

# **IPC Briefing – Gateway Review**

**24, 26-30 Parkes & 114-116 Harris St, Harris Park**

# Overview

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- Parramatta CBD Planning Proposal process
- Parramatta CBD Planning Proposal proposed controls applicable to site.
- DPE concerns.

# Subject site



CBD PP boundary shown in blue

# Parramatta CBD Planning proposal process

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- The Department are assessing the Parramatta CBD Planning Proposal as part of the finalisation process.
- Following exhibition of the PP, Council did not propose any amendments to the proposed FSR provisions for the site.
- The Department are also assessing the Parramatta Harmonisation/new Parramatta LEP as part of the finalisation process.
- The Harmonisation PP does not propose any significant policy changes for the Parramatta CBD.

# Parramatta CBD Planning Proposal controls

- Parramatta CBD
- For the subject sites the Parramatta CBD proposes the following key controls:
  - ‘Incentive’ (maximum mapped) FSR of 10:1.
  - Height partly determined by Experiment Farm Solar Access Plane, part 122m.
  - Sliding Scale, which reduces FSR relative to site size if under 1800sqm.
  - Design excellence 15% bonus
  - High performing buildings 5% bonus (not applicable to lots under 1800sqm)
  - Unlimited Commercial FSR provision
  - Flood provisions including requirements to support shelter in place

# Parramatta CBD Planning proposal & subject site

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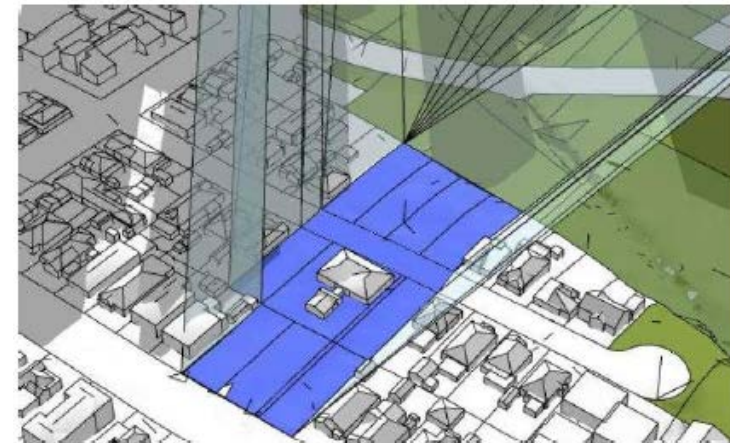
- PP seeks an exemption to the sliding scale, to enable the full maximum FSR proposed under the Parramatta CBD.
- The purpose of the sliding scale (Clause 7.2) is to ensure smaller sites have an appropriate FSR, to encourage site amalgamation and to avoid isolated sites.
- The Parramatta CBD PP sliding scale provision would enable a FSR ranging from 8.53:1 to 9.88: 1 for each of the individual sites subject to this PP, excluding any bonus.
- Parramatta CBD PP proposes to include exceptions for isolated lots, where certain criteria can be met.



# DPE Concerns

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- Parramatta CBD PP is under review, site specific PP pre-empts outcomes as proposed controls have informed 'superior outcome'.
- Concerns over site's ability to accommodate additional floor space while achieving principles of ADG and SEPP 65 compliance.
- Response to flooding and solar access to Experiment Farm rely on Parramatta CBD PP outcomes, still under review.
- Proponent's design concept proposes reduced setbacks and potential overshadowing of Experiment Farm. While CBD PP seeks to prohibit overshadowing, this will put greater pressure on setbacks to accommodate floor space.



Department of Planning and Environment



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