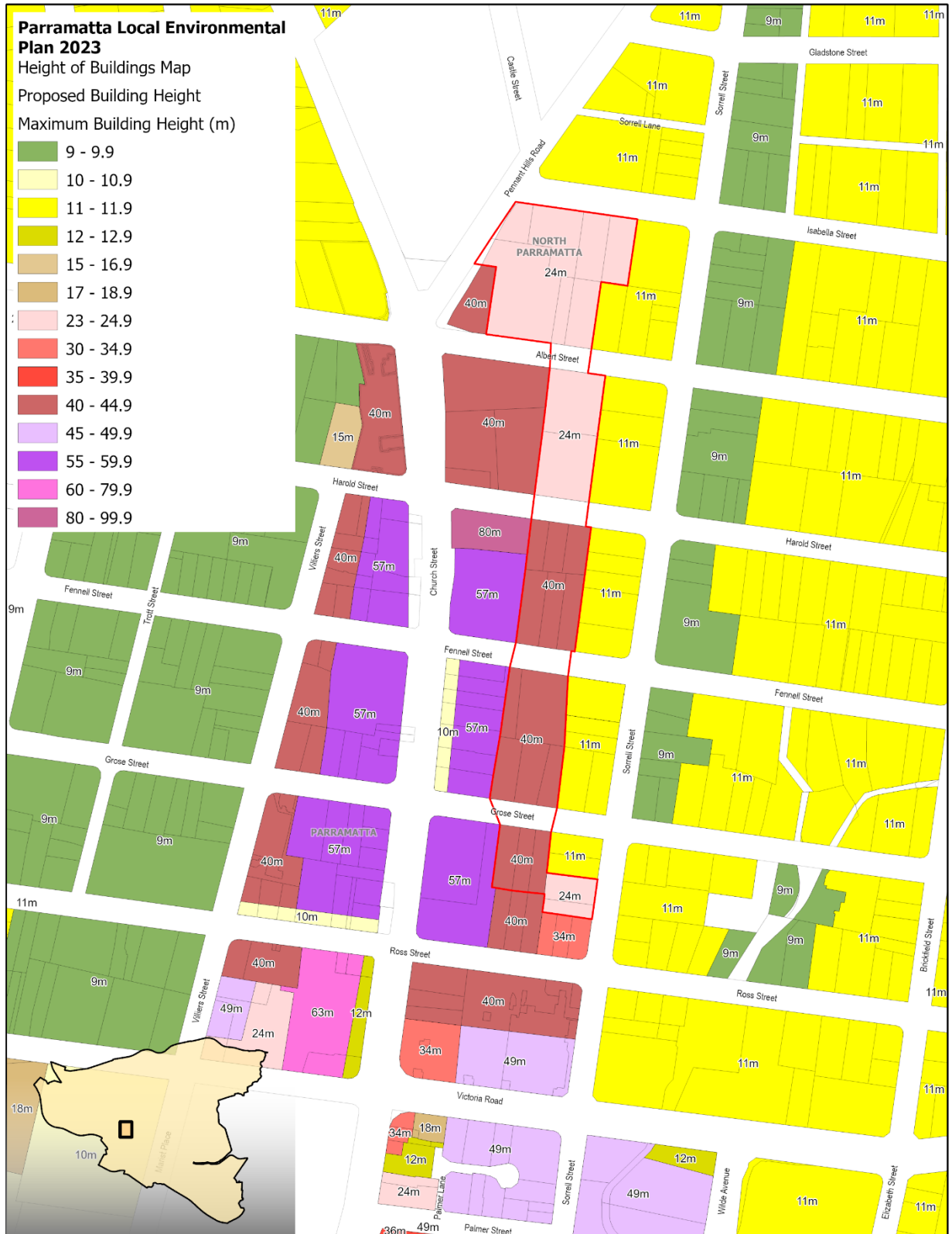


Parramatta Local Environmental Plan 2023
North-East Planning Investigation Area

Data Prepared by: **David Hewetson**
Date: **22/03/2024**

Approved:

Figure 15 illustrates the proposed Floor Space Ratio (FSR) controls as recommended for the NEPIA from this Planning Proposal.



Parramatta Local Environmental Plan 2023
North-East Planning Investigation Area

Data Prepared by: **David Hewetson**
Date: **22/03/2024**

Approved:

Figure 16 illustrates the proposed Height of Buildings (HOB) controls as recommended for the NEPIA from this Planning Proposal.

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 affected 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 15 below outlines the anticipated timeframe for the completion of the Planning Proposal.

Table 15 – Anticipated delivery of the Planning Proposal

Milestone	Anticipated Timeframe
Report to LPP on the assessment of the PP	April 2024
Report to Council on the assessment of the PP	May 2024
Referral to Minister for review of Gateway determination	May 2024
Date of issue of the Gateway determination	September 2024
Commencement and completion dates for public exhibition period	November - December 2024
Consideration of submissions	January - February 2025
Consideration of Planning Proposal post exhibition and associated report to Council	March 2025
Submission to the Department to finalise the LEP	April 2025
Notification of instrument	May 2025

Appendix 1 – Gateway Determination and Table of Responses to Conditions

Appendix 2 – Consolidated Urban Design Report