

INNOVATIVE

ITEM NUMBER	6.1
SUBJECT	PUBLIC MEETING: Gateway Request: Planning Proposal for land at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park
REFERENCE	RZ/5/2016 - D07559679
REPORT OF	Project Officer Land Use
LAND OWNERS:	24 Parkes Street – SH Parkes International Pty Ltd and The Owners Strata Plan 5758 26 – 30 Parkes Street – Guang Tian Group Pty Ltd, Parkes Street NSW Pty Ltd, The Owners Strata Plan 16744 and GL Finance 114 – 116 Harris Street – Caydon Harris Street Pty Ltd, The Owners Strata Plans 35413/53257, Harris Street Developments Pty Ltd, Ms Zhao Zhang and Ms Emily Hickson
APPLICANT:	Think Planners Pty Ltd

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL: NIL**PURPOSE:**

To seek the Local Planning Panel's advice on a Planning Proposal for 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park, for the purposes of seeking a Gateway Determination from the Department of Planning, Industry and Environment. This report also deals with the preparation of a site-specific Development Control Plan for these sites.

RECOMMENDATION

That the Local Planning Panel consider the following Council officer recommendation in the Panel's advice to Council:

- (a) **That** Council endorse for the purposes of seeking a Gateway Determination under the *Environmental Planning and Assessment Act 1979* from the Department of Planning, Industry and Environment (**DPIE**), a Planning Proposal for land at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park which seeks an exemption from the FSR sliding scale requirements of *Parramatta Local Environmental Plan 2011* in relation to the subject sites.
- (b) **That** the Planning Proposal at **Attachment 1** be forwarded to the DPIE to request the issuing of a Gateway Determination, after being amended as follows:

- i. Remove references pertaining to an exemption from the site size requirements for High Performing Buildings.
 - ii. Reformat and re-edit to reflect Council's assessment into Council's Planning Proposal template.
- (c) **That** a draft site-specific Development Control Plan (DCP) for the subject sites be prepared and reported back to Council prior to its public exhibition. The draft DCP should address, at a minimum:
 - i. Built form and massing;
 - ii. Building setbacks;
 - iii. Flooding;
 - iv. Traffic and parking issues; and
 - v. Road widening.
- (e) **That** the Planning Proposal and DCP are concurrently exhibited.
- (f) **That** Council advises the DPIE that the Chief Executive Officer (CEO) will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (g) **That** Council write to DPIE to advise that Council no longer supports the progression of the existing site-specific Planning Proposal for 114-118 Harris Street (which has already received a Gateway determination).
- (h) **Further, that** Council delegate authority to the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the Planning Proposal and/or DCP processes.



EXECUTIVE SUMMARY

1. Council is currently considering three separate Planning Proposals as follows (and as illustrated in Figure 1):
 1. 24 Parkes St (RZ/5/2016) – preliminary proposal lodged 28 April 2016 and formal updated proposal lodged 16 August 2018
 2. 26-30 Parkes St (RZ/10/2016) – lodged 20 May 2016
 3. 114-116 Harris St (RZ9/2018) – lodged 27 August 2018



Figure 1: Sites related to Planning Proposal at the corner of Parkes St and Harris St, Harris Park (1: 24 Parkes Street; 2: 26–30 Parkes Street; 3: 114–116 Harris Street)

2. Planning consultants, 'Think Planners', is the Applicant for all three Planning Proposals and represents the different landowners of all three sites.
3. The background to these three Planning Proposals extends over a period of approximately five years with extensive consultation with Council officers during that time. During this time Council officers have raised a number of issues with the three planning proposals, with main issues are summarised as follows:
 - The need to satisfactorily resolve setbacks for the sites and particularly on the western boundary of 26–30 Parkes Street. This was necessary to ensure that the adjoining site to the west at 24 Parkes Street does not suffer from site isolation and that there is adequate space between buildings.
 - Possible overshadowing impacts on the nearby conservation areas of Harris Park West, and Experiment Farm, and also Experiment Farm Cottage contained on the State Heritage Register. To establish the magnitude of possible overshadowing impacts, Council officers have undertaken extensive analysis as part of the Parramatta CBD Planning Proposal.
 - Prior to recent detailed consultation and discussion with the Applicant that took place in 2020, Council officers had formed the view that site consolidation would be the best means through which to secure good built form and urban design outcomes and avoid site isolation of 24 Parkes Street.

4. Despite Council officers' preference for site amalgamation to occur, after consideration, Council officers reached the conclusion that 114–118 Harris Street could be reported as a stand-alone Planning Proposal. This was because the site could be developed without amalgamation and still achieve acceptable urban design and planning outcomes. After being reported to the Local Planning Panel on 16 June 2020, Council on 13 July 2020 endorsed the Planning Proposal for 114-118 Harris Street for the purposes of seeking a Gateway Determination. On 29 September 2020 a Gateway determination was received from the Department of Planning, Industry and Environment (DPIE).
5. For reasons described further in this report, Council officers came to the final position in September 2020 that site amalgamation was not the best outcome in this scenario. Following this conclusion, Council officers and the Applicant worked together extensively in late 2020 and early 2021 to resolve and agree a built form approach to the site that did not apply the FSR sliding-scale. Officers are now comfortable that any detailed urban design issues can be resolved at the stage of preparing a DCP for the sites and need not impede the progress of developing LEP controls.
6. Council officers now question the continued utility of advancing the three existing, separate site-specific Planning Proposals insofar as they are consistent with the CBD Planning Proposal. This is because these site-specific Planning Proposals are relatively early in their process, and the timeframe for finalising the Parramatta CBD Planning Proposal is by 30 September 2021. Having regard to the steps that the three site-specific Planning Proposals have yet to complete, it is unlikely that they would be finalised by that date. Therefore, Council officers do not recommend these Planning Proposals are progressed as part of a site-specific consideration. Council officers also see an administrative efficiency in progressing a single combined Planning Proposal, as opposed to three individual processes. This approach is supported by the Applicant.
7. It is acknowledged that a major variation from the Parramatta CBD Planning Proposal framework contemplated throughout the assessment process for all three of these Planning Proposals has been an exemption from the FSR sliding scale contained in the Parramatta CBD Planning Proposal. This has been on the basis that a superior urban form is **not** achieved through amalgamation of these three sites. As noted above, Officers agreed to this position in September 2020. Because the FSR sliding-scale is largely a policy lever encouraging site amalgamation, and these sites have been determined to not produce a better outcome by amalgamating, Council Officers support an exemption from the FSR sliding scale for all three sites in this instance. This is considered in further detail in this report.
8. While officers acknowledge that the 114-116 Harris Street Planning Proposal was originally advanced without this exemption, the further urban design work that has continued on all three sites has shown that a Parramatta CBD Planning Proposal compliant FSR, without application of the FSR sliding scale, is likely to be acceptable on this site.
9. Therefore, this report recommends that the processes for the three existing Planning Proposals are ended in favour of advancing a single, combined

Planning Proposal dealing with a single issue – that is, an exemption from the FSR sliding scale.

TIMELINE OF ASSESSMENT HISTORY

10. The three Planning Proposals for the sites 24 Parkes Street, 26 – 30 Parkes Street and 114 – 118 Harris Street have been the subject of analysis over the past five years. This analysis is summarised in the “Timeline of Assessment History” table provided at **Attachment 2**.

SITE DESCRIPTION

11. A description of the subject sites, shown in **Figure 1**, is outlined as follows:
- Site 1: 24 Parkes Street, site area 1,663 m², legal description SP 5758
 - Site 2: 26–30 Parkes Street, site area 1,506 m², legal description: Lot 1, DP 599236 (26 Parkes Street), Lot 3, DP 599799 (28 Parkes Street) and SP 16744 (30 Parkes Street)
 - Site 3: 114 – 116 Harris Street, site area 1,776 m², legal description: SP 35413 (114 Harris Street) and SP 53257 (116 Harris Street).
12. The sites are on the southeastern edge of the Parramatta CBD. To the east of the sites is Robin Thomas Reserve, which is one of the few city centre open space areas and contributes to the character and amenity of the area. Clay Cliff Creek (an open channel) adjoins the northern boundary of the site.
13. The immediate locality is characterised by a mix of uses and built form. To the west of the sites is generally aged building stock that is currently undergoing a transition in character because of development approvals under construction and the recent Planning Proposal at 14 – 20 Parkes Street, Harris Park.

CURRENT PLANNING CONTROLS

14. The sites are subject to Parramatta LEP 2011 and the following key provisions apply to the sites:
- i. zoning: B4 Mixed Use;
 - ii. maximum Height of Buildings (HOB): 54 metres;
 - iii. maximum Floor Space Ratio (FSR): 4:1.
15. The sites are not listed as heritage items. However, they are in close proximity to a number of heritage items and conservation areas as listed below and illustrated at **Figure 2**.
- 100768: Experiment Farm Cottage and Environs (State Significance);
 - A00768: Experiment Farm Archaeological Site (State Significance);
 - Experiment Farm Conservation Area.



Figure 2: Heritage properties in relation to subject sites
(Sites shown outlined in thick red)

Flooding

16. The northern margin of 24 Parkes Street and 114 – 116 Harris Street adjacent to Clay Cliff Creek is subject to high hazard flooding as well as the 1:100 and 1:20 year flood. The greater parts of all three site are affected by the probable maximum flood (PMF) event and are classified as low-risk. Flood maps are shown in **Figures 3 and 4**.

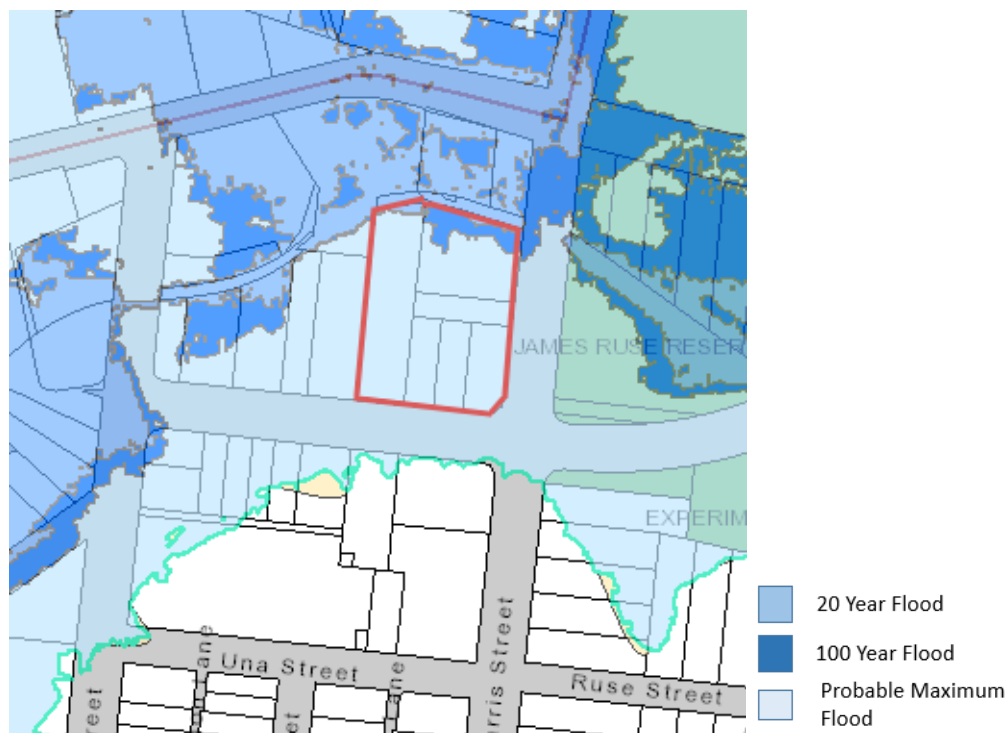


Figure 3: Flooding (1:20 and 1:100 year flood)
(Sites shown outlined in red)



Figure 4: Flooding Hazard Levels
(Sites shown outlined in red)

ROAD WIDENING

17. The Parkes Street and Harris Street frontages are subject to road widening requirements as detailed in **Table 1** below.

Table 1: Requirements of Land Reservation Acquisition (LRA) maps

	Current LRA	CBD PP LRA
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Parkes Street	3 m – Local Road Widening (B4) for 26 – 30 Parkes Street and nil for 24 Parkes Street	3 m – Local Road Widening (B4) for 26 – 30 Parkes Street and nil for 24 Parkes Street
Harris Street	nil	3.5m – Local Road Widening (B4) for 26 – 30 Parkes Street and 114 – 116 Harris Street

18. It should be noted that whilst the current and CBD PP LRA maps show no road widening for 24 Parkes Street, Council's Traffic Planning unit has requested widening ranging from 0 to 3 metres in width for the frontage of this site.

DESCRIPTION OF THIS PLANNING PROPOSAL

19. The Planning Proposal prepared by the applicant and included at **Attachment 1** seeks amendments to Parramatta LEP 2011 (PLEP 2011) to include site specific provisions, as follows:
- i. an exemption from the FSR sliding scale that would allow each site to achieve an FSR of 10:1 plus 15% design excellence (ie. totaling 11.5:1).
 - ii. an opportunity for each site to benefit from High Performing Buildings bonus FSR of 5% (despite each site not complying with the minimum site size requirement of 1,800 sqm). This would take the overall FSR to 12:1.
20. The Applicant's Planning Proposal is supported by reference designs included at **Attachment 3**.
21. The Planning Proposal seeks to redevelop the sites as three multi-storey mixed-use apartment buildings. The buildings provide for basement car parking, up to 4 levels of podium for retail and commercial uses and upper level towers for apartments.

ASSESSMENT OF THE SUBJECT PLANNING PROPOSAL

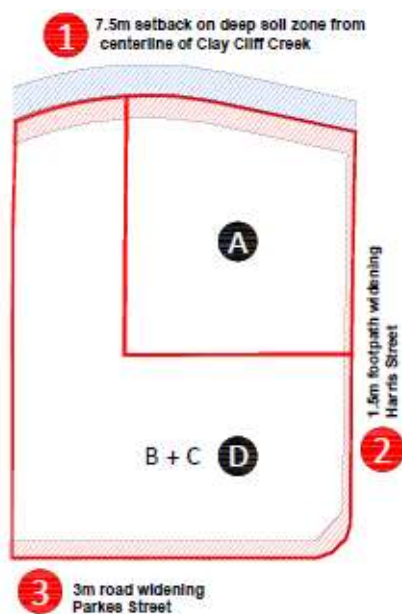
FSR Sliding Scale / Amalgamation Issues

22. The Parramatta CBD Planning Proposal supports an FSR of 10:1 for these three sites (subject to the FSR sliding scale) or 11.5:1 with design excellence.
23. All three sites are below 1,800 sqm in area, and would therefore trigger the FSR sliding scale provisions of clause 7.2 of the Parramatta CBD Planning Proposal. This also means that they are not eligible for further bonuses, such as the High Performing Buildings bonus.
24. The FSR allowed under the FSR sliding scale for the three sites is shown in **Table 2** below.

Table 2: Allowable FSR under CBD PP sliding scale

Site	Site area	Allowed FSR
24 Parkes Street	1,663 m ²	9.155:1 (10.52:1 with design excellence)
26-30 Parkes Street	1,506 m ²	8.53:1 (9.81:1 with design excellence)
114 – 116 Harris Street	1,776 m ²	9.88:1 (11.362:1 with design excellence)

25. The key issue has been whether Council should impose controls that encourage amalgamation of the sites by applying the FSR sliding scale controls contained in the Parramatta CBD Planning Proposal.
26. Throughout the first several years of the assessment process for the three original site-specific planning proposals, Council officers considered that amalgamation was the best option. Through evolving discussions with the Applicant, Council officers offered the Applicant the opportunity to clearly demonstrate that amalgamation resulted in a poorer urban design outcome than if the sites were to develop separately. In other words, the Applicant was asked to show how developing separately would produce a *better* design outcome than amalgamation was needed to be resolved in order to support not applying the FSR sliding scale in this particular case.
27. Council staff tested a number of options for amalgamation, including the following:
- Option 1:** 24 and 26 – 30 Parkes Street combined and 114 – 116 Harris Street developed separately. Refer **Figures 5, 6 and 7**.
 - Option 2:** the sites reconfigured so that the front parts of 24 and 26 – 30 Parkes Street are developed and the rear parts of 24 and 114 – 118 Harris Street are developed. Refer **Figures 8, 9 and 10**.

**Figure 5: Site reconfiguration into two lots**

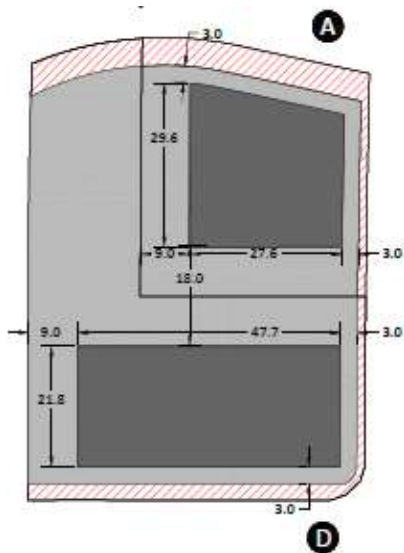


Figure 6: Site plan

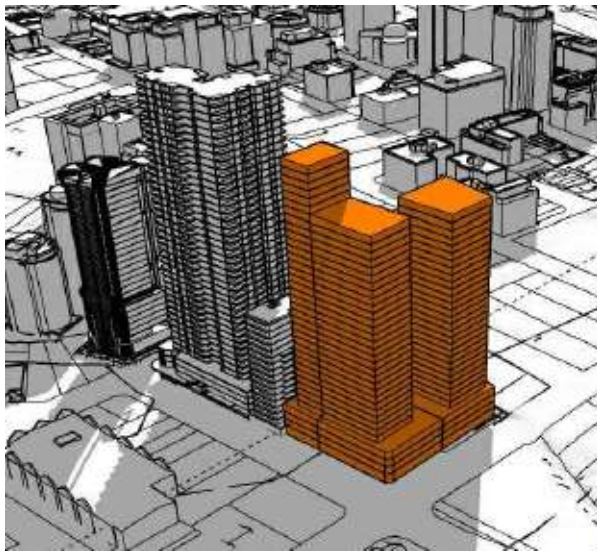


Figure 7 : Concept diagram of building massing

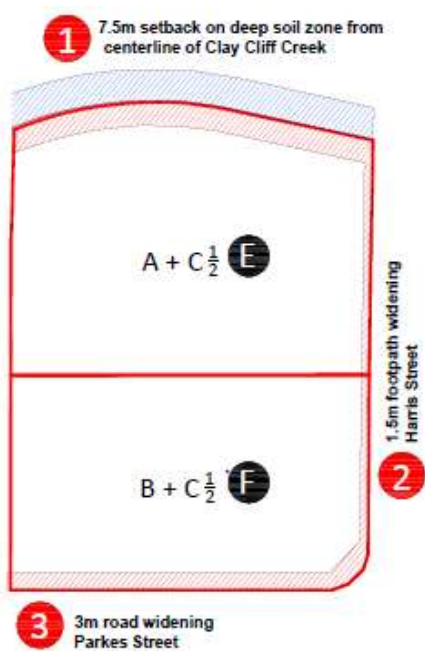
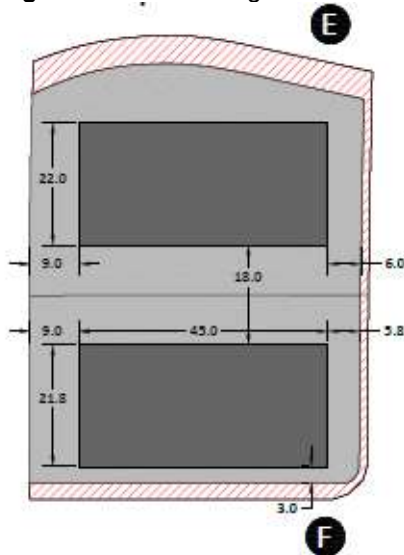


Figure 8: Site reconfiguration into two lots**Figure 9:** Site Plan**Figure 10:** Diagram of built form massing

28. With both options shown in the above figures, the end result is long, bulky buildings that dominate the streetscape. This outcome is not consistent with Council's policy direction for tall slender towers in the Parramatta CBD.
29. Therefore, Council officers are satisfied that a better urban design outcome can be achieved if the sites develop separately (urban design testing showing built form outcomes of sites developing on their own is shown later in this report). Consequently, amalgamation should not be encouraged in this case, and it is therefore acceptable to exempt the sites from compliance with the FSR sliding scale.

Application of High Performing Building Bonus

30. Council officers have advised the Applicant that they do not support application of the High Performing Buildings (HPB) bonus, as the sites do not meet the site

area requirements of 1,800sqm. Officers are particularly concerned about setting a precedent for other sites under this threshold.

31. However, through submission of the recent combined single Planning Proposal document (**Attachment 1**), the Applicant seeks reconsideration of this matter for the following reasons:
- i. The three sites are affected by the solar access protection plane to Experiment Farm and therefore the final GFA applicable to the three sites will be generated through an envelope built form analysis. If there is any capacity for GFA in addition to 11.5:1 within the defined envelopes, then it is appropriate that the high performing building bonus provision is made available.
 - ii. The bonus provisions lead to environmental benefits that extend the life of the building and, given the absence of urban design impacts, it is entirely appropriate and environmentally responsible to apply the HPB bonus to the site.
32. If permitted, an exception to the HPB bonus provisions would allow a design for the sites with an FSR of 10:1 plus design excellence (15% bonus FSR), together with high performing building bonus (5% bonus FSR) to achieve a total overall FSR of 12:1. This compares to the FSR of 11.5:1, which is being recommended for the subject Planning Proposal.
33. Following reconsideration of the issues raised by the Applicant, Council officers do not support the application of this HPB bonus via an exemption to the site size requirements for the following reasons:
- i. Allowing the HPB bonus without meeting the site size criteria would set an unacceptable precedent that site size requirements of the CBD Planning Proposal are negotiable. This could have unintended cumulative impacts and also undermine the FSR sliding scale provisions (as developers could achieve additional FSR without having to amalgamate). Promotion of amalgamation via the FSR sliding scale mechanism is a critical objective that underpins the achievement of the broader objective of the Parramatta CBD Planning Proposal.
 - ii. Council officers do not consider that there would be significant capacity for FSR in addition to 11.5:1, particularly given the effect of the solar access plane to Experiment Farm. Any additional “room” left under the sun access plane is ideally dedicated to trying to improve setbacks, as discussed in the next point below.
 - iii. During the urban design analysis process to justify an exemption from the FSR sliding scale, Council officers have made substantial compromises on setbacks. Keeping the FSR at 11.5:1 raises the possibility that there could be some relaxing of the very tight setbacks, resulting in poorer amenity for building occupants and public domain outcomes.
 - iv. Council officers are comfortable that the urban design work shows that buildings exempted from the FSR sliding-scale can be configured to not impact on Experiment Farm, as per the Parramatta CBD Planning Proposal. Council officers are concerned that any further concessions given beyond the FSR sliding-scale exemption will have adverse impacts on this important Heritage item.

Urban design

34. After extensive consultation and negotiation, the Applicant and Council staff have reached a compromise on proposed built form outcomes. This work has supported the conclusion that the sites can benefit from the full FSR under the Parramatta CBD Planning Proposal, and further, this work is also proposed to support development of a future draft DCP for these sites.
35. Key factors driving the formulation of design outcomes sought by Council staff were:
- **Solar access:** No overshadowing of Experiment Farm between 10am and 2pm midwinter, consistent with the Parramatta CBD Planning Proposal. The Experiment Farm solar access plane cannot be compromised, which is a constraint on the buildings being made taller.
 - **Setbacks:** The starting point for setbacks are provisions of Council's DCP and the Apartment Design Guide (ADG) for NSW that aim to resolve amenity solar and privacy issues. Minimum setbacks that Council officers accept are shown in **Figure 11**.
 - **Building length:** The design outcome depends on an elongated building form for the site of 24 Parkes Street, and it is considered appropriate to cap this building length at 36m to prevent visual and other impacts of very long building walls.
36. Balanced against these urban design drivers is a key challenge to enable the three sites of 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street to realise the maximum development potential under the Parramatta CBD Planning Proposal, whilst also responding to the unique site conditions and to ensure an acceptable urban design outcome. Unique site conditions include the provision for road widening of approximately 3 metres on both the Parkes and Harris Street frontages of the sites. This is considered a pragmatic approach, wherein it is appropriate to provide some concession on setbacks and design controls in order to secure the Applicant's willingness to provide an easement for road widening.
37. **Figures 11 and 12** prepared by Council officers allows the maximum development potential to be achieved under the Parramatta CBD Planning Proposal for the three subject sites whilst also ensuring acceptable urban design outcomes. The figures also show the building setbacks and built form massing supported by Council officers.

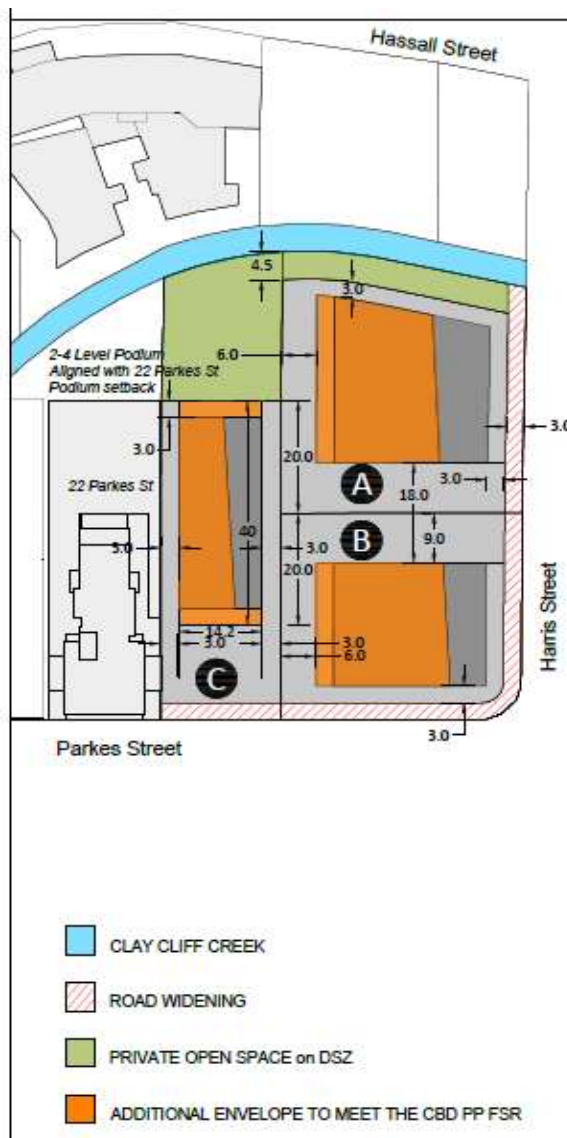


Figure 11: Site plan for Development Concept supported by Council staff

Note: That whilst the LRA Map shows road widening for 3.5 m on Harris Street and the above plan shows 3m this is because only 3m is effectively required from the applicant's land.

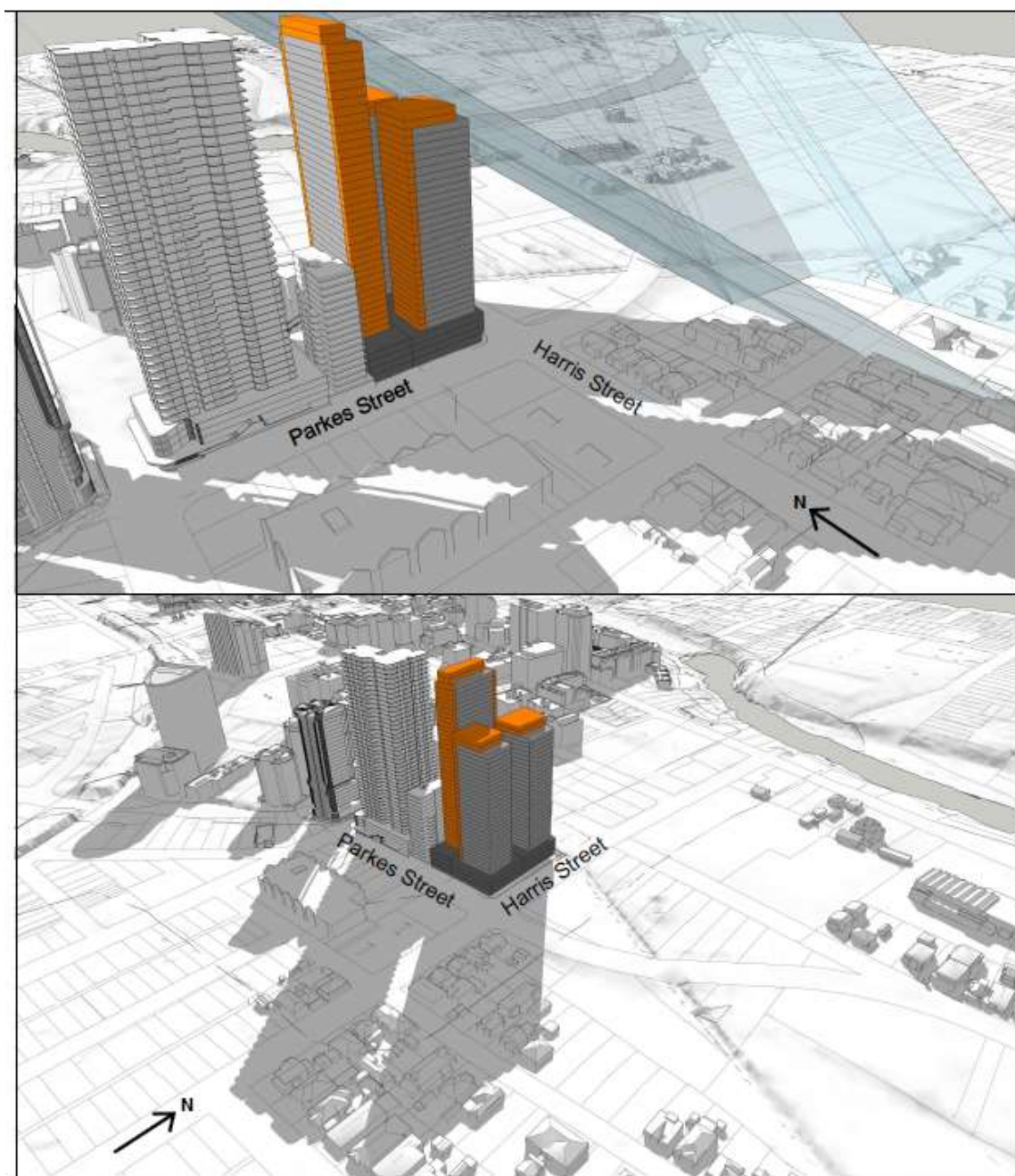


Figure 12: Diagrams of built form massing supported by Council staff

38. As indicated above the final design outcome includes compromises which Council officers consider are not ideal, but are ultimately acceptable. These include the following:
- The 3m tower setbacks to the east and west side boundaries for 24 Parkes Street.
 - The 6m tower setbacks to the west boundary for 26 – 30 Parkes Street and 114 – 116 Harris Street.
39. Council officers have accepted the above setbacks as a significant compromise because of the size of the sites and the lack of support for them to be amalgamated. The preference of Council officers would be for the 6m setbacks

for 26–30 Parkes Street and 114–116 Harris Street to be increased to 9m and for the 3m setback for 24 Parkes Street to be increased where possible. Visual and noise privacy issues are of concern and the applicant will need to demonstrate in the preparation of a site-specific DCP and at DA stage that these effects can be ameliorated.

40. Whilst the built form outcome is not ideal and a number of matters are still to be clarified and agreed upon, Council officers are comfortable that these detailed matters can be resolved at the DCP stage. A draft DCP reflecting the outcome of these further discussions on built form and setbacks will be reported to Council for endorsement so it can be exhibited with the Planning Proposal.

Heritage – Experiment Farm

41. The subject sites are not heritage listed or within a conservation area. However, the sites are opposite the Experiment Farm Cottage and Environs State Heritage listing (refer to paragraph 14 and **Figure 2** of this report). It should be noted that Experiment Farm Cottage is included on the State Heritage Register. The sites will also likely be visible from nearby conservation areas of Harris Park West, Experiment Farm and (potentially) Elizabeth Farm area.
42. In June 2016, Council's Heritage Adviser commenting on an early concept scheme for 24 Parkes Street, and making similar comments for 26–30 Parkes Street, raised concern that the proposed increase in height and massing for the subject sites would potentially lead to development protruding dramatically on the skyline, which may act as an intrusive element in views from significant heritage items and conservation areas and have detrimental overshadowing impacts.
43. Council staff at that time considered that the issue of heritage impacts could be resolved by the heritage assessments prepared as part of the Parramatta CBD Planning Proposal which reviewed (at a high level) the impact and issues associated with the scale of density and height increases proposed across the CBD. The report (prepared by Urbis) concluded that subject to appropriate planning controls and treatments (for example, protection of solar access, appropriate setbacks, design principles, etc) that the increased densities and heights could be accommodated satisfactorily with respect to heritage.
44. Subsequent to this initial report, a further report (prepared by Hector Abrahams) focusing on the interface of proposed development with areas and items of heritage significance was commissioned by Council. This study (June 2017) sought no additional overshadowing of the building and garden of Experiment Farm Cottage as defined by a diagram included in the study. The Hector Abrahams study was reported to Council on 10 July 2017. Council in part supported the recommendation of Hector Abrahams relating to solar access and agreed to update the Parramatta CBD Planning Proposal to protect solar access to Experiment Farm between 10 AM and 2 PM midwinter. The report to Council stated that protecting solar access into late afternoon would have significant adverse impacts on development yields in the Parramatta CBD with properties as far away as in O'Connell Street affected. Council also redefined the Experiment Farm Protected Area to exclude 14 Alice Street as it does not form part of the statutory heritage listing for Experiment Farm and its curtilage.

In addition, Council imposed reduced height limits in the vicinity of the subject sites to help protect the Harris Park West Conservation Area.

45. More recently on 18 February 2021, Council's Heritage Advisory Committee was briefed on the three Planning Proposals at the corner of Parkes and Harris Streets. The Committee raised concerns at the expected significant shadowing impacts of the proposals on the neighbouring heritage properties. The Committee emphasised that a protected heritage item encompasses the full curtilage in addition to the built property. In conclusion, the Committee stated that they were not in favour of the presented Planning Proposals for this corner.
46. It is acknowledged that the area of Experiment Farm protected under the CBD Planning Proposal (**Figure 13**) does not coincide with the boundary of the item in the State Heritage Register (**Figure 14**) and with the curtilage for the item Experiment Farm and Environs in Parramatta LEP 2011 (**Figure 2** of this report). The Committee's concern that the full curtilage of Experiment Farm is not protected is acknowledged. Nevertheless, Experiment Farm is protected to the extent recommended by Hector Abrahams and Council in the Parramatta CBD Planning Proposal provisions.



Figure 13– Solar area protected under CBD PP and reflecting Hector Abrahams heritage interface study recommendation



Figure 14 – State Heritage register – heritage curtilage/listing

47. Council officers are satisfied from the latest reference designs for the three sites that development can comply with the requirements of the Parramatta CBD Planning Proposal for solar access to Experiment Farm. However, further refinement and detail will need to be provided during the Design Excellence process and later at the Development Application stage to ensure that compliance with the solar access controls is achieved.

Aboriginal heritage

48. From advice provided by the Office of Environment and Heritage for a nearby site-specific planning proposal site 14 – 20 Parkes Street, parts of the subject sites adjoining Clay Cliff Creek site may be of Aboriginal significance and contain Aboriginal sites. It is noted that Council's Parramatta Aboriginal Cultural Heritage Study Review 2014, identifies the sites as having Low Aboriginal Sensitivity. However, this matter and the possible need for an Aboriginal Cultural Heritage Assessment can be considered during assessment of a future Development Application.

Flooding

49. Council's Senior Catchment and Development Engineer has concluded from a review of the Applicant's flood studies that the site is generally suitable for residential development from a flood risk perspective. The Planning Proposal is considered to be capable of being consistent with Section 4.3 Flood Prone Land of the Section 9.1 Ministerial Direction subject to compliance with the controls of the Parramatta CBD Planning Proposal. These controls require safe

areas for refuge and ensure the building is capable of withstanding, and does not obstruct, flood flows.

50. In addition, in line with the approach adopted for site-specific Planning Proposals at 197 Church Street and 14 – 20 Parkes Street controls can be incorporated in the site-specific DCP to address flood management.
51. It is noted that nearby site-specific Planning Proposals at 12A Parkes Street and 14 – 20 Parkes Street were finalised with provisions relating to floodplain risk management. Whilst this situation is acknowledged it is not considered that these provisions need to be included in the subject site-specific Planning Proposal because the Parramatta CBD Planning Proposal will cover the issue of floodplain risk management and it is anticipated it will be finalised well ahead of this planning proposal being made.

Summary of Assessment

52. Following detailed urban design analysis over a significant period, the redevelopment of these sites without amalgamation results in acceptable urban design and planning outcomes. As per the recommendation of this report, advancing a single Planning Proposal that exempts these sites from the FSR sliding scale is supportable.

SITE-SPECIFIC DEVELOPMENT CONTROL PLAN

53. It is recommended that a site-specific DCP be prepared that will deal with relevant issues including, but not limited to, built form and massing, setbacks, flooding, traffic and parking and road widening.

PLANNING AGREEMENT

54. Council has separately been recommended to endorse the Parramatta CBD Planning Proposal and preparation of a new S7.12 Development Contributions Plan with a levy rate set higher than the current 3% levy rate. Therefore, on this basis it is not proposed to require the negotiation of a Planning Agreement for the subject sites during the assessment of the site-specific Planning Proposal due to the following:
 - i. The road widenings are already provided for in the LRA maps of the current Parramatta LEP 2011 and also in the Parramatta CBD Planning Proposal, and the Applicant has indicated they are amenable to providing this through an easement in order to maintain benefit of the FSR from that land. This matter can be addressed at DA stage.
 - ii. As noted in paragraph 18 of this report, whilst the current and Parramatta CBD Planning Proposal LRA maps show no road widening for 24 Parkes Street, Council's Traffic Planning unit has requested widening ranging from 0 to 3 metres in width for the frontage of this site. This matter can also be addressed at the DA stage.
 - iii. The monetary contribution that would have formerly been delivered through a Planning Agreement to support Community Infrastructure in the CBD is no longer required, as Council is separately recommended to pursue a new S7.12 Development Contributions Plan with a higher rate instead. The report presented to Council on the CBD Planning Proposal

recommends that the amended S7.12 Development Contributions Plan should seek to secure the same level of infrastructure funding that would have been achieved under the formerly proposed value sharing framework contained in the exhibited draft CBD Planning Proposal.

EXISTING PLANNING PROPOSAL AT 114-116 HARRIS ST

55. The existing Planning Proposal for 114 – 116 Harris Street is generally consistent with the Parramatta CBD Planning Proposal and is considered no longer necessary by Council officers. It will be replaced by the subject Planning Proposal that deals with one issue, being the point of difference with the Parramatta CBD Planning Proposal – the exemption from compliance with FSR sliding scale. Consequently, Council is recommended to withdraw its support for the existing Planning Proposal at 114 – 116 Harris Street.

NEXT STEPS

56. In summary, Council officers recommend that Council:
- i. progress the Planning Proposal described in this report (meaning that the Applicant's Planning Proposal at **Attachment 1** is amended to reflect the position recommended in this report and is put into Council's format);
 - ii. prepare a site-specific DCP and report this back to Council;
 - iii. exhibit the Planning Proposal and site-specific DCP concurrently;
 - iv. withdraw its support for the existing Planning Proposal at 114-116 Harris Street that has received a Gateway determination; and
 - v. endorse other administrative matters as outlined in the recommendation.
57. Pending Council's endorsement, the next step would be to send the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) with a request for a Gateway Determination under the *Environmental Planning and Assessment Act 1979*.

PLAN-MAKING DELEGATIONS

58. Revised delegations were announced by the then Minister for Planning and Infrastructure in October 2012, allowing councils to make LEPs of local significance. On 26 November 2012, Council resolved to accept the delegation for plan-making functions. Council has resolved that these functions be delegated to the CEO.
59. Should Council resolve to endorse the Planning Proposal to proceed, it is recommended that Council request that it exercise its plan-making delegations. This means that once the Planning Proposal has been to Gateway, undergone public exhibition and been adopted by Council, Council officers will deal directly with the Parliamentary Counsel Office on the legal drafting and mapping of the amendment. The LEP amendment is then signed by the CEO before being notified on the NSW Legislation website.

FINANCIAL IMPLICATION FOR COUNCIL

60. This report does not recommend progression of a Planning Agreement as the equivalent monetary contribution to that which would have been secured under

the former CBD Planning Proposal framework and required road widening dedication can be secured at the Development Application stage through suitable conditions and development contribution requirements.

Paul Kennedy

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ATTACHMENTS:

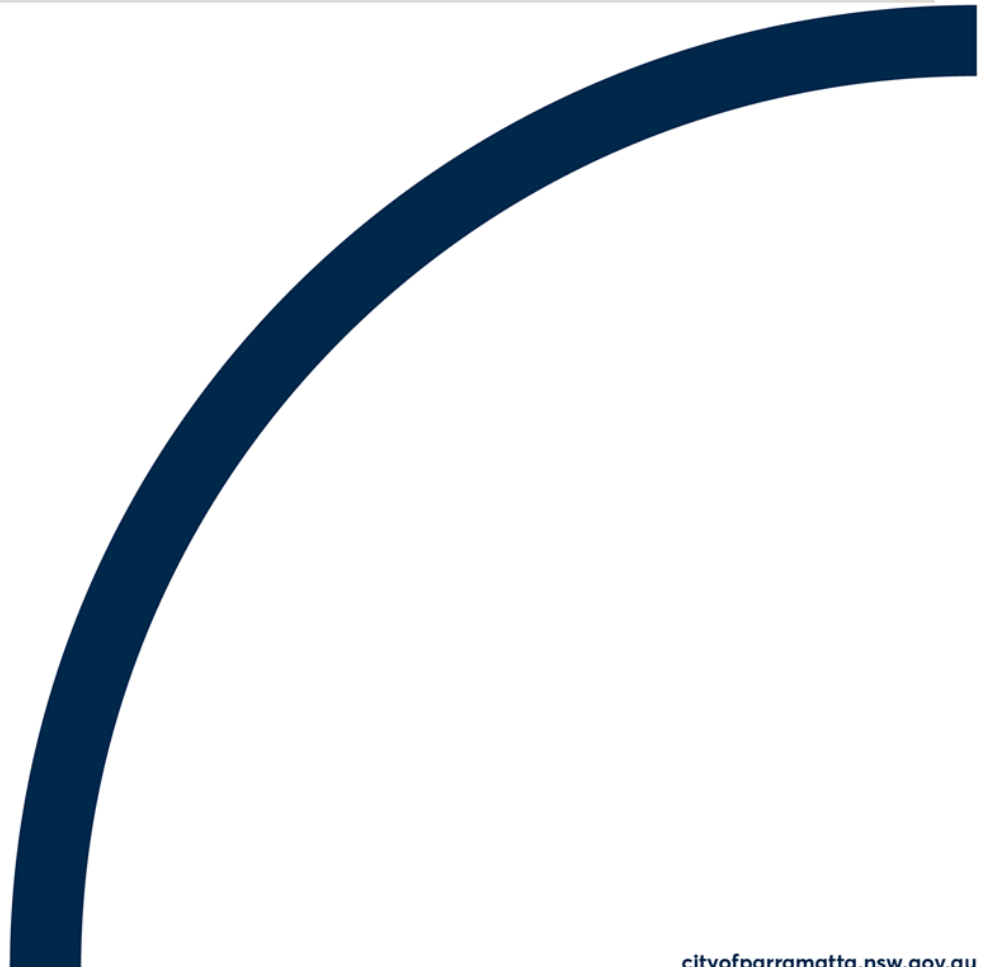
1	↓ Planning Proposal	33 Pages
2	↓ Timeline of Assessment History	2 Pages
3	↓ Reference Designs	68 Pages

REFERENCE MATERIAL



PLANNING PROPOSAL

114-118 Harris Street and 24 & 26-30 Parkes Street Parramatta



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PLANNING PROPOSAL

[Subject]

114-118 Harris Street and 24 & 26-30 Parkes Street Parramatta

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PLANNING PROPOSAL – 114-118 Harris Street Parramatta

Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Think Planners	18 May 2021

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel and Council on the assessment of planning proposal

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1

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

INTRODUCTION

This planning proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan 2011* to exempt the application of the FSR sliding scale and apply the high performing building bonus to the land known as 114 -118 Harris Street Parramatta, 24 Parkes Street and 26-30 Parkes Street.

These amendments are sought with the intent to construct three mixed use developments each comprising a podium and a residential tower above.

The 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 (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Description of the site and surrounds

The subject site comprises –

- 114-118 Harris Street Parramatta - SP 35413 and SP 53257;
- 24 Parkes Street Parramatta - SP 578 (24 Parkes Street).
- 26-30 Parkes Street Parramatta - Lot 1 DP 599236, Lot 3 DP 599799 & SP 16744

Background and context

Individual planning proposals have been submitted for the individual sites as follows –

- 114-118 Harris Street Parramatta - August 2018
- 24 Parkes Street Parramatta – August 2018
- 26-30 Parkes Street Parramatta – August 2018

When originally submitted in August 2018, the three planning proposals were represented by a single planning firm and the design for each proposal was undertaken cognisant of, and in collaboration with, the adjoining sites.

When lodged the individual planning proposals sought

114-118 Harris Street Parramatta - August 2018

- Delete the maximum height of building under the Incentive Height of Building Map
- Exempt the site from the FSR sliding scale
- Prescribe a maximum FSR to 14.5:1

24 Parkes Street Parramatta – August 2018

- Delete the maximum height of building under the Incentive Height of Building Map
- Exempt the site from the FSR sliding scale
- Prescribe a maximum FSR to 12.5:1

26-30 Parkes Street Parramatta

- Delete the maximum height of building under the Incentive Height of Building Map
- Prescribe the maximum FSR to 14.2:1

On 13 July 2020 Council adopted the planning proposal for 114-118 Harris Street and supported:

- Increase in the maximum building height from 54 metres (15 storeys) to 126 metres (32 storeys)
- Increase the maximum FSR on the Floor Space Ratio Map from 4:1 to 10:1

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- Inclusion of controls to deal with management of flooding including, but not limited to, provisions for safe refuge and ensure the building is capable of withstanding and does not obstruct flood flows
- Amend the Special Areas Provisions Map to identify the site and add site- specific controls that provide for the following:
 - o Provision outlining that the mapped FSR of 10:1 is subject to the sliding scale requirements of Clause 7.2 of the draft LEP provisions of the Parramatta CBD Planning Proposal.
 - o Requirement for minimum 1:1 commercial floor space.
 - o Maximum parking rates, in line with the resolution of the City of Parramatta Council on 26 November 2019 with regard to parking rates in the Parramatta CBD Planning Proposal.
 - o Requirement to demonstrate Experiment Farm is not overshadowed by development of the site.

The Department of Planning Industry and Environment granted a Gateway Determination to the planning proposal on 29 September 2020.

Councils Urban Design team have undertaken detailed analysis of the best urban design outcome for the development of the three sites. It is noted that the three sites are bound to the north by a constructed drainage reserve and to the west by a recently completed residential tower, giving rise to the need to consider the inter-relationship of the 3 sites. Consideration has been given to various amalgamation scenarios, building envelopes, and height controls to arrive at the best outcome for the three sites. Councils urban design and planning officers have reached an agreement with the three applicants that a superior urban form is not achieved through amalgamation of these three sites, but the individual development of the sites and careful arrangement of the building envelopes. Arriving at this conclusion is subsequent to a long process of negotiation and analysis involving the engagement of the three applicants and their architectural teams.

Given the above, as the FSR sliding-scale is a policy lever to encourage site amalgamation, and as these sites have been determined to not produce a better outcome by amalgamating, Council officers support an exemption from the FSR sliding scale for the three sites in this unique circumstance.

It is relevant to note that the three sites are effected by the solar provisions that do not permit overshadowing of the designated area of Experiment Farm. This provision provides an effective limit on the ability to achieve significant floor space. Urban Design analysis confirms that the three sites are generally able to achieve an FSR of 10:1 + 15% design excellence.

The amendments proposed in this planning proposal are specific to the three sites and will facilitate a new high quality mixed use development that will contribute to the housing supply at the edges of the Parramatta city centre and contribute to the renewal of the town centre and character of Parramatta.

The proposed amendments are driven by a desire to deliver a superior urban design outcome for the site which addresses Council's vision for stepping buildings down in height and density from the centre of the CBD to the South Parramatta Conservation Area but also delivering development which is consistent with the desired future character of Parramatta. The proposed amendments to planning controls will facilitate the delivery of high quality development contributing to much needed housing supply within this strategic centre. The proposal has been the subject of a design review that analyses broader urban design principles as well as site specific reference architecture.

The applicants have also requested that the high performing building provisions apply to the land on the basis that if there is adequate area within any of the three building envelopes for the

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delivery of bonus FSR of 0.5:1, then the environmental benefits that result should be encouraged and capable of being accessed. The applicants argue that so long as there is space within the envelopes, noting the height is restricted by the Experiment Farm shadow profile, then the long term environmental benefits and the lack of any urban design or amenity impacts support the application of the high performing building bonus.

These three planning proposals were submitted three years ago ahead of the finalisation the Parramatta CBD Planning Proposal due to site specific conditions that are addressed in this planning proposal.

To east of the sites is the mid-sized Robin Thomas Reserve, which is one of the few city centre open space areas and contributes to the character and amenity of the area.

To the south of the sites, across Parkes St, are apartment buildings that are estimated to date from the 1970s and 1980s. To the north of the sites Clay Cliff Creek (an open concrete channel) immediately adjoins the boundary. To the west of the sites is a recently completed and occupied apartment building at 22 Parkes Street and the recently approved Planning Proposals at 14-20 Parkes St Parramatta. It is noted the strategic context map provided below demonstrates the sites location.



Subject Site

Figure 1 – Site at 24 Parkes Street, 26-30 Parkes Street and 114-118 Harris Street Parramatta subject to the planning proposal

Existing planning controls

Pursuant to Parramatta Local Environmental plan 2011 (PLEP 2011):

- The site is zoned B4 Mixed Use;
- Has a maximum building height of 54m and a maximum FSR of 4:1.

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PLANNING PROPOSAL – 114-118 Harris Street Parramatta

- The site is not identified as an item of local heritage significance, however is in close proximity of Experiment Farm and is affected by solar access provisions which ensure Experiment Farm is not impacted by overshadowing.
- Is the subject of additional local provisions under Part 7 given the sites location within the Parramatta City Centre
- Identified as Class 4 Acid Sulfate Soils.
- The site is identified as being flood-prone and affected by the PMF.

An extract of each the above maps is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this planning proposal is to seek revision to the application of the floor space ratio sliding scale and the high performing building bonus to the land at 114-118 Harris Street, 24 Parkes and 26-30 Parkes Street Parramatta to facilitate a mixed use outcome comprising 3 individual towers at the south east corner of the Parramatta CBD that will comprise mixed use development.

To facilitate the site's redevelopment, it is proposed the Parramatta Local Environmental Plan 2011 (PLEP) is to be amended to exempt the application of the FSR sliding scale to the three sites.

PLANNING PROPOSAL – 114-118 Harris Street Parramatta

PART 2 – EXPLANATION OF PROVISIONS

This planning proposal seeks to amend *Parramatta LEP 2011 (PLEP 2011)* in relation to the floor space ratio control for 24 Parkes, 26-30 Parkes and 114-118 Harris Street Parramatta.

In order to achieve the desired objectives the following amendments to the *PLEP 2011* would need to be made:

1. Prepare a site specific provision that provides an exemption from the FSR sliding scale that would allow each site to achieve the base FSR of 10:1 plus 15% design excellence.
2. Prepare a site specific provision that provides opportunity for each site to benefit from the high performing building bonus.

2.1. Other relevant matters

2.1.1. Voluntary Planning Agreement

Noting Council's endorsement of the CBD Planning Proposal and a new S7.12 Development Contributions Plan with a levy rate set higher than the current 3% levy rate, there is no offer made, nor required, for a voluntary planning. Following finalisation of the CBD Planning Proposal and a new S7.12 Development Contributions Plan with the higher rate, the required monetary contribution and dedication for road widening will be dealt with at the DA stage.

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 outcome 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?

The planning proposal is a result of an application from the landowners seeking an exemption from the FSR sliding scale and application of the high performing building bonus to the three properties. The proposal is generally consistent with the adopted Parramatta CBD Planning Proposal (CBD PP), as the site will benefit from the applicable underlying 10:1 FSR.

Council adopted the original Strategy at its meeting of 27 April 2015. The Strategy is the outcome of a study which reviewed the current planning framework and also a significant program of consultation with stakeholders and the community. The Strategy sets the vision for the growth of the Parramatta CBD. Council has subsequently prepared a planning proposal which has been informed by workshops and Council resolutions.

The CBD PP was adopted by Council on 11 April 2016 and submitted to the Department of Planning and Environment. The CBD PP seeks a potential increase in height and FSR for sites within the Parramatta CBD subject to provision of community infrastructure.

The Department of Planning issued a conditional Gateway in December 2018. The CBD PP was exhibited in late 2020 and adopted by Council in May 2021. Gazettal is anticipated in the second half of 2021.

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

It is considered that the planning proposal is the best means of achieving the stated objective of urban revitalisation of this land, consistent with the optimal urban design outcome for the sites. The planning proposal is certainly the most efficient mechanism available for stimulating urban renewal and accelerating delivery of high-density housing in a manner consistent with the strategic directions established in the documents the Plan for Growing Sydney, A Metropolis of Three Cities – Greater Sydney Region Plan, the Central City District Plan, the Greater Parramatta and Olympic Peninsular Plan, the CBD Planning Proposal and the Parramatta CBD Strategy.

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)?

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 to 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. Those objectives and or strategies relevant to this planning proposal are discussed below.

Infrastructure and Collaboration

An assessment of the planning proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in Table 3a, below.

Table 3a – Consistency of planning proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	This Planning Proposal is consistent with the objectives of this direction as the site is less than 600m from Parramatta Rail Station. Bus stops associated with bus services linking Parramatta and Macquarie Park via Epping and Parramatta and Pennant Hills are immediately adjacent to the site. The Light Rail route is less than 200m from the site. Redevelopment of the site in accordance with the Planning Proposal will result in an increase in the residential population, however this is not considered to be significant. Council has adopted a strategy to pursue a Contributions Plan for the CBD that generates levies for infrastructure requirements that are the responsibility of Council.
	O2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	O3: Infrastructure adapts to meet future need	
	O4: Infrastructure use is optimised	

Liveability

An assessment of the planning proposal's consistency with the GSRP's relevant Liveability objectives is provided in Table 3b, below.

Table 3b – Consistency of planning proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
A city for people	O6: Services and infrastructure meet communities' changing needs	As noted above, Council has adopted a strategy to pursue a Contributions Plan for the CBD that

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		generates levies for infrastructure requirements that are the responsibility of Council.
	O7: Communities are healthy, resilient and socially connected	The Planning Proposal is to be supported by a site specific development control plan that will guide the built form of the proposed development to ensure it responds to the unique urban characteristics of the fringe of the Parramatta CBD, particularly those posed by the topography of the site, the adjoining roads, Robin Thomas Reserve and nearby Harris Park conservation area.
	O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	
	O9: Greater Sydney celebrates the arts and supports creative industries and innovation	
Housing the city	O10: Greater housing supply	The planning controls will facilitate three towers that will deliver new dwellings consistent with the objectives of this direction.
	O11: Housing is more diverse and affordable	
A city of great places	O12: Great places that bring people together	The planning proposal is located nearby Experiment Farm and the CBD PP establishes requirements for no overshadowing of the identified area during relevant time periods. These controls will ensure there is no impact when future DA's are prepared and detailed designs for the site are developed.
	O13: Environmental heritage is identified, conserved and enhanced	

Productivity

An assessment of the planning proposal's consistency with the GSRP's relevant Productivity objectives is provided in Table 3c, below.

Table 3c – 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	The site is located within the GOP Corridor of the Central City and locates additional housing in the vicinity of major transport corridors. The planning proposal satisfies O14 and O15 of the region plan.
	O15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	This Planning Proposal is generally consistent with the vision under O19 of the region plan. It provides higher density housing in Parramatta with proximity to public transport, local schools, amenities and services. Parramatta Railway Station is 600m from the site and provides direct regular services to other parts of

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		Western Sydney and the Sydney CBD.
	O22: Investment and business activity in centres	The planning proposal will provide commercial/retail floor space which will generate space for small scale business activities on the site.

Sustainability

An assessment of the planning proposal's consistency with the GSRP's relevant Sustainability objectives is provided in Table 3d, below.

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	O31: Public open space is accessible, protected and enhanced	The planning proposal will create an active frontage to Robin Thomas Reserve which assists with the casual surveillance and general enhancement of this space. The three sites will deliver their own communal open space areas for the use of residents.
	O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths	
An efficient city	O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	The proposal does not include sustainability initiatives such as recycled water, sustainable building materials, photovoltaics. Should the proposal proceed, initiatives towards net-zero emissions by 2050, methods of recycling construction and ongoing waste should be investigated as part of the Development Application stage. Further consideration should be given to Council's Environmental Sustainability Strategy when delivering the proposal.
	O34: Energy and water flows are captured, used and re-used	
	O35: More waste is re-used and recycled to support the development of a circular economy	

Implementation

An assessment of the planning proposal's consistency with the GSRP's relevant Implementation objectives is provided in Table 3d, below.

Table 3d – Consistency of planning proposal with relevant GSRP Actions – Implementation

Implementation Direction	Relevant Objective	Comment
Implementation	O39: A collaborative approach to city planning	Should the planning proposal be satisfactory following feedback and issues raised from stakeholders during the exhibition period it should proceed in accordance with Section 3.34.

Great Parramatta to the Olympic Peninsula (GPOP) Vision

In October 2016, prior to the release of the draft district plans, the Greater Sydney Commission released a visioning document for the Greater Parramatta to Olympic Peninsula (GPOP) area. GPOP is a centrepiece of the Greater Sydney Commissions District plan for the Central City within which the bulk of the GPOP is located.

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The vision for GPOP is: “our 2036 vision: GPOP will be Greater Sydney’s true centre – the connected, unifying heart”.

It is focused on driving 12 directions to deliver the GPOP Vision. The document also noted that the GPOP area is the subject of several land use planning activities which are to progress alongside, and consistent with, the developing GOPO Vision, such as the GPOP Land Use and Infrastructure Strategy, Department of Planning and Environment.

The site is located within the Parramatta CBD Westmead Health and Education Super Precinct. The planning proposal is consistent with the vision and directions of GPOP Vision as it will:

- Deliver additional housing and employment within Parramatta CBD that will revitalise the city centre and support the commercial core.
- Provide a mix of housing (Studios and 1, 2 & 3 bedroom units) to suit individual household needs, preferences and budgets.
- Respect the heritage values of items within the vicinity of the site.
- Redevelop a site that has good access to public transport, jobs, services, recreational, educational and other opportunities.

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 4a, below.

Table 4a – Consistency of planning proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
A city supported by infrastructure O1: Infrastructure supports the three cities O2: Infrastructure aligns with forecast growth – growth infrastructure compact O3: Infrastructure adapts to meet future need O4: Infrastructure use is optimised	PP C1: Planning for a city supported by infrastructure <ul style="list-style-type: none"> • A1: Prioritise infrastructure investments to support the vision of <i>A metropolis</i> • A2: Sequence growth across the three cities to promote north-south and east-west connections • A3: Align forecast growth with infrastructure • A4: Sequence infrastructure provision using a place based approach • A5: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans 	<p>This proposal seeks to permit additional density of the site to deliver a high density mixed use towers containing apartments.</p> <p>Further, the site is situated along a classified road and 600m from the Parramatta Station (and proposed metro rail stop). Any uplift in residential yield for the site should consider the place-based approach that responds to the built form.</p> <p>Council has adopted a strategy to pursue a Contributions Plan for the CBD that generates levies for infrastructure requirements that are the responsibility of Council.</p>

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	<ul style="list-style-type: none"> • 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 	
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Liveability

An assessment of the planning proposal's consistency with the CCDP's relevant Liveability Priorities and Actions is provided in Table 4b, below.

Table 4b – Consistency of planning proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
A city for people O6: Services and infrastructure meet communities' changing needs	PP C3: Provide services and social infrastructure to meet people's changing needs <ul style="list-style-type: none"> • A8: Deliver social infrastructure that reflects the need of the community now and in the future • A9: Optimise the use of available public land for social infrastructure 	The planning proposal will result in three towers that will maximize the existing public domain, contribute to construction of road widening adjacent to the site and enhance facilities at the nearby public recreation area at Robin Thomas reserve.
O7: Communities are healthy, resilient and socially connected O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods O9: Greater Sydney celebrates the arts and supports creative industries and innovation	PP C4: Working through collaboration <ul style="list-style-type: none"> • A10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d). • A11: Incorporate cultural and linguistic diversity in strategic planning and engagement. • A12: Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. • A13: Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Council's. • A14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden including (a-c). • A15: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places 	The planning proposal exhibits a range of new dwelling types which will serve a large range of different household types in the future residential community.

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Housing the city O10: Greater housing supply O11: Housing is more diverse and affordable	PP C5: Providing housing supply, choice and affordability, with access to jobs, services and public transport <ul style="list-style-type: none"> • A16: Prepare local or district housing strategies that address housing targets [abridged version] • A17: Prepare Affordable Rental housing Target Schemes 	The planning proposal will make a contribution to the housing targets for the Parramatta LGA and the Central City district.
A city of great places O12: Great places that bring people together O13: Environmental heritage is identified, conserved and enhanced	PP C6: Creating and renewing great places and local centres, and respecting the District's heritage <ul style="list-style-type: none"> • A18: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e) • A19: Identify, conserve and enhance environmental heritage by (a-c) • A20: Use place-based planning to support the role of centres as a focus for connected neighbourhoods • A21: In Collaboration Areas, Planned Precincts and planning for centres (a-d) • A22: Use flexible and innovative approaches to revitalise high streets in decline. 	The CCDP encourages a place-based and collaborative approach throughout planning, design and development stages with a focus on centres supported by connected neighbourhoods. The planning proposal exhibits planning principles that support a place-based approach that connects the site with the vicinity and nearby land uses in Parramatta and Harris Park.

Productivity

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4c, below.

Table 4c – Consistency of planning proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
A well-connected city O19: Greater Parramatta is stronger and better connected	PP C7: Growing a stronger and more competitive Greater Parramatta <ul style="list-style-type: none"> • A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] • A24: Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead • A25: Support the emergency services transport, including helicopter access • A26: Prioritise infrastructure investment [abridged] • A27: Manage car parking and identify smart traffic management strategies 	The planning proposal will increase the dwelling capacity of the site for high density residential uses in Parramatta. Council officers are satisfied that the planning proposal contributes to the competitiveness and vibrancy of Greater Parramatta, with the new dwellings supported by the future draft site specific DCP. A Contributions Plan will ensure that funds are levied that will go towards public domain and streetscape improvements and managing traffic and transport in the area.

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	<ul style="list-style-type: none"> • A28: Investigate opportunities for renewal of Westmead East as a mixed use precinct 	
Jobs and skills for the city O15: The Eastern, GOP and Western Economic Corridors are better connected and more competitive	PP C8: Delivering a more connected and competitive GOP Economic Corridor <ul style="list-style-type: none"> • A28: Investigate opportunities for renewal of Westmead East as a mixed use precinct PPC8 • 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 between centres within GOP 	<p>The planning proposal, future site specific DCP include provision for local road widening.</p> <p>Council has adopted a strategy to pursue a Contributions Plan for the CBD that generates levies for infrastructure requirements that are the responsibility of Council.</p> <p>These infrastructure works contribute to a more connected and competitive GOP corridor and satisfy the actions of this section under A29 and A30.</p>
O14: The plan integrates land use and transport creates walkable and 30 minute cities O16:	PP C9: Delivering integrated land use and transport planning and a 30-minute city <ul style="list-style-type: none"> • A32: Integrate land use and transport plans to deliver a 30-minute city • A33: Investigate, plan and protect future transport and infrastructure corridors • A34: Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network • A35: Optimise the efficiency and effectiveness of the freight handling and logistics network by (a-d) • A36: Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train link from Schofields to WS Airport as well as Outer Sydney Orbital and Bells Line of Road-Castlereagh connections 	<p>The planning proposal is situated on a site in close proximity to the Parramatta Railway, future Metro Rail and light rail transport corridors. The proposal demonstrates that it is consistent with the objective to integrate land use with transport.</p>

Sustainability

An assessment of the planning proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in Table 4d, below.

Table 4d – Consistency of planning proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
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<p>A city in its landscape O25: The coast and waterways are protected and healthier</p>	<p>PP C13: Protecting and improving the health and enjoyment of the District's Waterways</p> <ul style="list-style-type: none"> • A60: Protect environmentally sensitive areas of waterways • A61: Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport • A62: Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes • A63: Work towards reinstating more natural conditions in highly modified urban waterways 	<p>The site is not located in an environmentally sensitive location.</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 will create an active frontage to Robin Thomas Reserve which assists with the casual surveillance and general enhancement of this space. The future tower developments will also include their own communal open spaces.</p>
<p>An efficient city O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change O34: Energy and water flows are captured, used and re-used O35: More waste is re-used and recycled to support the development of a circular economy</p>	<p>PP C19: Reducing carbon emissions and managing energy, water and waste efficiently</p> <ul style="list-style-type: none"> • A75: Support initiatives that contribute to the aspirational objectives of achieving net-zero emissions by 2050 • A76: Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency • A77: Protect existing and identify new locations for waste recycling and management • A78: Support innovative solutions to reduce the volume of waste and reduce waste transport requirements • A79: Encourage the preparation of low carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimising car parking provisions where an increase in total floor in 100,000sqm 	<p>The proposal does not include sustainability initiatives such as recycled water, sustainable building materials, photovoltaics. Should the proposal proceed, initiatives towards net-zero emissions by 2050. These actions were introduced as part of the new district plans, following which the proposal as initiated. Council and the applicant should investigate further opportunities for the development to reflect Council's Environmental Sustainability Strategy when delivering the proposal at the Development Application stage.</p>
<p>O36: People and places adapt to climate change and future shocks and stresses</p>	<p>PP C20: Adapting to the impacts of urban and natural hazards and climate change</p> <ul style="list-style-type: none"> • A81: Support initiatives that respond to the impacts of climate change 	<p>The proposal is not located in a location identified as impacted by natural hazard zones such as bushfire. Initiatives listed in the abovementioned sustainability priorities contribute to A83 to mitigate urban heat island effect in</p>

<p>O37: Exposure to natural and urban hazards is reduced</p> <p>O38: Heatwaves and extreme heat are managed</p>	<ul style="list-style-type: none"> • A82: Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing areas most exposed to hazards • A83: Mitigate the urban heat island effect and reduce the vulnerability to extreme heat • A84: Respond to the direction for managing flood risk in Hawkesbury-Nepean Valley • A85: Consider strategies and measures to manage flash flooding and safe evacuation when planning for growth in Parramatta CBD 	<p>the area. The proposal is satisfactory under PP C20.</p>
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3.2.1. 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 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 by allowing for appropriate mix of residential and non residential uses located in a centre with public transport, shops and community facilities in close proximity. The proposal will activate the street and improve the walkability of the city centre with retail on the ground floor. The development will also allow for concentration of housing around transport nodes and contribute towards dwelling targets for NSW.

Parramatta CBD Planning Proposal

The CBD PP was adopted by Council on 11 April 2016. The CBD PP is the outcome of detailed studies which reviewed the current planning framework. The CBD PP seeks controls responding to the vision for growth of the Parramatta CBD as Australia's next great city. The CBD PP identified a need for significant growth in the Parramatta City Centre to which this planning proposal responds.

In line with the Strategy, Council subsequently prepared the Parramatta CBD PP which was informed by Councillor workshops held throughout 2015 as well as various Council resolutions. Council adopted the CBD PP on 11 April 2016. In general terms, the CBD PP seeks to increase heights and FSRs in the Parramatta CBD, subject to the provision of community infrastructure and other requirements. The CBD PP remains Council's most recently endorsed policy position on density increased in the Parramatta CBD. The Department of Planning issued a conditional Gateway in December 2018. The CBD PP was exhibited in late 2020 and adopted by Council in May 2021. Gazettal is anticipated in the second half of 2021.

Under the CBD PP, the following key planning controls are identified for the site:

- Zoning: the current B4 Mixed Use zoning is retained.
- Height of buildings: the Base HOB control for this site retains the current planning control of 54m, while there is no incentive HOB control assigned to this site. This is

consistent with the general policy direction of the CBD PP, which is that for most site in the CBD – there are no incentive height controls, with maximum building heights being effectively controlled by sun access planes and aviation operational parameters.

- FSR
 - The based FSR is 4:1 in the draft CBD PP maps.
 - The incentive FSR control for the site is 10:1.
 - 15% bonus of the incentive FSR provided that a Design Excellence process has been undertaken in accordance with the PLEP 2011.
 - An additional 0.5:1 is achievable, so long as the High Performing Building standards are met.

A summary of the proposed controls for the site in line with the CBD PP are detailed below.

Floor Space Ratio and Site Specific Clause

Under the CBD PP the majority of sites in the CBD are identified on the new Incentive FRS map as 10:1, with additional floor space bonuses on certain sites based on factors such as site area.

The planning proposal applies for the application of the FSR of 10:1 and an exemption to the FSR sliding scale, along with benefiting from the high performing building bonus.

A site specific clause will identify the 3 relevant land parcels as being exempt from the sliding on the basis of the urban design analysis that demonstrates that there is no purpose or better outcome achieved by amalgamation of the sites, as the preferred urban design outcome is three separate towers.

Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement came into effect on 31 March 2020 and this document sets out the 20-year vision for land use planning for the City of Parramatta. The LSPS contains 16 planning priorities under 4 key themes which are:

1. Local planning priorities
2. Liveability planning priorities
3. Productivity planning priorities
4. Sustainability planning priorities.

The planning proposal delivers new housing and non residential floor space within the CBD which is entirely aligned with the LSPS. The planning proposal will assist with growing the economy within the Parramatta CBD and enhance liveability through the provision of new housing in a highly accessible location.

Parramatta Local Housing Strategy

The Local Housing Strategy (LHS) seeks to provide direction at the local level about when and where future housing growth will occur.

This planning proposal assists with delivering Planning Priority C9 of the LHS by providing housing that is within the 30-minute city scenario being located within the Parramatta CBD. The housing will also have access to existing as well as planned new infrastructure including the light rail and future Metro railway stations.

The planning proposal will deliver approximately new dwellings that will complement the economic significance of both the Central City and the City of Parramatta meeting Planning Priority C7 for Growing a stronger and more competitive Great Parramatta.

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.

3.2.2. 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 5 below).

Table 5 – Consistency of planning proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP 33 – Hazardous and Offensive Development	✓	Not relevant to proposed amendment.
SEPP No 55 Remediation of Land	✓	The existing uses of the site include residential development which are unlikely to result in contamination of the land. May be relevant to future DAs.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	✓	Detailed compliance with SEPP 65 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 SEPP 65 and the Apartment Design Guidelines was carried out and the indicative scheme can demonstrate compliance with the SEPP.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to proposed amendment.
SEPP (BASIX) 2004	✓	Detailed compliance with SEPP (BASIX) will be demonstrated at the time of making a development application for the sites facilitated by this Planning Proposal.

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SEPP (Affordable Rental Housing) 2009	✓	May apply to future development of the sites.
SEPP (Exempt and Complying Development Codes) 2008	✓	May apply to future development of the sites.
SEPP (Infrastructure) 2007	✓	May apply to future development of the sites.
SEPP (State and Regional Development) 2011	✓	May apply to future development of the sites.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	The proposed development is not located directly on the Sydney Harbour Catchment foreshore. 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 (Urban Renewal) 2010	N/A	Not relevant to proposed amendment.

3.2.3. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 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 the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Housing, Infrastructure and Urban Development
- Local plan making

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

Table 6 – Consistency of planning proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	This Planning Proposal does not seek to rezone the land from the existing B4 Mixed Use zone.	Yes
2. Environment and Heritage		
Direction 2.3 - Heritage Conservation	The subject site does not contain any heritage items or conservation areas however, the impact of a development must ensure the solar access to Experiment Farm is protected.	Yes

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	Council is satisfied that there is no overshadow impact to Experiment Farm under the proposed indicative massing. Further refinement and detail will need to be provided during the Design Excellence process and later at the Development Application stages which will be suitable in ensuring the item is managed appropriately.	
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	The Planning Proposal is consistent with this direction, in that it: <ul style="list-style-type: none"> • facilitates additional housing in the Parramatta City Centre • provides residential development in an existing urban area that will be fully serviced by existing infrastructure • does not reduce the permissible residential density of land. 	Yes
Direction 3.4 - Integrating Land Use and Transport	The Planning Proposal is consistent with this direction, in that it: <ul style="list-style-type: none"> • will provide new dwellings in close proximity to existing public transport links • will enable residents to walk or cycle to work if employed in the Parramatta City Centre or utilise the heavy rail service. • will maintain and provide additional commercial premises in proximity to existing transport links • makes more efficient use of space and infrastructure by increasing densities on an underutilised site. 	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	The site is identified as Class 4 on the Acid Sulfate Soils Map in Parramatta Local Environmental Plan 2011. This will be addressed further at the development application stages.	Yes
Direction 4.3 - Flood Prone Land	The site is flood prone as it is located within the Clay Cliff Creek floodplain. The proposal can be developed with a minimum floor level to comply with flood planning requirements. Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at relevant DA stages. This will also include any design detail required to ensure compliance with Council's water management controls within the Parramatta DCP 2011.	Yes
5. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 6.3 - Site Specific Provisions	The Planning Proposal is for a site specific provision that exempts the three parcels of land from the FSR sliding scale.	Yes
6. Metropolitan Planning		
Direction 7.1 - Implementation of A Plan for Growing Sydney	This proposal is consistent with the objectives and strategies of A Plan for Growing Sydney as outlined in the Planning Proposal report. The Planning Proposal is consistent with the NSW Government's A Plan for	Yes

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	<p>Growing Sydney. Refer to Part 3 – Justification of this report, Section B – Relationship to Strategic Planning Framework of the Planning Proposal for an explanation of the consistency of the Planning Proposal with A Plan for Growing Sydney.</p> <p>The planning proposal achieves the overall intent of the Plan and seeks to implement the achievement of its vision, land use strategy, policies, outcomes or actions.</p> <p>This planning proposal seeks to facilitate development of these key parcels of land within the Quarter which will encourage economic investment in this strategic centre, employment</p>	
Direction 7.5 – Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	<p>The planning proposal is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan. The land is identified as a potential precinct targeted for growth, particularly within 1km of the new light rail stops. The land is within Parramatta CBD which is within proximity the planned Parramatta Light Rail with swift connections access to Westmead, Silverwater and Olympic Park.</p> <p>The planning proposal is entirely consistent with this Direction.</p>	Yes

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 subject site does not contain habitat of any description. There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the planning proposal.

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
- High Performing Buildings
- Flooding
- Transport and Accessibility Assessment

Heritage

A heritage analysis has been carried out as part of the broader CBD PP and established limitations to impacts upon the Experiment Farm heritage item and surrounding public domain elements.

The three future towers will be subject to these provisions that are intended to protect the heritage item.

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Accordingly, the Planning Proposal does not adversely and unacceptably impact upon the heritage items or places. The urban design analysis undertaken by Council confirms that the additional height, density and general form will have no unacceptable heritage impact. During the subsequent design excellence competitions and development applications further detailed analysis and design considerations will be undertaken.

The existing planning controls relating to Experiment Farm, contained within the Parramatta LEP and the Parramatta DCP, relate only to the protection of view corridors. No controls in relation to overshadowing, typically found in Clause 7.4 of the LEP, apply to Experiment Farm.

Experiment Farm Cottage and Environs (I00768) is designated an item of State significance under Part 1 to Schedule 5 of LEP 2011; and an archaeological site (A00768) of State significance under Part 3 to Schedule 5 of LEP 2011. In addition, the area is also within the Experiment Farm Heritage Conservation Area under Part 2 to Schedule 5 of LEP 2011. Experiment Farm Cottage is also specifically listed on the State Heritage Register (SHR 00768) under the NSW Heritage Act.

Notwithstanding the absence of existing planning controls in relation to shadowing of Experiment Farm, Council has adopted in to the CBD PP a Sun Access Protection surface to Experiment Farm. The Council has commissioned two studies to deal with different aspects of heritage for the City Centre (Urbis 2015 and Hector Abrahams Architects 2017). The Urbis and Hector Abraham Studies both included a series of recommendations and findings for planning controls to be incorporated into the CBD Planning Proposal.

Urban Design and Built Form

Council's Urban Design team have undertaken detailed analysis of the best urban design outcome for the development of the three sites. It is noted that the three sites are bound to the north by a constructed drainage reserve and to the west by a recently completed residential tower, giving rise to the need to consider the inter-relationship of the 3 sites. Consideration has been given to various amalgamation scenarios, building envelopes, and height controls to arrive at the best outcome for the three sites. Council's urban design and planning officers have reached an agreement with the three applicants that a superior urban form is not achieved through amalgamation of these three sites, but the individual development of the sites and careful arrangement of the building envelopes. Arriving at this conclusion is subsequent to a long process of negotiation and analysis involving the engagement of the three applicants and their architectural teams.

Given the above, as the FSR sliding-scale is a policy lever to encourage site amalgamation, and as these sites have been determined to not produce a better outcome by amalgamating, Council officers support an exemption from the FSR sliding scale for the three sites in this unique circumstance.

It is relevant to note that the three sites are affected by the solar provisions that do not permit overshadowing of the designated area of Experiment Farm. This provision provides an effective limit on the ability to achieve significant floor space. Urban Design analysis confirms that the three sites are generally able to achieve an FSR of 10:1 + 15% design excellence.

The amendments proposed in this planning proposal are specific to the three sites and will facilitate a new high quality mixed use development that will contribute to the housing supply at the edges of the Parramatta city centre and contribute to the renewal of the town centre and character of Parramatta.

The proposed amendments are driven by a desire to deliver a superior urban design outcome for the site which addresses Council's vision for stepping buildings down in height

and density from the centre of the CBD to the South Parramatta Conservation Area but also delivering development which is consistent with the desired future character of Parramatta. The proposed amendments to planning controls will facilitate the delivery of high quality development contributing to much needed housing supply within this strategic centre. The proposal has been the subject of a design review that analyses broader urban design principles as well as site specific reference architecture.

Urban design and built form matters are to be further resolved with Council's experts with the formulation of a site specific DCP.

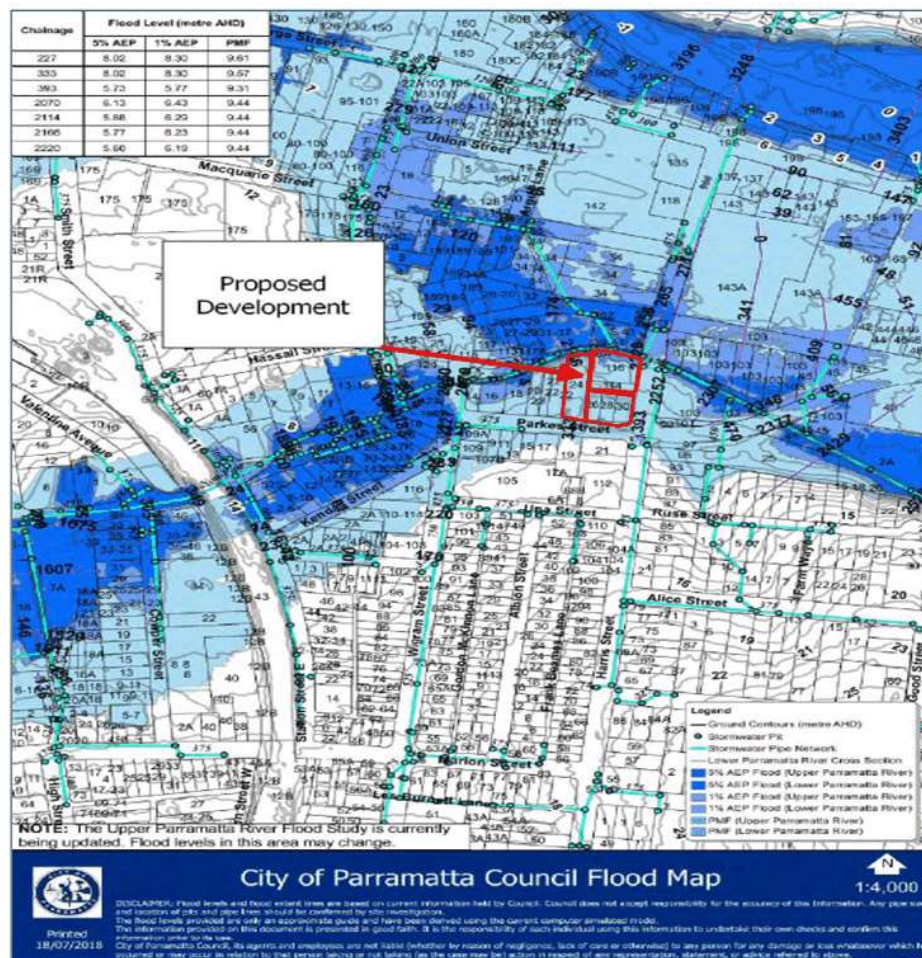
High Performing Buildings

The application of the high performing building provisions to the land is made on the basis that if there is adequate area within any of the three building envelopes for the delivery of bonus FSR of 0.5:1, then the environmental benefits that result should be encouraged and capable of being accessed. So long as there is space within the envelopes, noting the height is restricted by the Experiment Farm shadow profile, then the long term environmental benefits and the lack of any urban design or amenity impacts support the application of the high performing building bonus.

Flooding

The subject site is located on the Clay Cliff Creek floodplain upstream of Harris Street. It is proposed to redevelop the three individual lots as three separate multi-storey mixed-use apartment towers comprising, ground retailing, commercial podiums, residential podiums, and residential towers. Guided by other planning proposals for adjoining properties it is expected that there will be approximately four levels of car parking, responding to the relevant ground floor footprints of each development.

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Source: Cardno Pty Ltd Flood Impact Assessment

PMF Event

To understand the likely warning times and associated response times during extreme flood events it is necessary to estimate the expected rate of rise of floodwaters.

An estimated rate of rise of flooding in a PMF event at the ground floor is around 2.5 m/hr. The PMF is estimated to reach a level of around 9.44 m AHD.

Section 2 of the Parramatta DCP 2011 describes site planning considerations including design objectives, design principles and design controls. The future development applications for the three towers will require detailed response to the DCP requirements.

Transport and Accessibility Assessment

The maximum parking requirements for the proposed developments will be subject to the CBD PP requirements adopted by Council for Parramatta CBD.

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The vehicular access requirements for each development can comply with AS2890.1 (2014). It is therefore concluded that the proposed development is supportable on traffic planning grounds and would operate satisfactorily.

The site is within proximity to the Stage 1 of the Parramatta Light Rail with a proposed light rail stop to be located at the Corner of Harris and Macquarie Streets which is a short 170m from the site. The Parramatta Light Rail is due to be opened in 2023 and will link the site to Parramatta's CBD, Westmead Health Precinct, Parramatta North Urban Transformation Precinct, the new Western Sydney Stadium, a cultural hub including the Powerhouse Museum and Riverside Theatres, the private and social housing redevelopment of Telopea, Rosehill Gardens Racecourse, and three Western Sydney University campuses. The Parramatta Light Rail is planned to be serviced from 5am to 1am, 7 days a week with services approximately every 7.5 minutes from 7am to 7pm weekdays.

The subject land achieves optimal access to pedestrian pathways, cycleways as well as light rail.

Both the Parramatta Light Rail and new bus and cycleways will deliver truly city shaping infrastructure which will powerfully change the way people live within Parramatta and commute to Parramatta. This will result in a significant lower reliance on private vehicle trips. In addition, the draft Bike Plan supports the City of Parramatta's Vision to be Sydney's Central City, sustainable, liveable, and productive city. The plan seeks to bring forward the planned and coordinated delivery of cycleway infrastructure to promote multi-modal transport options throughout the City.

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

The social and economic effects of the planning proposal are most appropriately described in the context of the challenges associated with a growing population as described in the State Government documents the Plan for Growing Sydney and a Metropolis of Three Cities. Among other things, the Plan explains that to meet the needs of a larger population and to maintain economic growth, urban renewal in combination with infrastructure delivery must occur in strategic urban centres.

As previously described, the objective of the planning proposal aligns closely with the strategic directions identified in the Plan for Growing Sydney and a Metropolis of Three Cities. The delivery of high-density housing in a location that is well serviced by infrastructure and where there are minimal existing environmental site constraints is considered to represent a positive social outcome. The planning proposal will facilitate future development that will result in higher population densities in Parramatta. In this regard, the planning proposal will support the emergence of Parramatta as Sydney's second CBD which will in turn contribute to continued economic growth.

A key component of the preferred future development option for the subject site incorporates an area of public open space. The public open space will have excellent connectivity to public transport and will serve to promote healthy lifestyles and social interaction.

3.4. Section D – State and Commonwealth Interests

3.4.1. Is there adequate public infrastructure for the planning proposal?

The Parramatta CBD Strategy identifies this site as suitable for high density residential development due to its superior access to transport and employment opportunities in the Parramatta CBD. The site is located not only within the Parramatta CBD but also is within

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700m walking distance to Parramatta train station and an 850m walking distance to Harris Park Train Station.

Given the proximity of the subject site to public transport services including bus services it is anticipated that a significant proportion of new residents would opt to use public transport rather than private vehicle.

The subject site is within the Parramatta CBD which has a variety of health, education and emergency services. In a broader context, the subject site is proximate to Westmead Hospital and the Western Sydney University which are regional institutions.

The Council has endorsed the preparation of a Contributions Plan for the CBD that will provide a mechanism for the raising of finances for the delivery of critical infrastructure.

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.

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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. **Existing controls**

This section illustrates the current *PLEP 2011* controls which apply to the site.

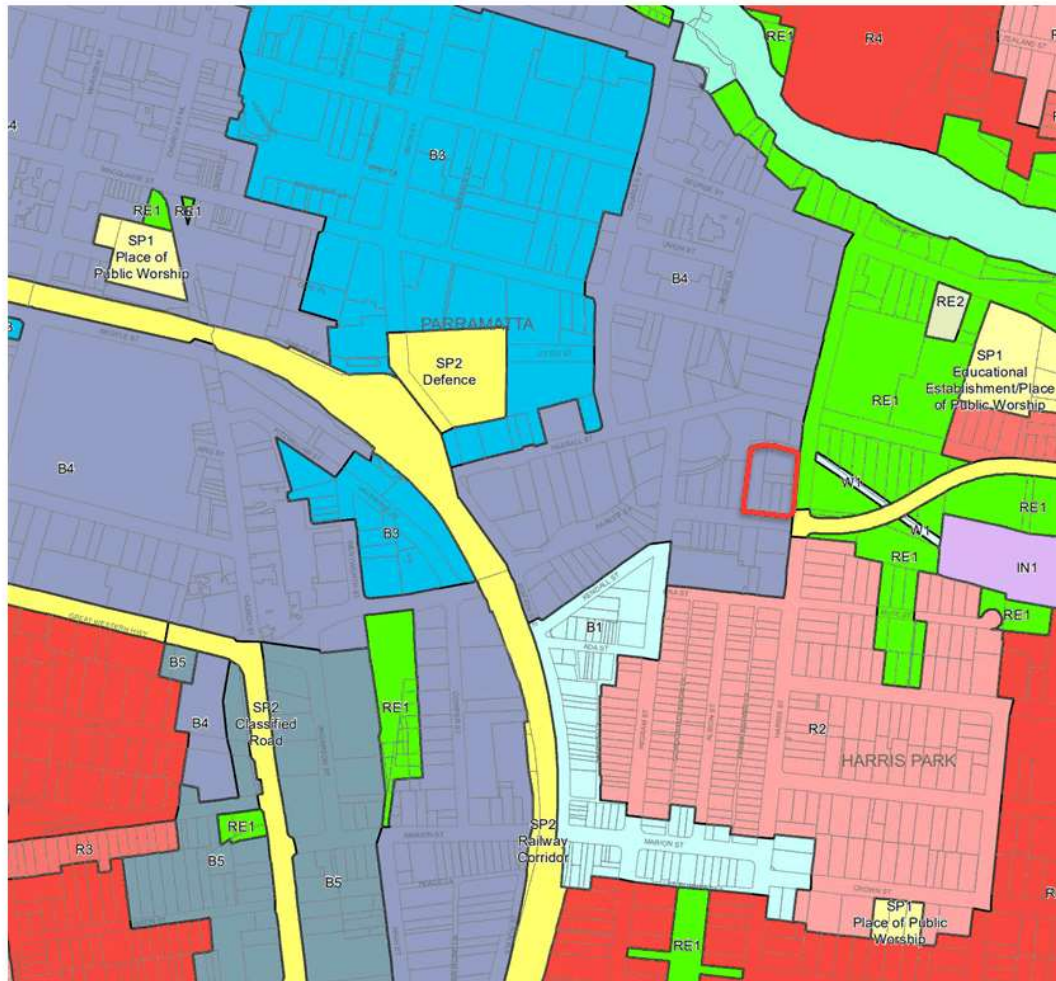


Figure # – Existing zoning extracted from *Parramatta LEP 2011* Land Zoning Map

Figure # illustrates the existing zone over the site.

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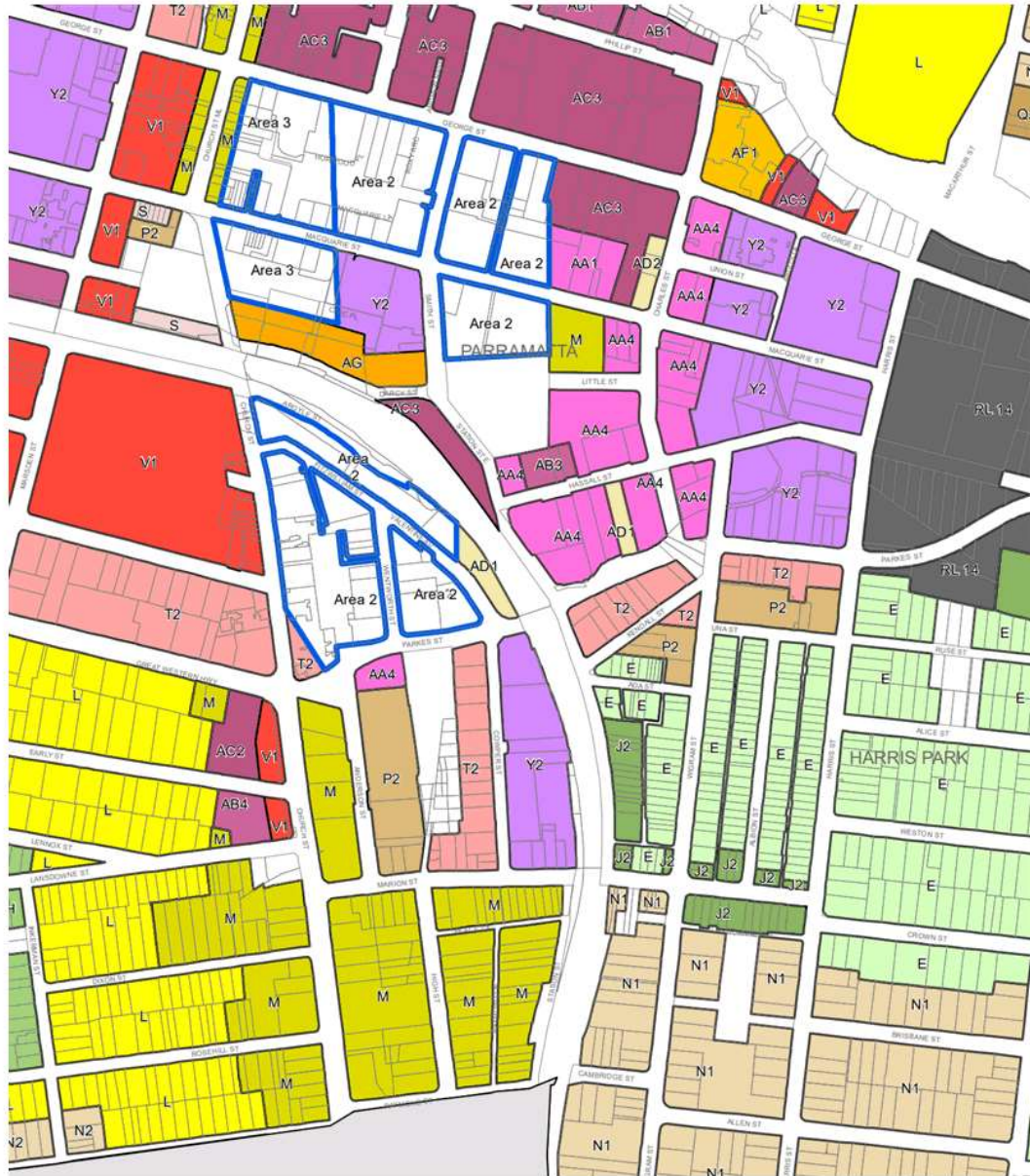


Figure # – Existing building heights extracted from the *Parramatta LEP 2011 Height of Buildings Map*

Figure # illustrates the existing building height over the site.

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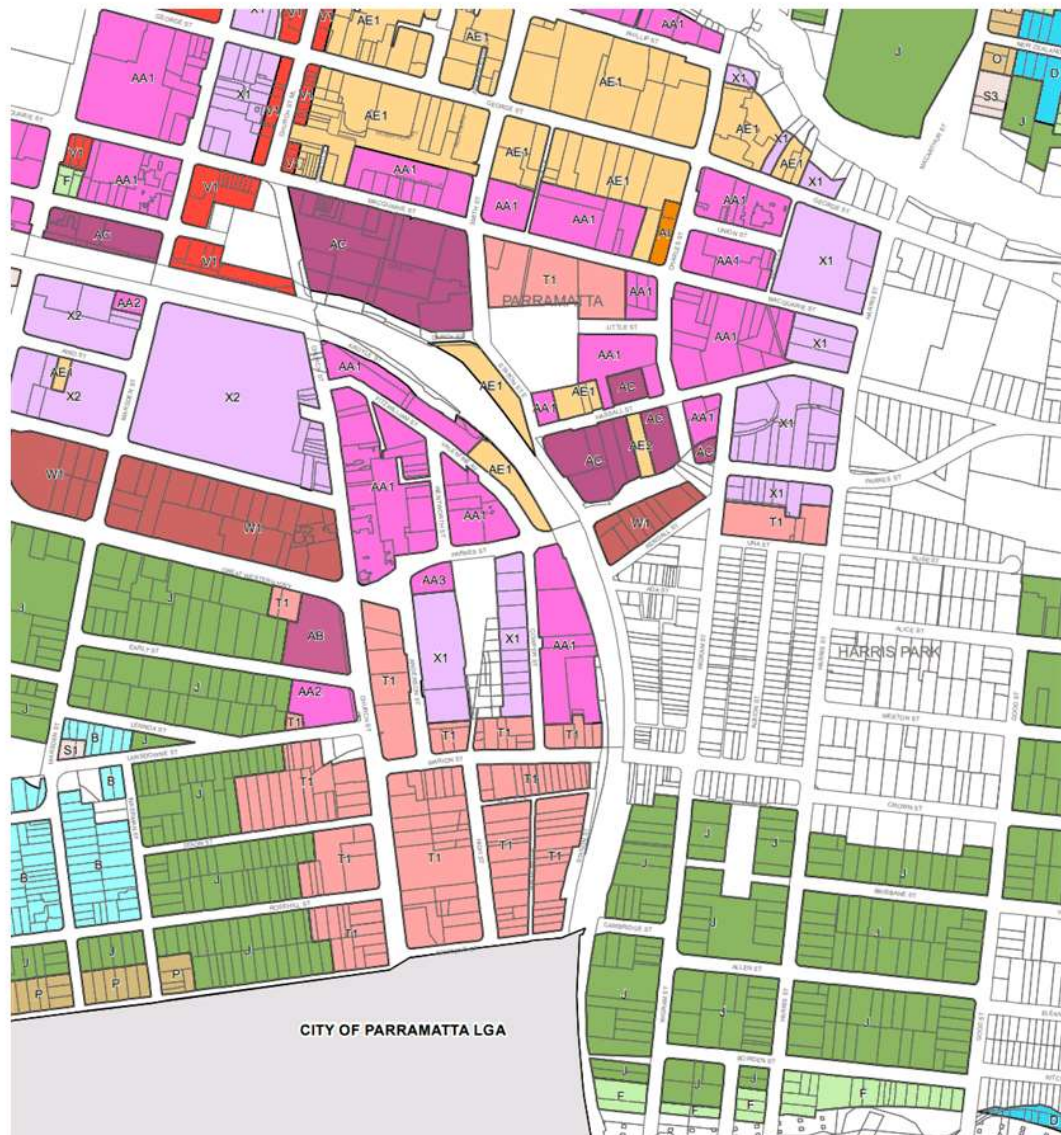


Figure # – Existing floor space ratio extracted from the *Parramatta LEP 2011 Floor Space Ratio Map*

Figure # illustrates the existing the FSR over the site.

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4.2 Proposed controls

The proposed planning control is a site specific written clause and the preparation of site specific maps are not required in this instance.

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PART 5 – COMMUNITY CONSULTATION

The planning proposal 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 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.

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 7 below outlines the anticipated timeframe for the completion of the planning proposal.

Table 7 – Anticipated timeframe to planning proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	June 2021
Report to Council on the assessment of the PP	July 2021
Referral to Minister for review of Gateway determination	August 2021
Date of issue of the Gateway determination	October 2021
Commencement and completion dates for public exhibition period	November – December 2021
Commencement and completion dates for government agency notification	December 2021
Consideration of submissions	January 2021
Consideration of planning proposal post exhibition and associated report to Council	February 2021
Submission to the Department to finalise the LEP	March 2021
Notification of instrument	April 2021

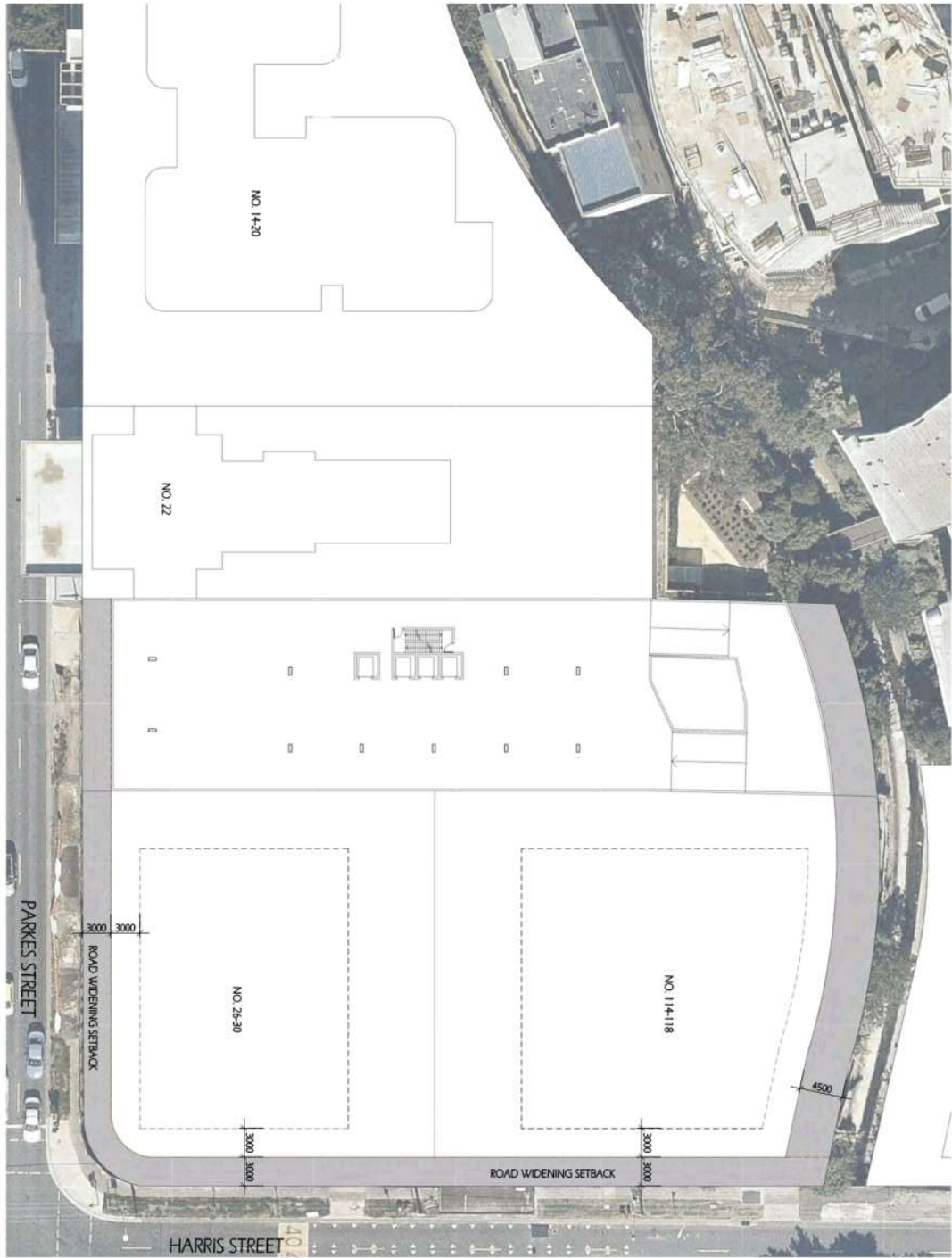
Attachment 2**Timeline of Assessment History – Planning Proposals at 24 Parkes Street, 26 – 30 Parkes Street and 114 – 116 Harris Street, Harris Park**

Date	Site(s)	Assessment Process Notes
28 April 2016	24 Parkes Street	A preliminary Planning Proposal was lodged for 24 Parkes Street, which sought to increase FSR and maximum height. Council officers on 29 September 2016 raised a number of concerns with the Applicant relating to urban design and heritage. In addressing the concerns the Applicant was asked to note a suggestion of amalgamating the site with 26 – 30 Parkes Street.
20 May 2016	26-30 Parkes Street	A Planning Proposal was lodged for 26 – 30 Parkes Street, Parramatta, which sought to increase maximum floor space ratio from 4:1 to 12:1 and remove the maximum height limit. Council officers on 26 September 2016 raised a number of concerns such as overshadowing of Experiment Farm, urban design and site isolation of 24 Parkes Street. It was considered that better site development outcomes could more likely be achieved through a consolidated development with 24 Parkes Street.
27 Aug 2018	114-118 Harris Street	A Planning Proposal was lodged for 114 – 118 Harris Street, Harris Park to remove the maximum height of building under the incentive HOB map and to increase maximum Floor Space Ratio from 4:1 to 14.5:1. On the same day, a meeting took place between the Applicant and Council staff to discuss the three Planning Proposals at the corner of Parkes and Harris Streets. The consultants were to respond to various issues raised by Council staff.
19 Dec 2018	All three sites	A meeting took place between the Applicant and the Council that discussed urban design and flood management issues for the three Planning Proposals.
9 April 2019	26–30 Parkes Street	A meeting was held between the proponent for 26 – 30 Parkes Street and Council staff that discussed site development options. The proponent undertook to submit setback proposals that would be considered by Council staff.
28 Oct 2019	All three sites	Council staff gave an update to the Applicant for the three Planning Proposals on overshadowing work related to heritage properties and in particular Experiment Farm that was being undertaken by Council. The Applicant also undertook to discuss a way forward with the three landowners regarding an amalgamated proposal and advise of the outcome.
28 Nov 2019	24 Parkes Street	The Applicant forwarded a revised Planning Proposal and reference design for 24 Parkes Street that aligned with the FSR sliding scale incorporated in the CBD Planning Proposal . A further revised Planning Proposal and amended plans were submitted on 6 February 2020. Council forwarded urban design comments on the amended plans on 3 April 2020.

1 May 2020	26–30 Parkes Street	The Applicant submitted a revised Planning Proposal and updated reference design for 26 – 30 Parkes Street that was supported by a number of studies.
16 June 2020	114–118 Harris Street	The Planning Proposal for 114 – 118 Harris Street was reported to the Local Planning Panel. Council officers had reached the conclusion that this Planning Proposal could be reported as a stand-alone Planning Proposal as this site could be developed without amalgamation to achieve acceptable urban design and planning outcomes, and the Planning Proposal was consistent with the Parramatta CBD Planning Proposal. Subsequently, Council on 13 July 2020 resolved to endorse the Planning Proposal for the purposes of seeking a Gateway determination.
18 June 2020	24 Parkes Street and 26-30 Parkes Street	A meeting was held between Council staff and Applicants for 24 Parkes Street and 26-30 Parkes Street to discuss urban design issues for these sites. On 9 July 2020 applicant provided updated concepts to Council.
2 September 2020	All three sites	Council provided advice to the applicant concluding that Council officers were satisfied that a better outcome can be achieved if the sites are developed separately without application of the FSR sliding scale. Advice included a diagram of the urban design outcomes, including setbacks.
5 November 2020	All three sites	Applicant provided revised plans that responded to Council's comments. Further revisions provided on 25 November 2020.
11 February 2021	All three sites	Council officer's response including a concept to guide development was forwarded to applicant.
1 March 2021	All three sites	At a workshop Council staff presented a further development concept that the applicant agreed to review.
31 March and 7 April 2021	All three sites	Applicant provided revised plans responding to Council's comments.
12 May 2021	All three sites	Council officers advised the applicant as follows: <ul style="list-style-type: none"> the revised plans represented a compromise but acceptable outcome that because the CBD PP is expected to be finalised shortly it is only necessary to advance one combined Planning Proposal for the three sites that contains a single amendment to the CBD PP controls, which is an exemption from the FSR sliding scale a Planning Agreement was not required (subject to Council endorsing the preparation of a new Section 7.12 Contributions Plan with a higher rate).



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Site Analysis

Site Context

Site Description

Site History

Site Constraints

Site Opportunities

Site Recommendations

Project Name

Concept Design

24 Parkes Street

Permitted Use: 2150

Site Area: 1000 sqm

Lot: 14-20, 22, 26-30

Zone: C1 (Community Centre)

Typical Basements

Section A-A

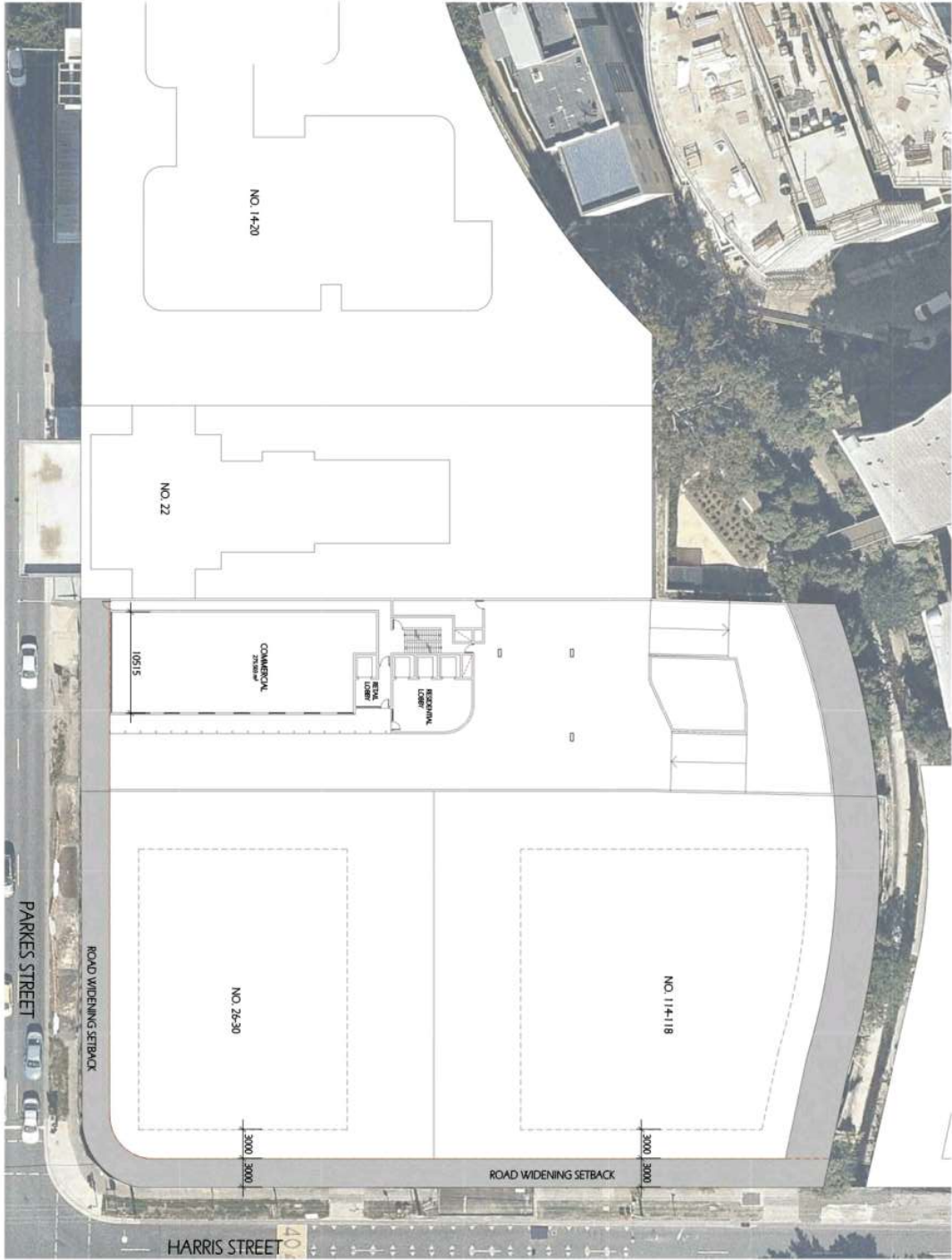
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Project Name

Concept Design

24 Parkes Street

Perth Western 2150

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Project Title

Ground - Entry & Commercial

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Project Name

Option SK-14A

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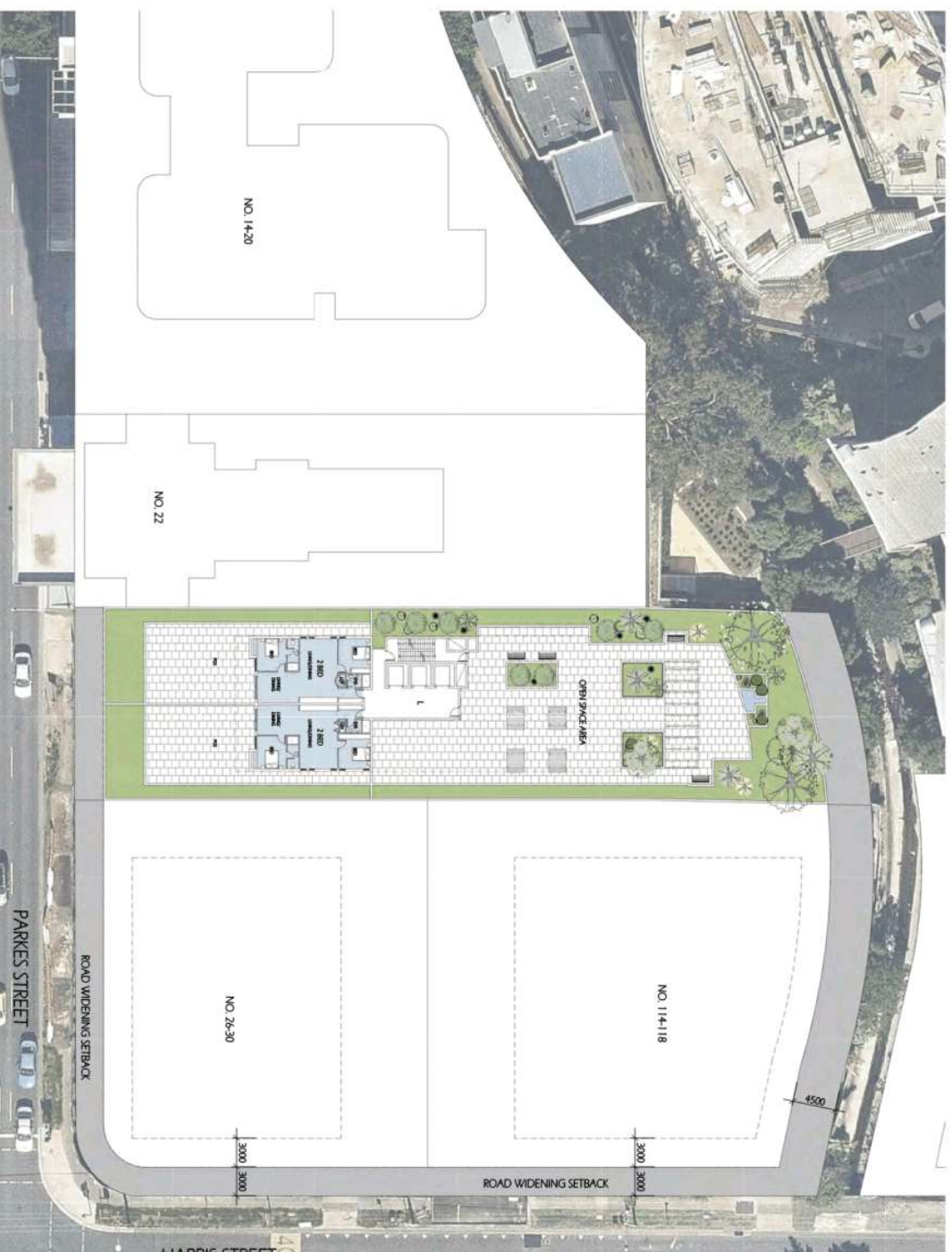
Project Name

Option SK-14A

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A	DATE	DEBIT	CREDIT
THE MERCHANT			

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Zhenar Architects Pty Ltd

Suter 1, Lane 2
 2 Bussey Street
 Richmond, Surrey TW9 1JZ
 UK
 Tel: 0181 871 9855
 Fax: 0181 871 9855
 www.brian-cornell.com

PROJECT STATUS:
Option SK-14A

PROJECT NAME

Concept Design

24 Parkes Street
Parramatta NSW 2150
SUBURB NSW 0000
USA: Parramatta City Council
TEL: 0000



SHEET TITLE
L1 Podium - Option A
PAIRS STREET ELEVATION DRAWING 013

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 Rainer Wiebe · Chung-Kuei Tsuei · Jörg Ott · Hans-Joachim Antkowiak

PROJECT STYLE:
Option SK-14A

PROJECT NAME
Concept Design

24 Parkes Street
Parramatta NSW 2150
SUBURB NSW 0000
LOCAL Parramatta City Council
TEL: 0000



SHEET TITLE
LI Podium - Options B, C, D
PARES STREET ELEVATION DRAWING 013 & 014

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SCALE
8486 | 005
JOB NO. DRAWING NO.
A
SCALE

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Site Assessment
The site is located in the City of Vancouver, British Columbia, Canada. The site is currently zoned R1-10 (Single-Family Residential). The site is bounded by Parkes Street to the west and Harris Street to the south. The site is adjacent to the existing residential development on the east side of Parkes Street. The site is currently vacant and is proposed for development as a multi-unit residential building. The proposed development is consistent with the City of Vancouver's Official Community Plan and the City's Zoning Bylaw.

Option SK-14A

Project Name
Concept Design

Site Address
24 Parkes Street
Vancouver, BC V6J 1A1
Lot: 14-20, 22, 26-30
Map: Referenced On: Council



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Drawn By
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Check By
8486 | 2027

Approved By
A



A	DATE	DEBIT	CREDIT
THE MERCHANT			

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Option SK-14A

PROJECT NAME

Concept Design

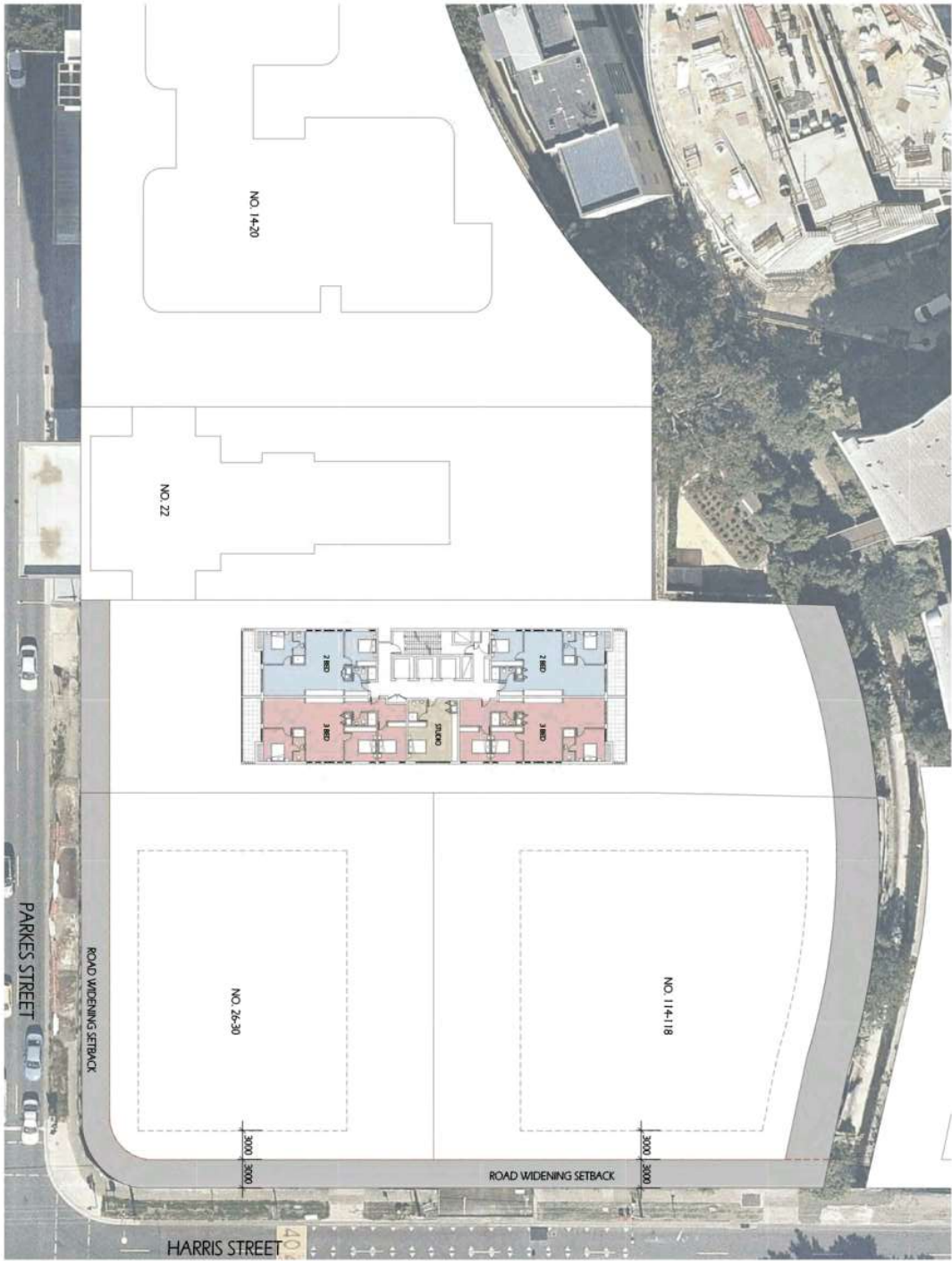
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 U.S.A: Parramatta City Council
 TRUCK NORTH



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LAWRENCE W. H.

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Site Analysis

Site Location

Site Context

Site History

Site Constraints

Site Opportunities

Site Recommendations

Project Name

Concept Design

24 Parkes Street

Permitted Use: 2150

Site Area: 1000 sqm

Site Address: 24 Parkes Street

Site Owner: [Redacted]

Site Contact: [Redacted]

North Arrow

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24 Parkes Street
Perth WA 6000
Australia
Phone: +61 8 9486 0100
Email: info@zhinarchitects.com.au

Project Name
Concept Design

Site Name
24 Parkes Street
Perth WA 6000
Australia

Client
24 Parkes Street Pty Ltd

Option SK-14A

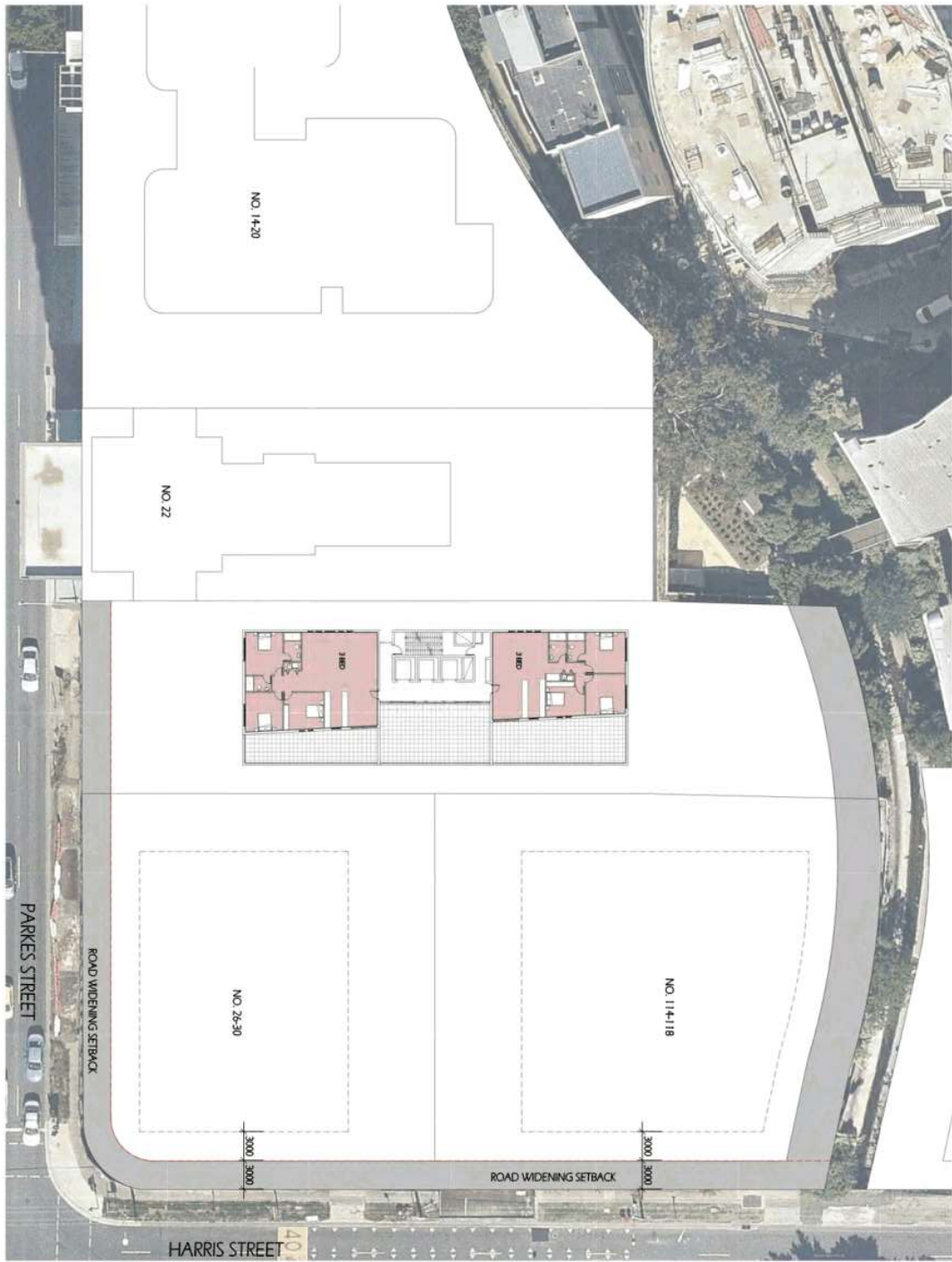
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North Arrow

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Site Analysis

Contextual Description:

The site is located in the heart of the city, surrounded by a mix of residential and commercial buildings. The site is bounded by Harris Street to the south and Parkes Street to the west. The site is currently vacant, providing an opportunity for a new development.

Site Constraints:

The site is bounded by Harris Street to the south and Parkes Street to the west. The site is currently vacant, providing an opportunity for a new development.

Option SK-14A

Site Analysis

Contextual Description:

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Concept Design

Site Analysis

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Site Analysis

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Site Constraints:

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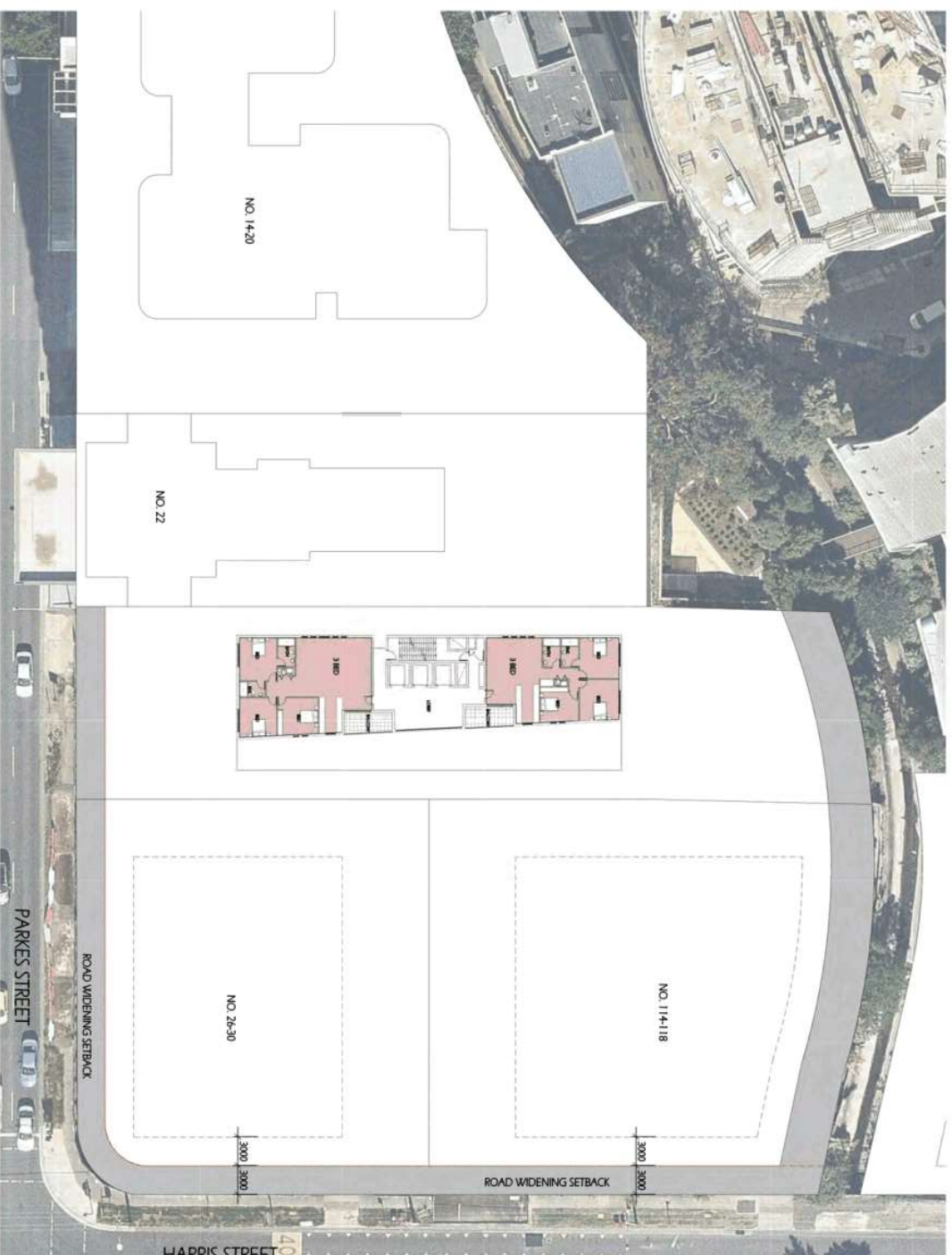
Site Analysis

Contextual Description:

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Site Constraints:

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Zhenar Architects Pty Ltd

Suley 1, Luvet 2
 2 Buzay Street
 Karaman, 46100
 Turkey
 E-mail: suley1@karaman.edu.tr

28-005 and 290 / 100

Option SK-14A

PROJECT NAME

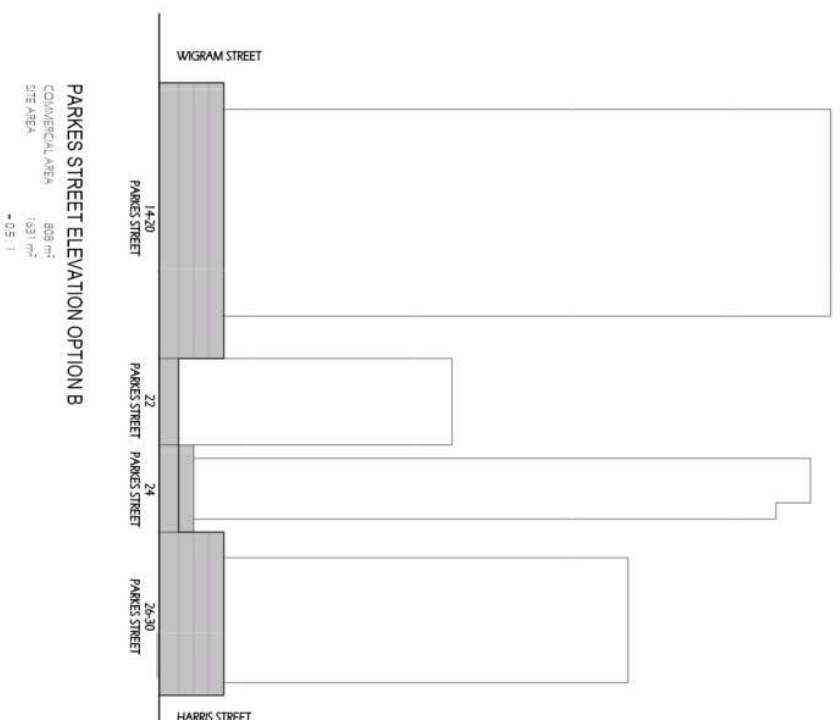
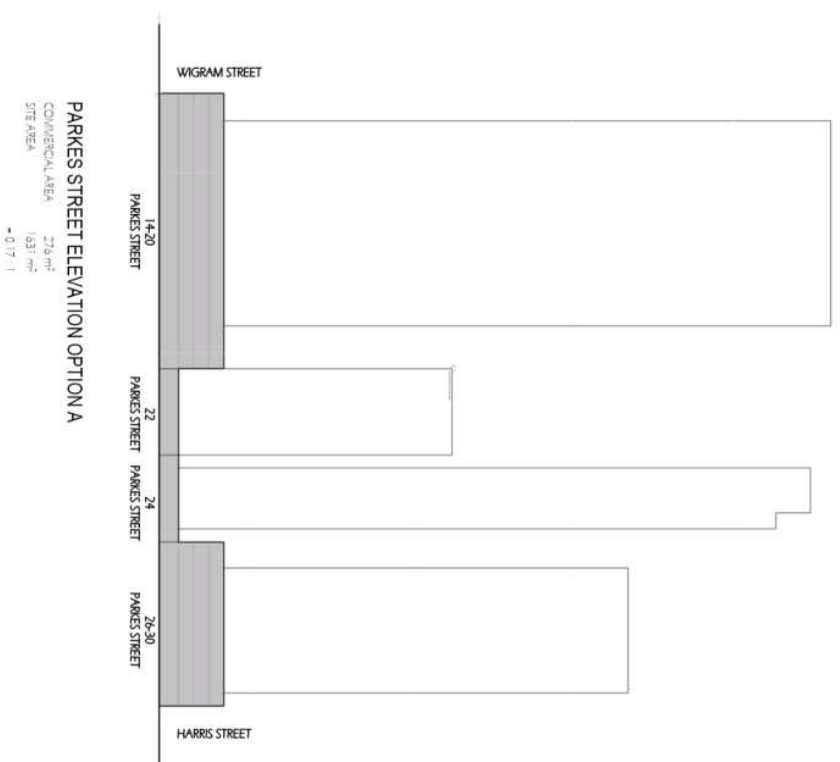
Concept Design

24 Parkes Street
Parramatta NSW 2150
SUBURB, NSW 0000
LOCAL Parramatta City Council
TEL: 0000



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PROJECT STATUS:
Option SK-14A

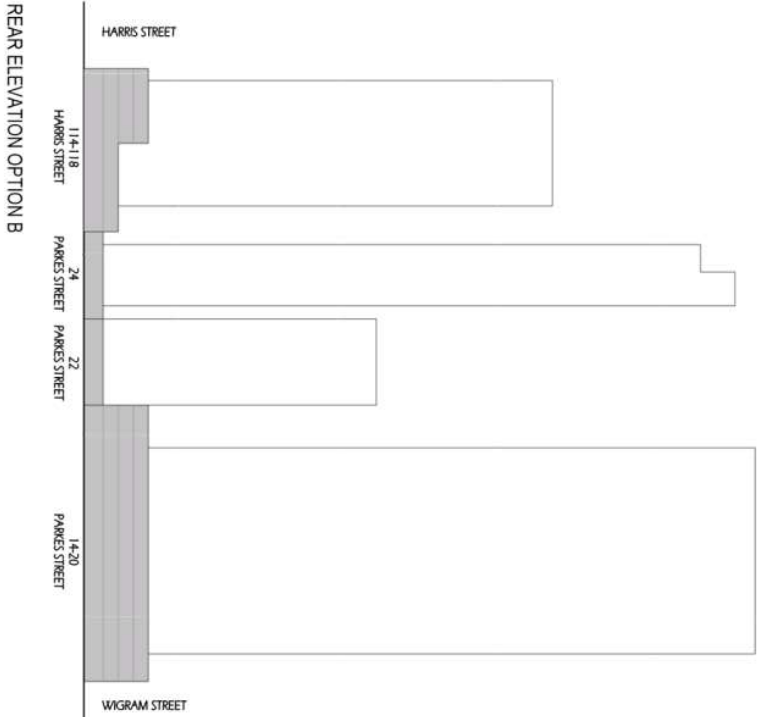
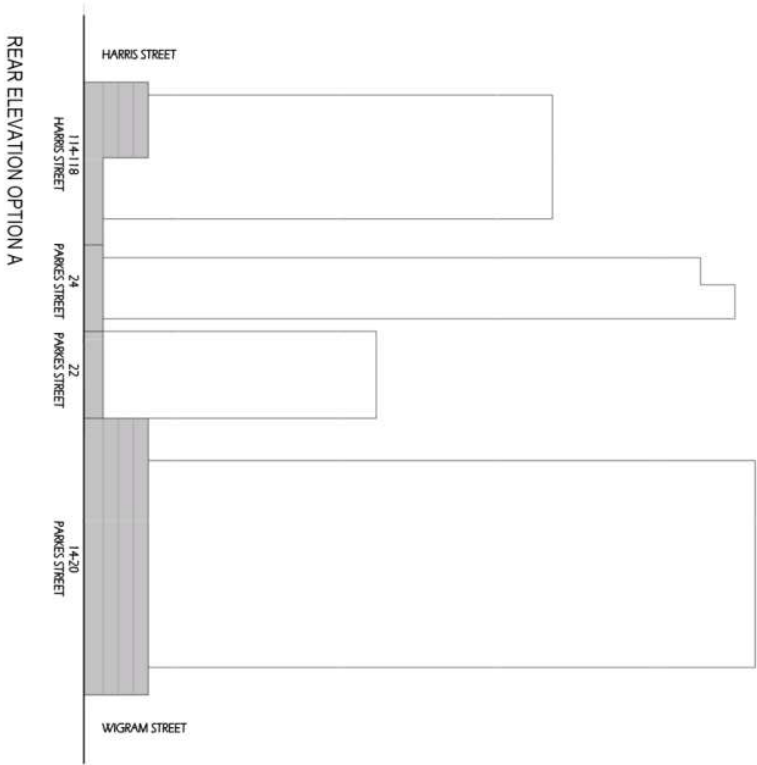
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Concept Design

24 Parkes Street
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 SUBURB, NSW 0000
 U.S.A. Paramatta City Council
 TELEPHONE

**DEET TILE
PARKES STREET OPTION A & B**

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OPTION SK-14A

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OPTION SK-14A

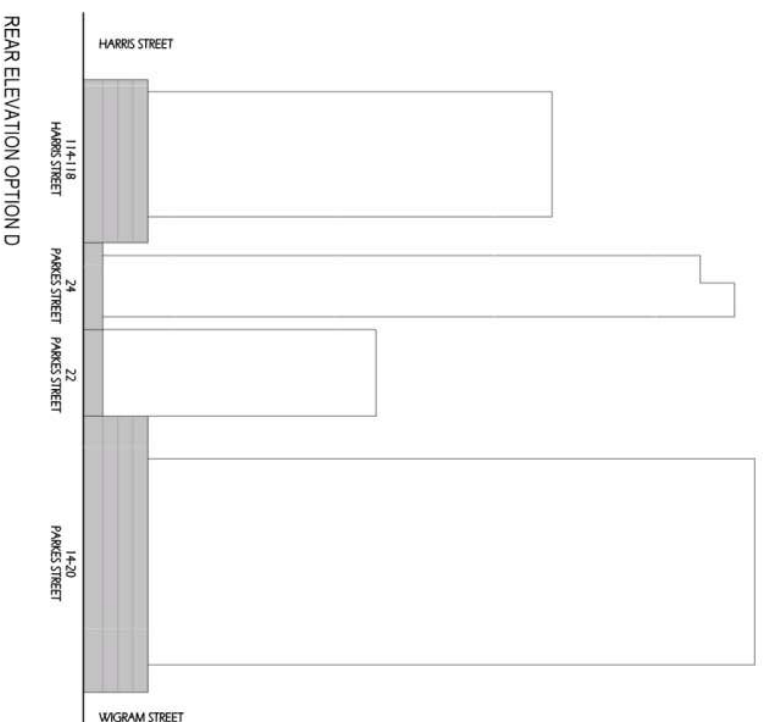
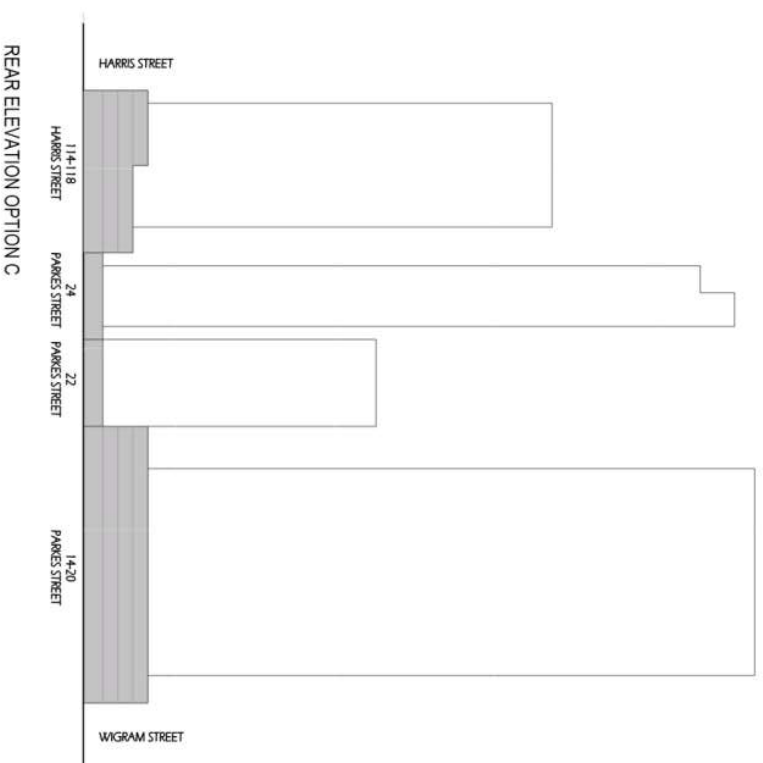
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OPTION SK-14A

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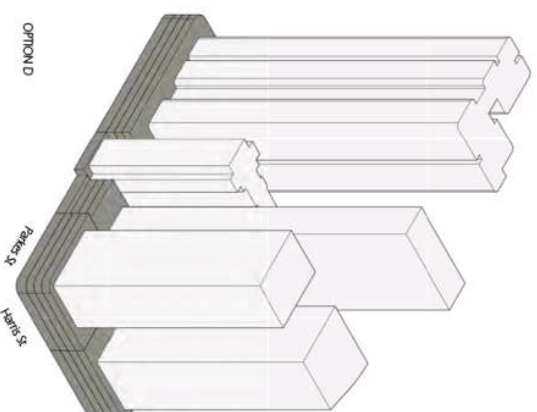
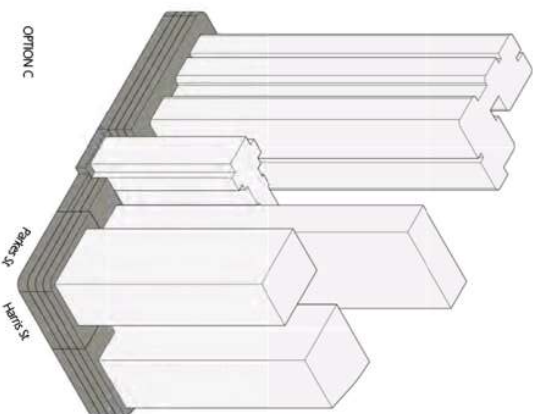
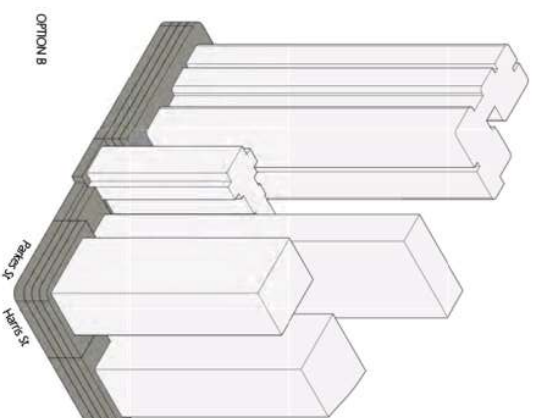
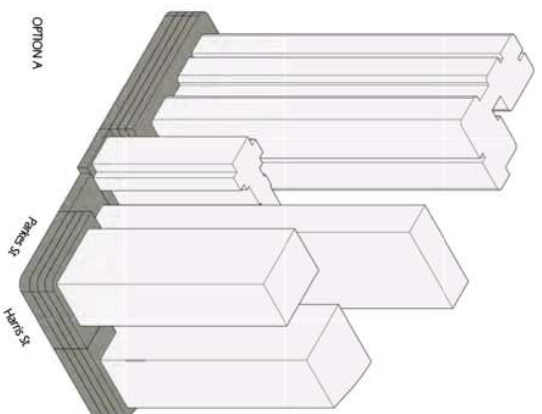
Option SK-14A

PROJECT NAME
Concept Design

24 Parkes Street
 Parramatta NSW 2150
 SUBURB, NSW 0000
 U.S.A.: Parramatta City Council
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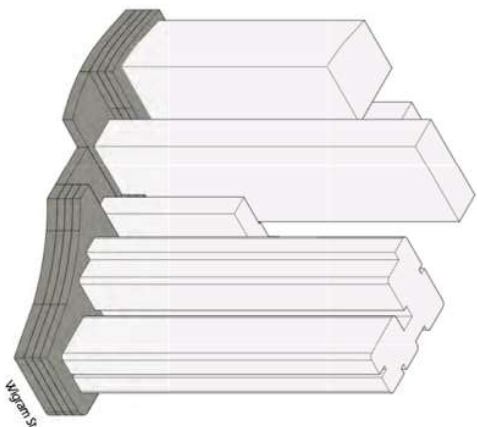
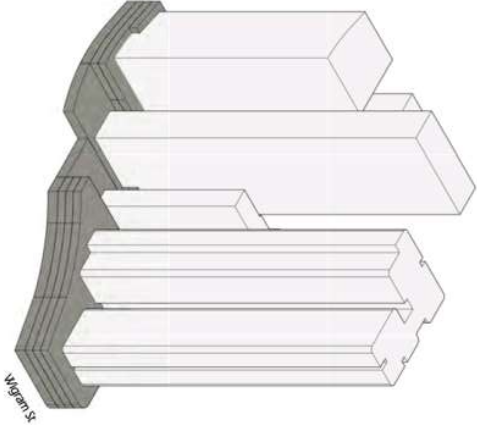
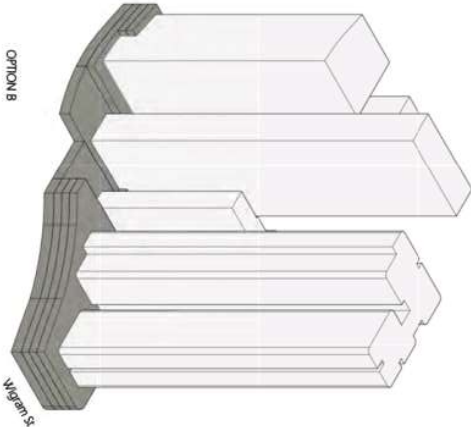
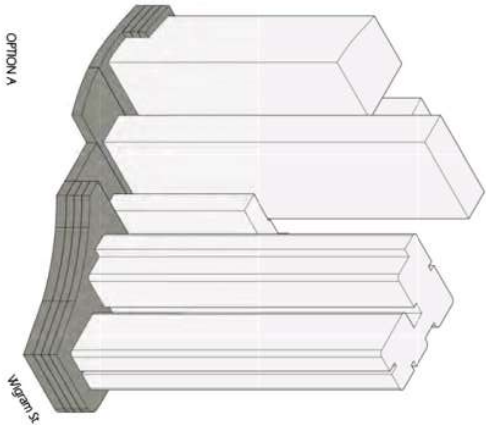
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PROJECT NAME
Concept Design

24 Parkes Street
 Parramatta NSW 2150
 SUBURB, NSW 0000
LOCAL Parramatta City Council
 TELEPHONE

PART TITLE
Model from South-East Corner

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UNIT 10/11
STURROCK, NEW 0000
UNIT 10/11

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STURROCK, NEW 0000
UNIT 10/11

zhinarchitects
24 FIVEAS STREET
STURROCK, NEW 0000
UNIT 10/11
STURROCK, NEW 0000
UNIT 10/11

DRAWING LIST

00	COVER SHEET
01	CITY CONTEXT VIEW
02	LOCATION PLAN
03	LOCATION PLAN OF GATEWAY ENTRANCES TO PARRAMATTA CBD
04	GROUND FLOOR - COMMERCIAL / RETAIL
05	LEVEL 1 - COMMERCIAL
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08	LEVEL 4 - PODIUM : RESIDENTIAL COMMUNAL SPACE
09	LEVEL 5 - 28 TYPICAL RESIDENTIAL
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12	PRECINCT LAYOUT - L01
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22	ADG SOLAR ACCESS ANALYSIS TYPICAL LEVEL 5-28 OPTION B
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24	PRECINCT LAYOUT - L05+ TYPICAL RESIDENTIAL OPTION C
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27	SHADOW IMPACT ANALYSIS 01
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33	SECTION A
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36	EAST ELEVATION (HARRIS STREET)
37	SURVEY

PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26 - 30 PARKES STREET, PARRAMATTA

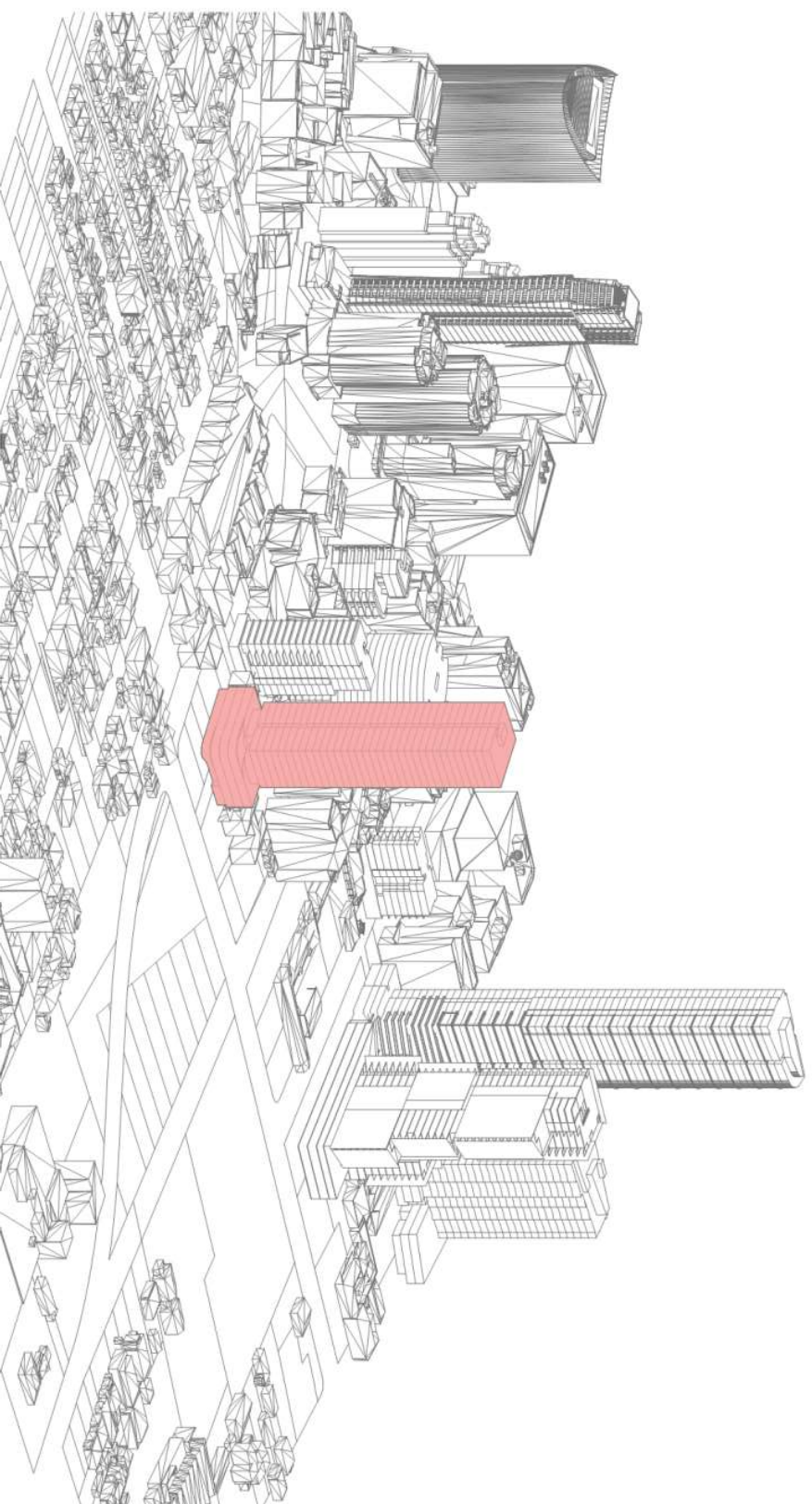
DECEMBER 2020

FOR

PARKES STREET NSW PTY LTD



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Nominated Registered Architects, Interior Designers (No 35064)
ABN 90 020 071 022



RECEIVED: 1998-01-15

REV. DATE

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PARKES STREET PTY LTD

PROJECT

PLANNING PROPOSAL

MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRA

CITY CONTEXT VIEW

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- 011 2 8255 0810 | www.pslar.chitecture.com.au
Non-located Registered Architect Peter Iwanik (reg no 5056)
ABN 90 056 077 0227

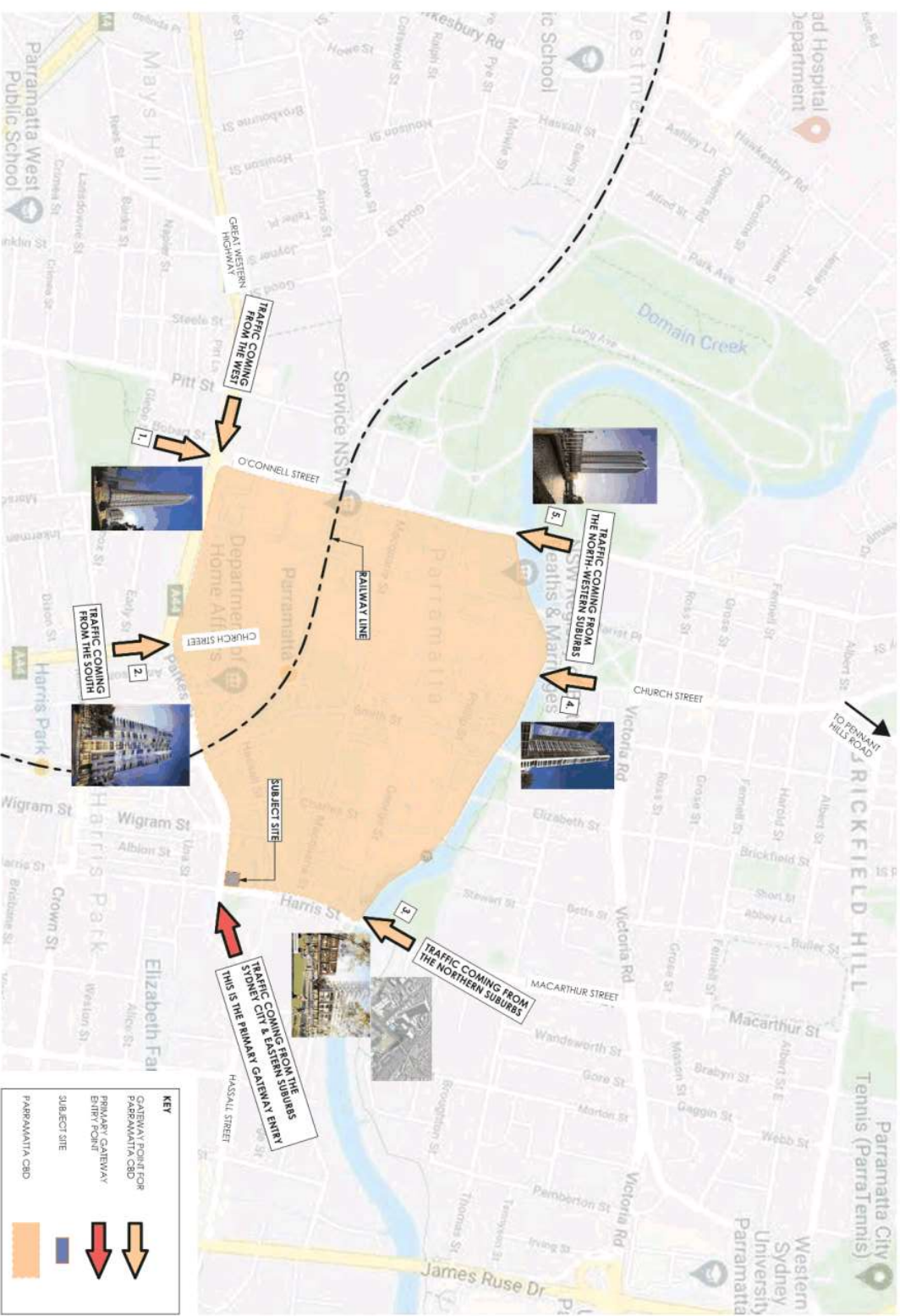


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PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARAMATTA
DRAWING TITLE
LOCATION PLAN

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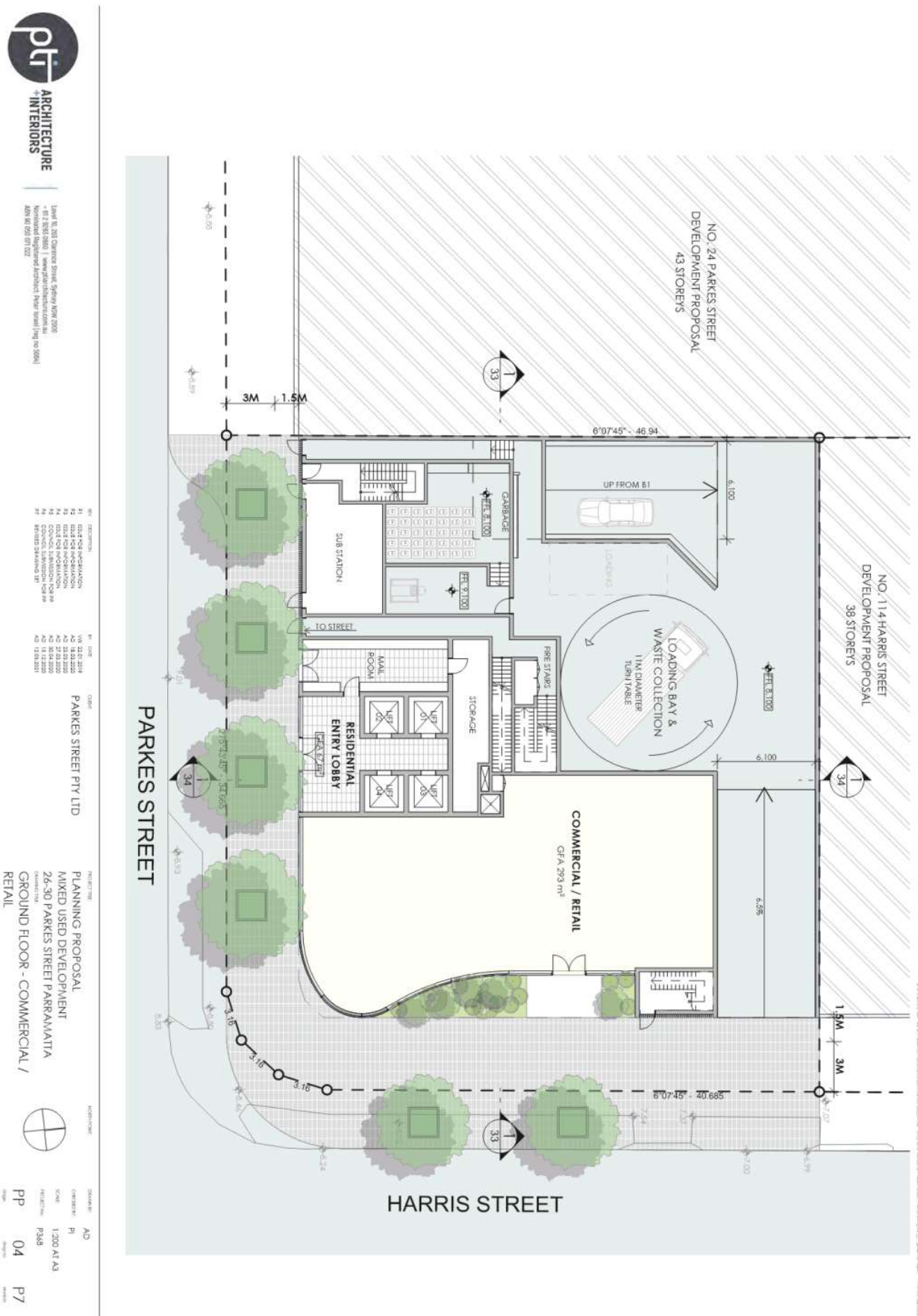
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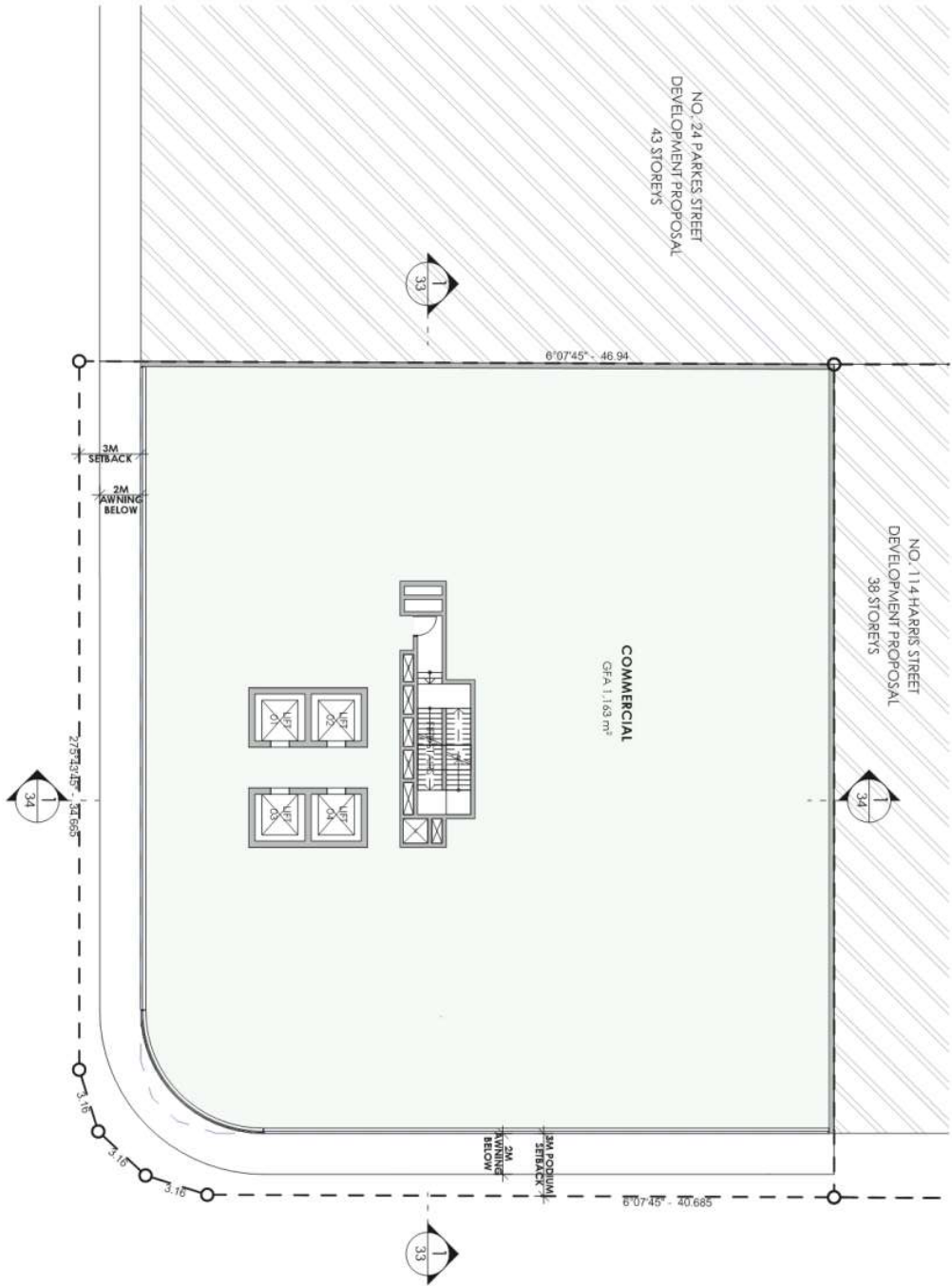
PARKES STREET PT LTD

PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARAMATTA
LOCATION PLAN OF GATEWAY
ENTRANCES TO PARAMATTA CBD



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Sydney based architects. Phone (02) 955 5980
Mobile 06 505 571 022

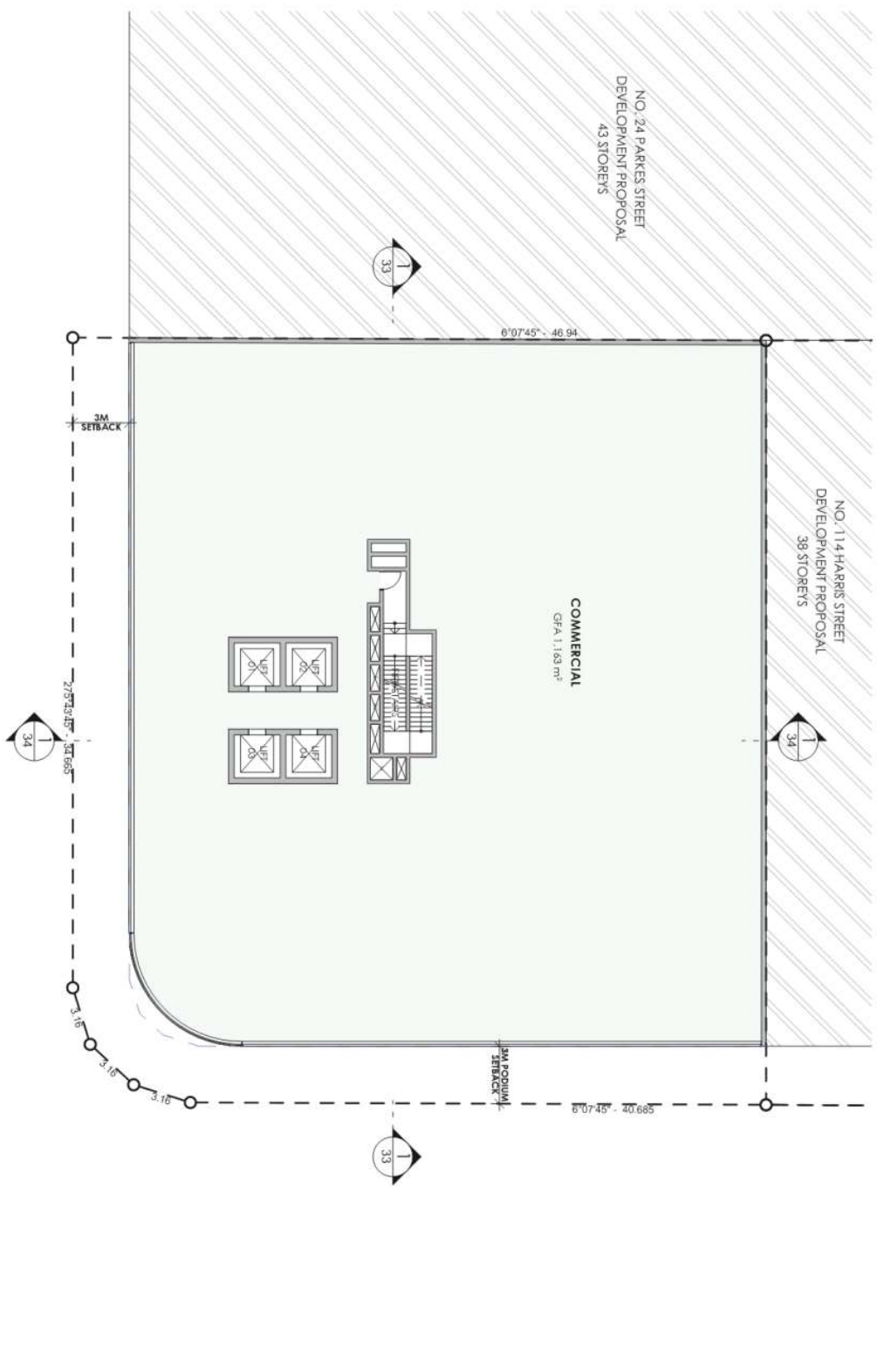
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PARKES STREET PTY LTD

PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
LEVEL 1 - COMMERCIAL



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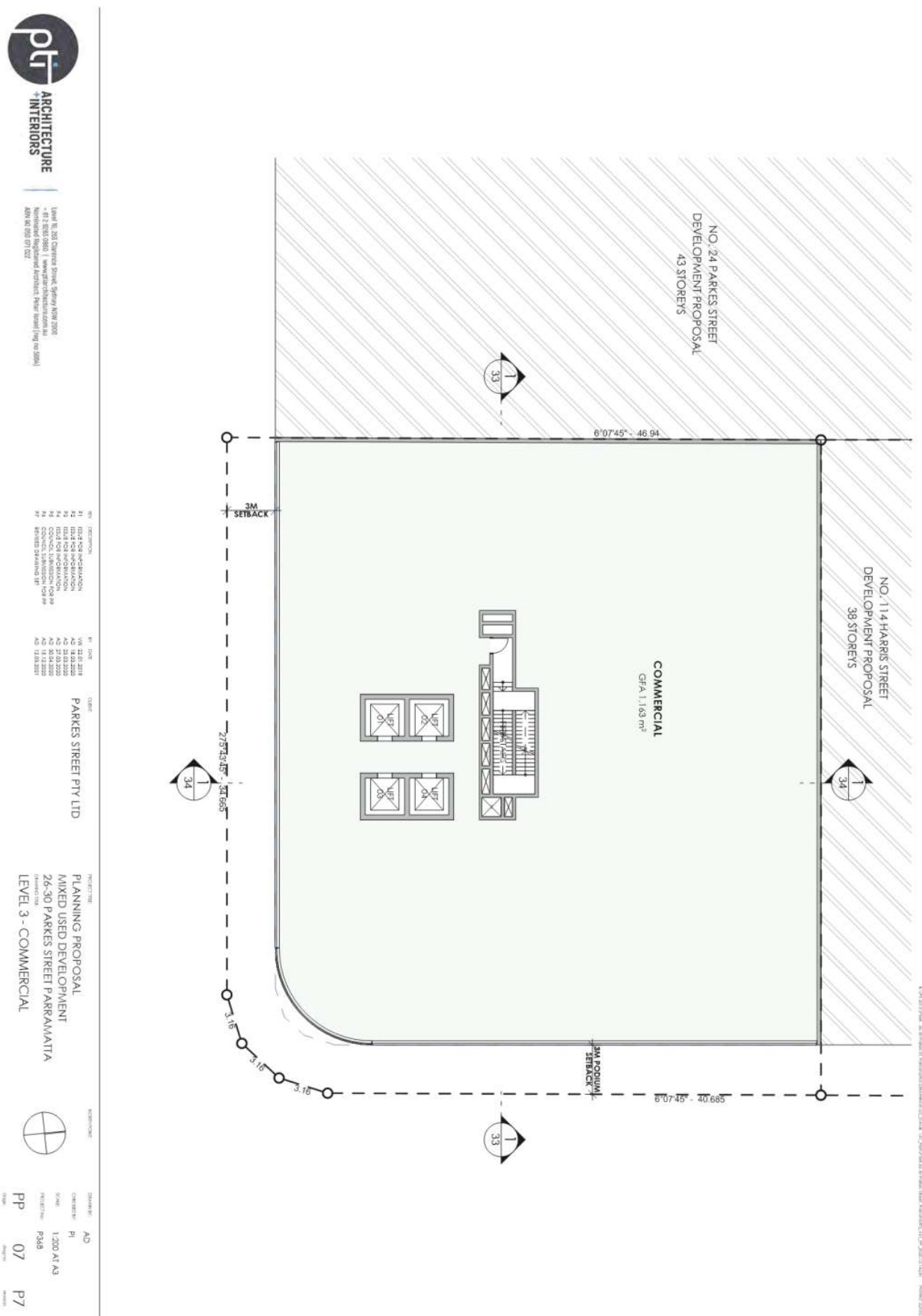
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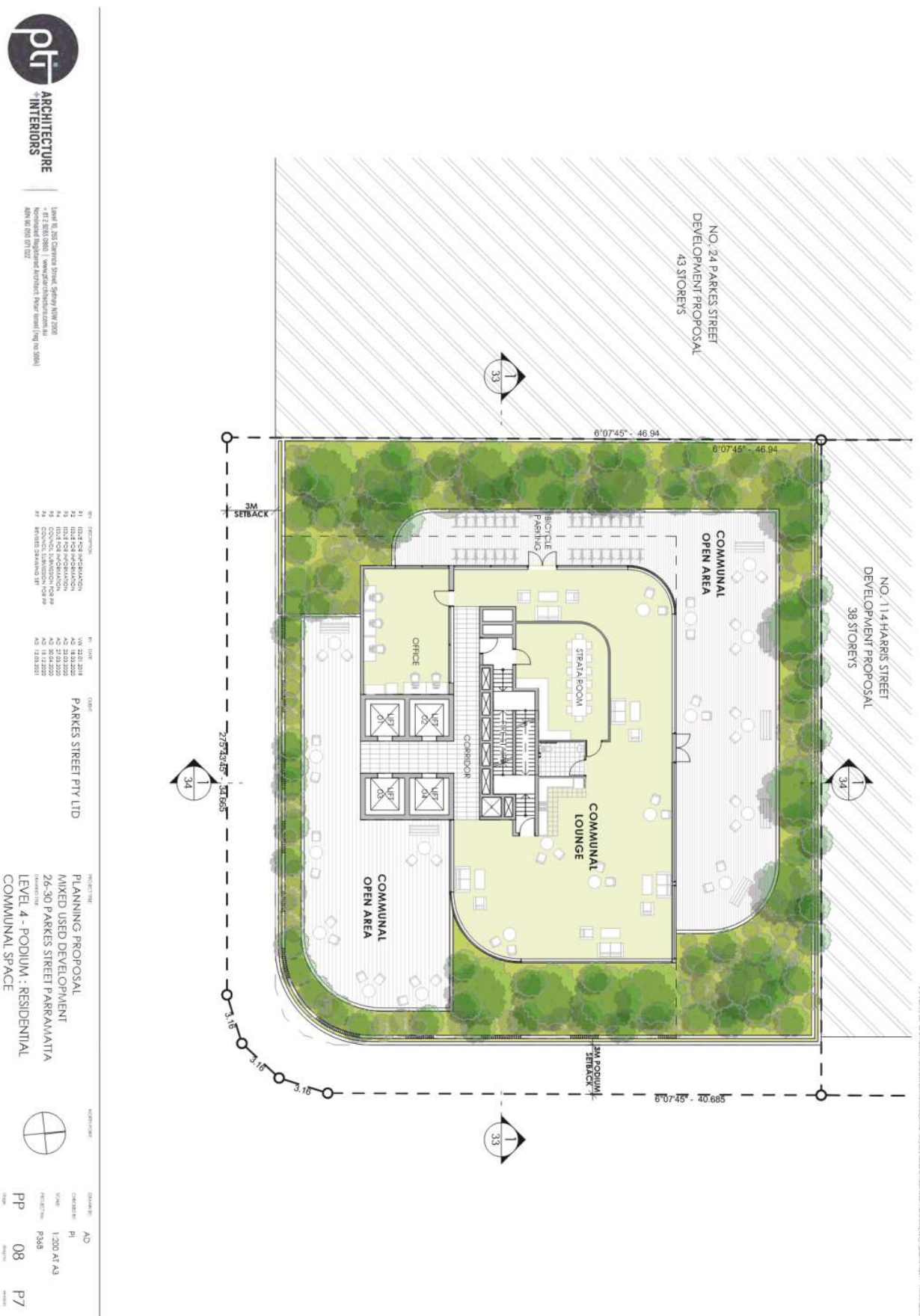
PARKES STREET PTY LTD

PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARRAMATTA
LEVEL 2 - COMMERCIAL



DATE	BY	NO.
AD	PI	1,200 AT A3
PP	06	P348
P7		







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PARKES STREET PTY LTD

PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARAMATTA
LEVEL 5 - 28 TYPICAL RESIDENTIAL



DATE	BY	APP
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12.12.2019	PI	
12.12.2019	PP	
12.12.2019	09	
12.12.2019	P7	



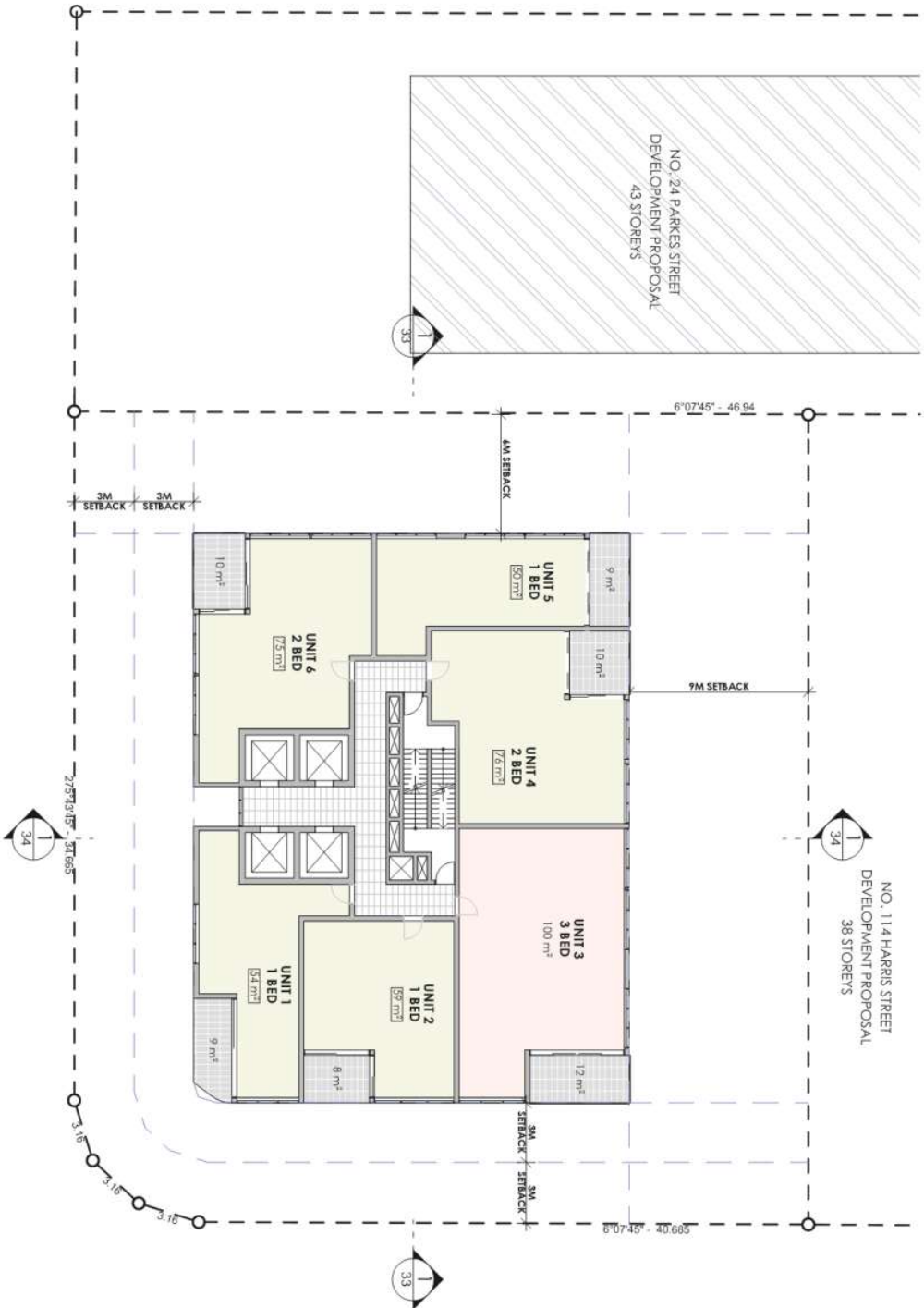
Level 10, 200 Chippendale Street, Sydney NSW 2000
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Level 10, 200 Chippendale Street, Sydney NSW 2000
+ 61 2 9551 5980

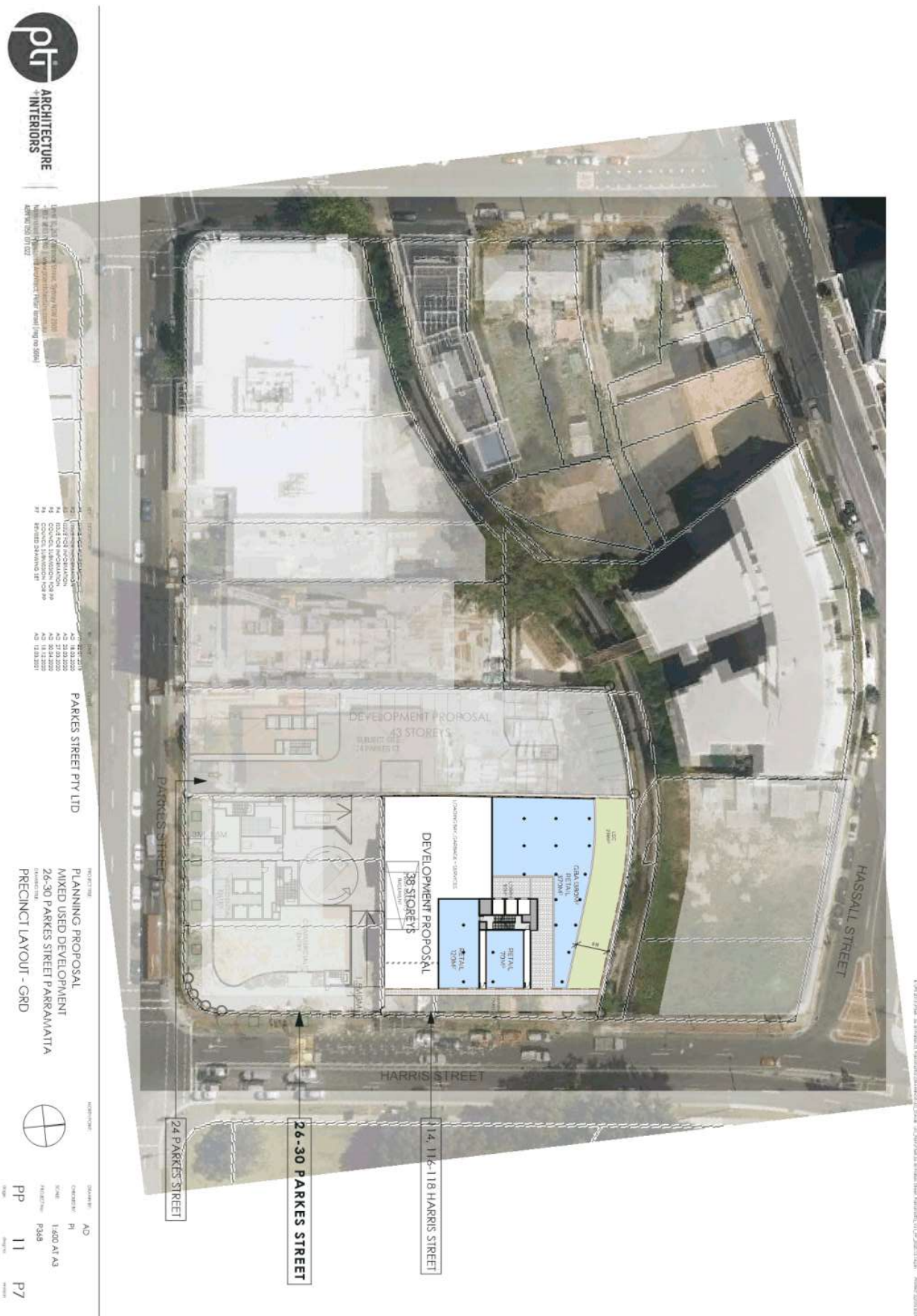
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06	FINAL PLAN	10/12/2019	FOR APPROVAL
07	FINAL PLAN	10/12/2019	FOR APPROVAL

PARKES STREET PTY LTD
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARAMATTA
LEVEL 29 - 38 TYPICAL RESIDENTIAL



DATE	BY	APP'D BY
10/12/2019	AD	
10/12/2019	PI	
10/12/2019	P346	
10/12/2019	PP	
10/12/2019	10	
10/12/2019	P7	

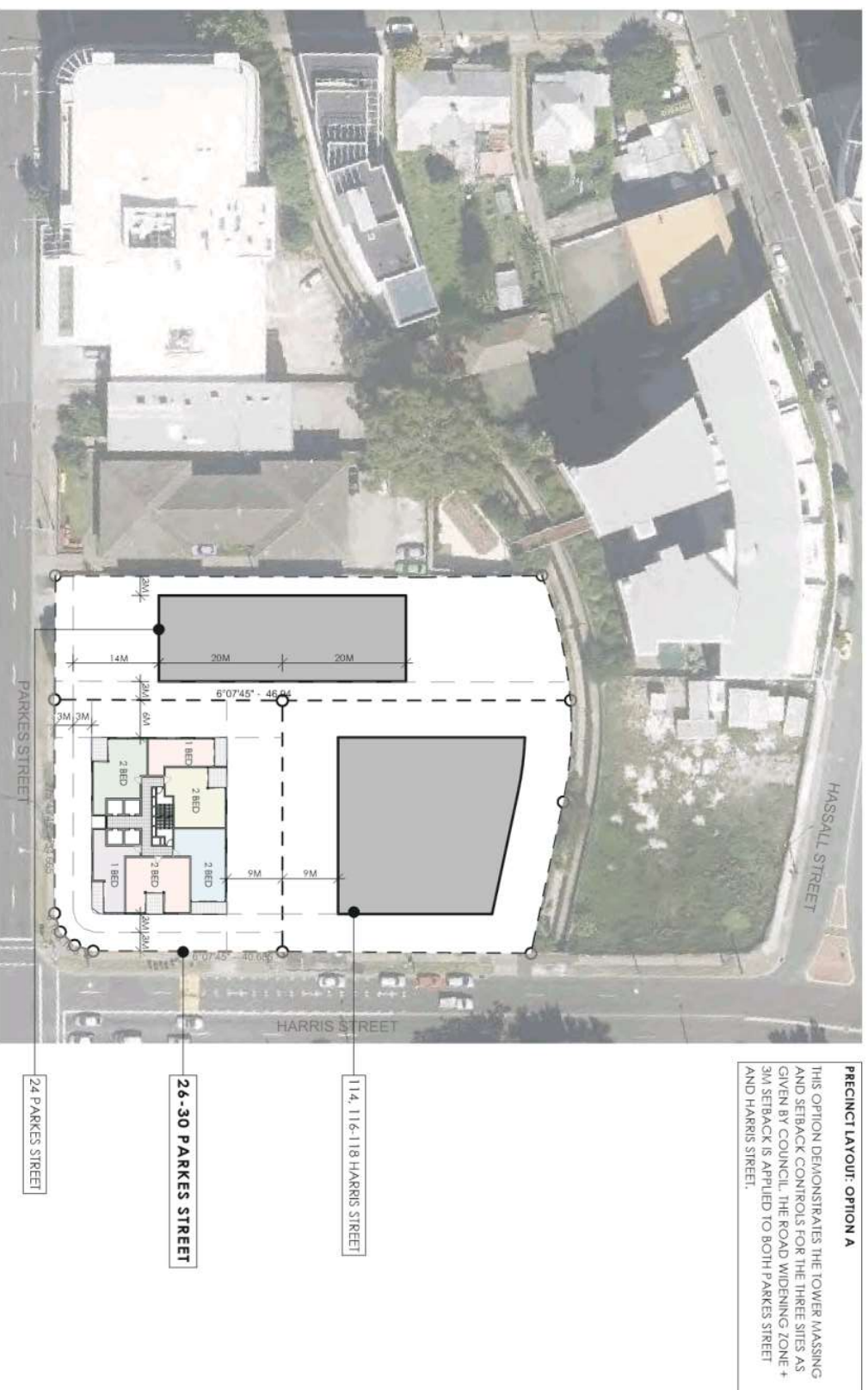






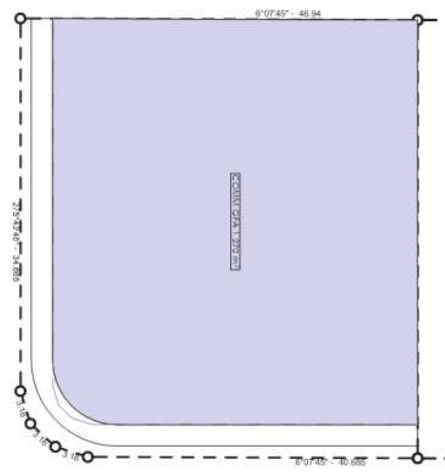




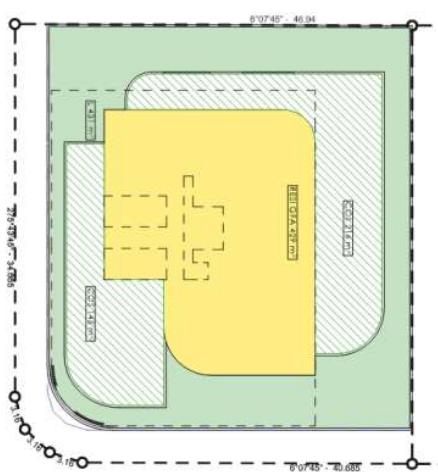




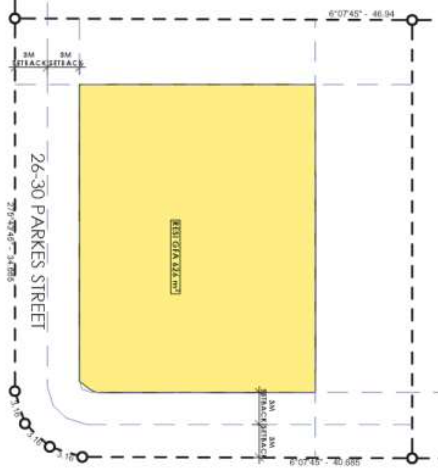
1 GROUND FLOOR COMMERCIAL + ENTRY
1:400



2 LEVEL 1 - 3 COMMERCIAL
1:400



3 LEVEL 4 RESIDENTIAL PODIUM
1:400



4 LEVEL 5-38 TYPICAL RESIDENTIAL
1:400

AREA CALCULATION:
PERMISSIBLE FSR AS PER SLIDING SCALE:
= (6+4X:1)
= 8.46:1 + 15% (DESIGN COMP)
= 9.7:1

SITE AREA = 1493m²

RESIDENTIAL ENVELOPE @ 70% EFFICIENCY
COMMERCIAL ENVELOPE @ 80% EFFICIENCY

TOTAL RESIDENTIAL ENVELOPE: 21.847m²
TOTAL COMMERCIAL ENVELOPE: 4.173m²
TOTAL RESIDENTIAL FSR AREA (70%): 15.292m²
TOTAL COMMERCIAL FSR AREA (80%): 3.338m²
TOTAL RESIDENTIAL FSR: 10.2:1
TOTAL COMMERCIAL FSR: 2.2:1

TOTAL FSR = 12.4:1

PROPOSED SCHEME:
39 LEVELS
204 UNITS

RESIDENTIAL IN TOWER
COMMERCIAL IN PODIUM
TOWER SETBACK & ROAD WIDENING:
3m + 3m (PARKES STREET)
3m + 3m (HARRIS STREET)

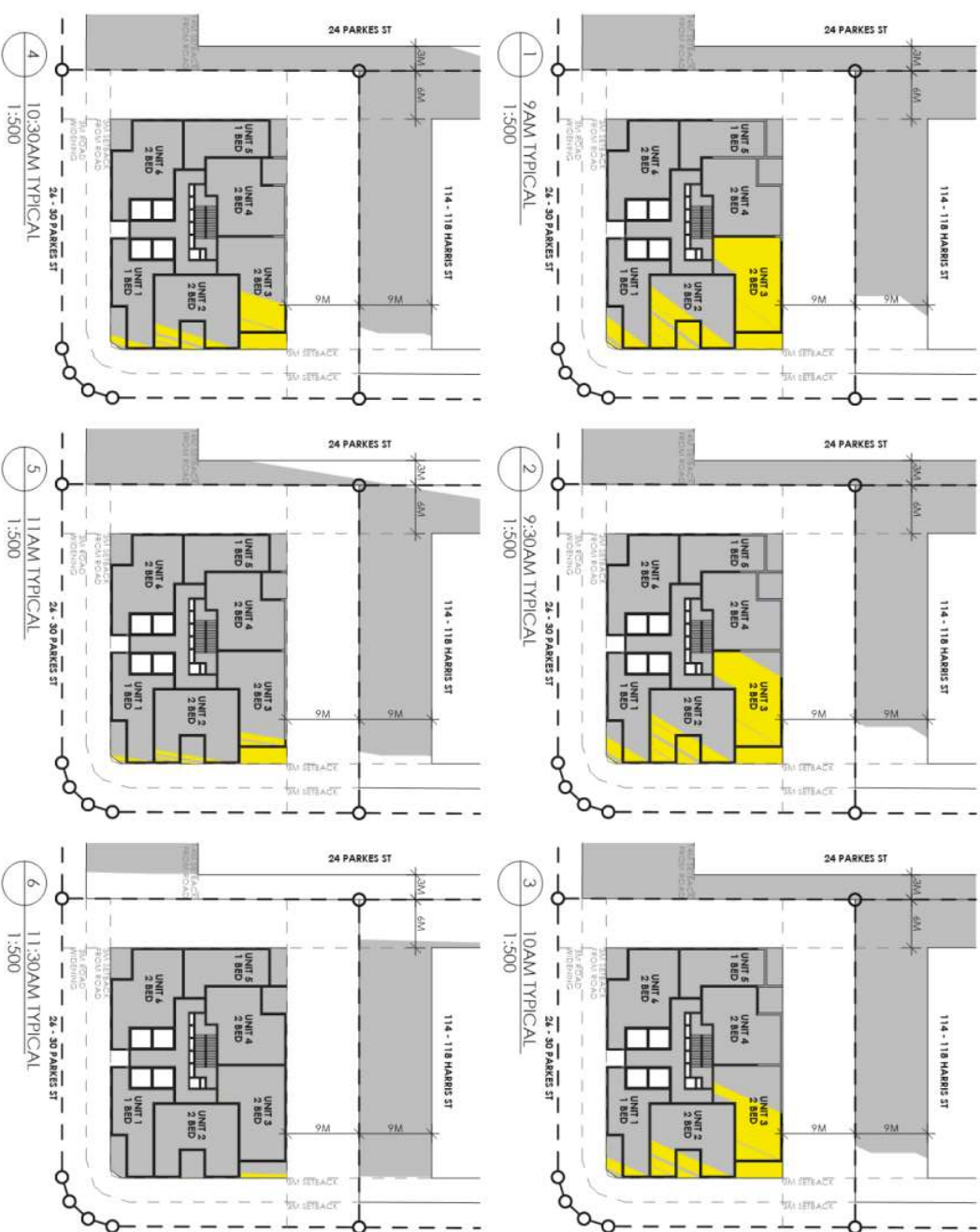


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04	DEVELOPMENT APPLICATION	10/12/2018	
05	DEVELOPMENT APPLICATION	10/12/2018	
06	DEVELOPMENT APPLICATION	10/12/2018	
07	DEVELOPMENT APPLICATION	10/12/2018	

PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARKMAMATA
GFA DIAGRAMS



DATE	BY	APP'D BY
10/12/2018	PP	AD
16/12/2018	16	
17/12/2018	P7	



SOLAR ACCESS SUMMARY

SOLAR TESTING OF THE BUILDING MASSING AND SETBACKS FIRSTLY GIVEN BY COUNCIL INDICATES AT LEAST 50% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

THEFORE THE SCHEME DOES NOT COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS

- SOLAR ACCESS TIMES**
- UNIT 01: SOLAR ACCESS FROM 9AM TO 11AM
 - UNIT 02: SOLAR ACCESS FROM 9AM TO 11AM
 - UNIT 03: SOLAR ACCESS FROM 9AM TO 11AM
 - UNIT 04: SOLAR ACCESS FROM 1PM TO 3PM
 - UNIT 05: SOLAR ACCESS FROM 1PM TO 3PM
 - UNIT 06: SOLAR ACCESS AT 12PM
- SOLAR ACCESS LEGEND**
- SHADOW
 - DIRECT SUNLIGHT



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CLIENT

PARKES STREET PTY LTD

PROJECT TITLE

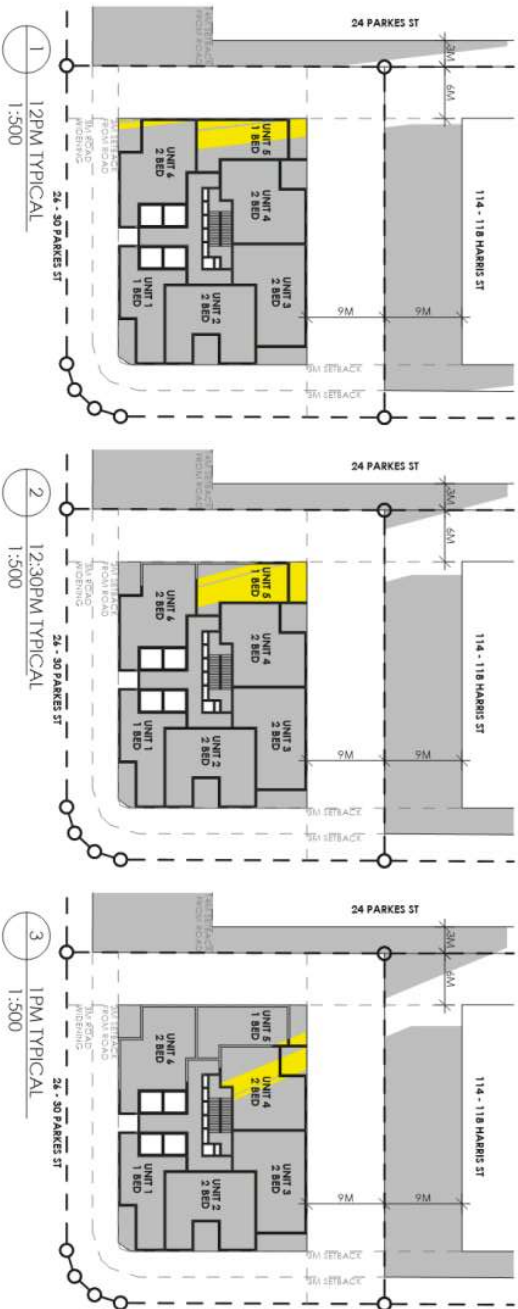
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARAMATTA
ADG SOLAR ACCESS ANALYSIS
TYPICAL LEVEL 5-28 OPTION A

DATE

AD
P1
1-500 AT A3
P368
PP
17
P7

REVISIONS

NO.	DESCRIPTION	BY	DATE
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03	ISSUE FOR INFORMATION	AD	13.01.2019
04	ISSUE FOR INFORMATION	AD	13.01.2019
05	ISSUE FOR INFORMATION	AD	13.01.2019
06	ISSUE FOR INFORMATION	AD	13.01.2019
07	ISSUE FOR INFORMATION	AD	13.01.2019



SOLAR ACCESS SUMMARY

SOLAR TESTING OF THE BUILDING MASSING AND SETBACKS FIRSTLY GIVEN BY COUNCIL INDICATES AT LEAST 50% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

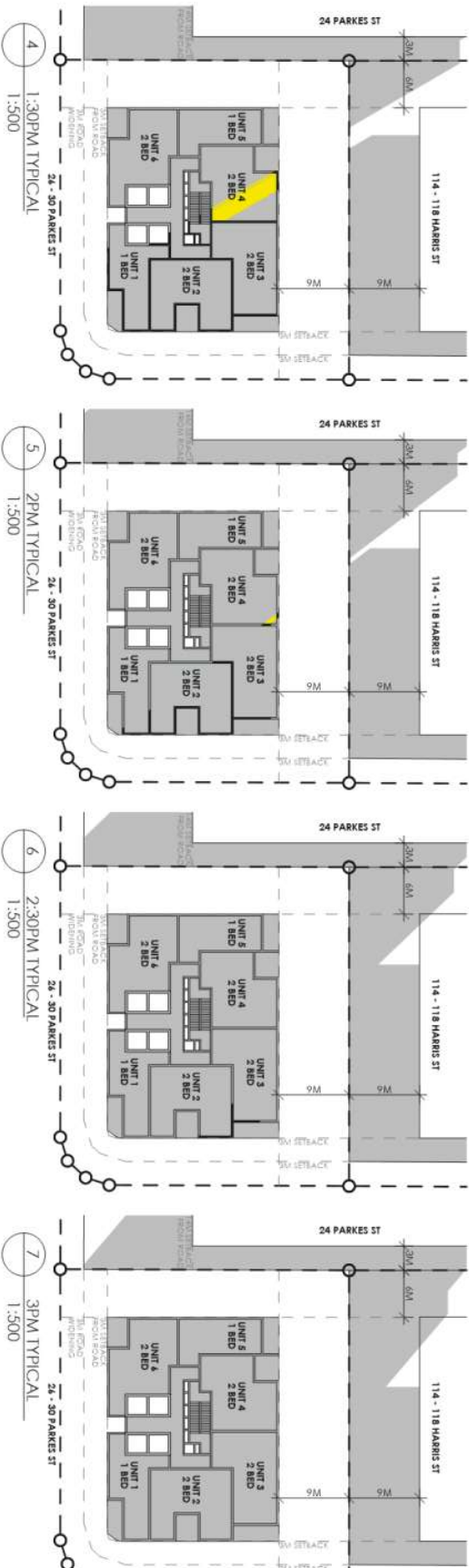
THEREFORE THE SCHEME DOES NOT COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS

SOLAR ACCESS TIMES

UNIT 01- SOLAR ACCESS FROM 9AM TO 11AM
UNIT 02- SOLAR ACCESS FROM 9AM TO 11AM
UNIT 03- SOLAR ACCESS FROM 9AM TO 11AM
UNIT 04- SOLAR ACCESS FROM 1PM TO 3PM
UNIT 05- SOLAR ACCESS FROM 1PM TO 3PM
UNIT 06- SOLAR ACCESS AT 12PM

SOLAR ACCESS LEGEND

SHADOW
DIRECT SUNLIGHT



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NO.	DESCRIPTION	PI	DATE
01	REVISION		
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03	REVISION		
04	REVISION		
05	REVISION		
06	REVISION		
07	REVISION		

CLIENT
PARKES STREET PTY LTD

PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARAMATTA
ADG SOLAR ACCESS ANALYSIS
TYPICAL LEVEL 5-28 OPTION A

NO.	DESCRIPTION	PI	DATE
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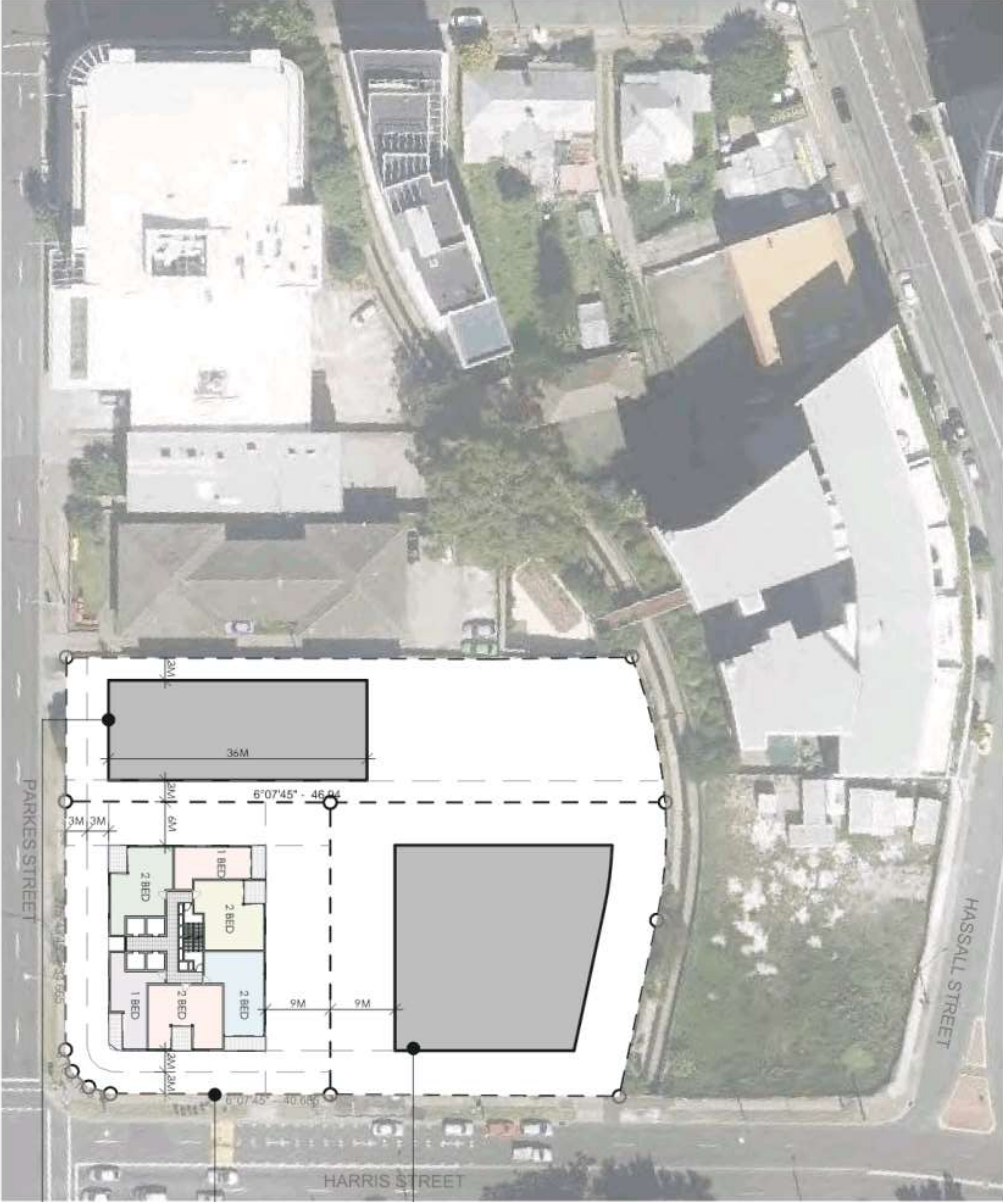
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SOLAR ACCESS SUMMARY

AT LEAST 50% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

THEREFORE THE SCHEME DOES NOT COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS

[illegible]



PRECINCT LAYOUT: OPTION B

IN THIS OPTION WE BEGIN TO TEST THE SETBACKS AND MASSING PARAMETERS THAT ARE REQUIRED TO ACHIEVE FULL ADG SOLAR ACCESS REQUIREMENTS TO ALL SITES. FOR THIS TO HAPPEN WE SHIFT THE TOWER ON 24 PARKES STREET TOWARDS THE STREET TO ALIGN WITH THE TOWER ON 26-30 PARKES STREET.



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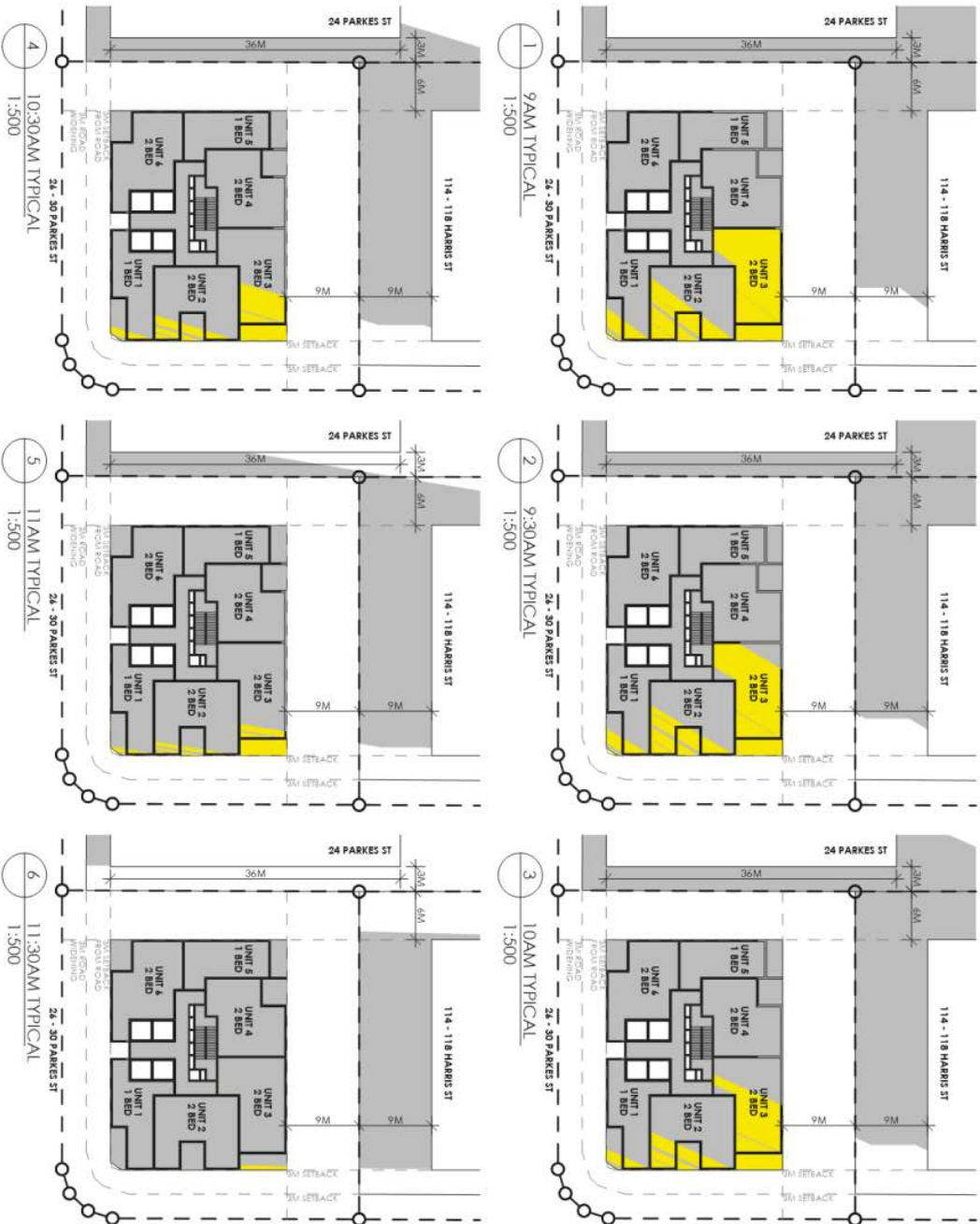
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04	26-30 PARKES STREET	10.12.2019
05	26-30 PARKES STREET	10.12.2019
06	26-30 PARKES STREET	10.12.2019
07	26-30 PARKES STREET	10.12.2019

PARKES STREET PTY LTD

PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARAMATTA
PRECINCT LAYOUT - 105+ TYPICAL
RESIDENTIAL OPTION B



DATE	BY	APP'D BY
10.12.2019	PT	AD
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10.12.2019	PT	AD
10.12.2019	PT	AD
10.12.2019	PT	AD
10.12.2019	PT	AD
10.12.2019	PT	AD



SOLAR ACCESS SUMMARY

FURTHER TESTING SHOWS THE TOWER ON 24 PARKES STREET TO ALIGN WITH THE NEIGHBOURING TOWER PROPOSAL OF 26-30 PARKES STREET. IN ADDITION TO THIS, THE MASSING LENGTH HAS REDUCED TO 36M LONG TO ACHIEVE 83% OF THE APARTMENT'S LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

THEREFORE THE SCHEME DOES COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS

SOLAR ACCESS TIMES

- UNIT 01 - SOLAR ACCESS FROM 9AM TO 11AM
- UNIT 02 - SOLAR ACCESS FROM 9AM TO 11AM
- UNIT 03 - SOLAR ACCESS FROM 9AM TO 11AM
- UNIT 04 - SOLAR ACCESS FROM 11AM TO 3PM
- UNIT 05 - SOLAR ACCESS FROM 11AM TO 3PM
- UNIT 06 - SOLAR ACCESS AT 12PM TO 12:30PM

SOLAR ACCESS LEGEND

- SHADOW
- DIRECT SUNLIGHT



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REV	DESCRIPTION	BY	DATE
01	ISSUE FOR INFORMATION	AD	12.12.2019
02	ISSUE FOR INFORMATION	AD	13.01.2020
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04	ISSUE FOR INFORMATION	AD	13.01.2020
05	ISSUE FOR INFORMATION	AD	13.01.2020
06	ISSUE FOR INFORMATION	AD	13.01.2020
07	ISSUE FOR INFORMATION	AD	13.01.2020

PARKES STREET PTY LTD

PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARAMATTA
ADG SOLAR ACCESS ANALYSIS
TYPICAL LEVEL 5-28 OPTION B



DATE	BY	APP'D BY
12.12.2019	AD	AD
13.01.2020	AD	AD
13.01.2020	AD	AD
13.01.2020	AD	AD
13.01.2020	AD	AD
13.01.2020	AD	AD
13.01.2020	AD	AD





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Phone 06 255 87 822

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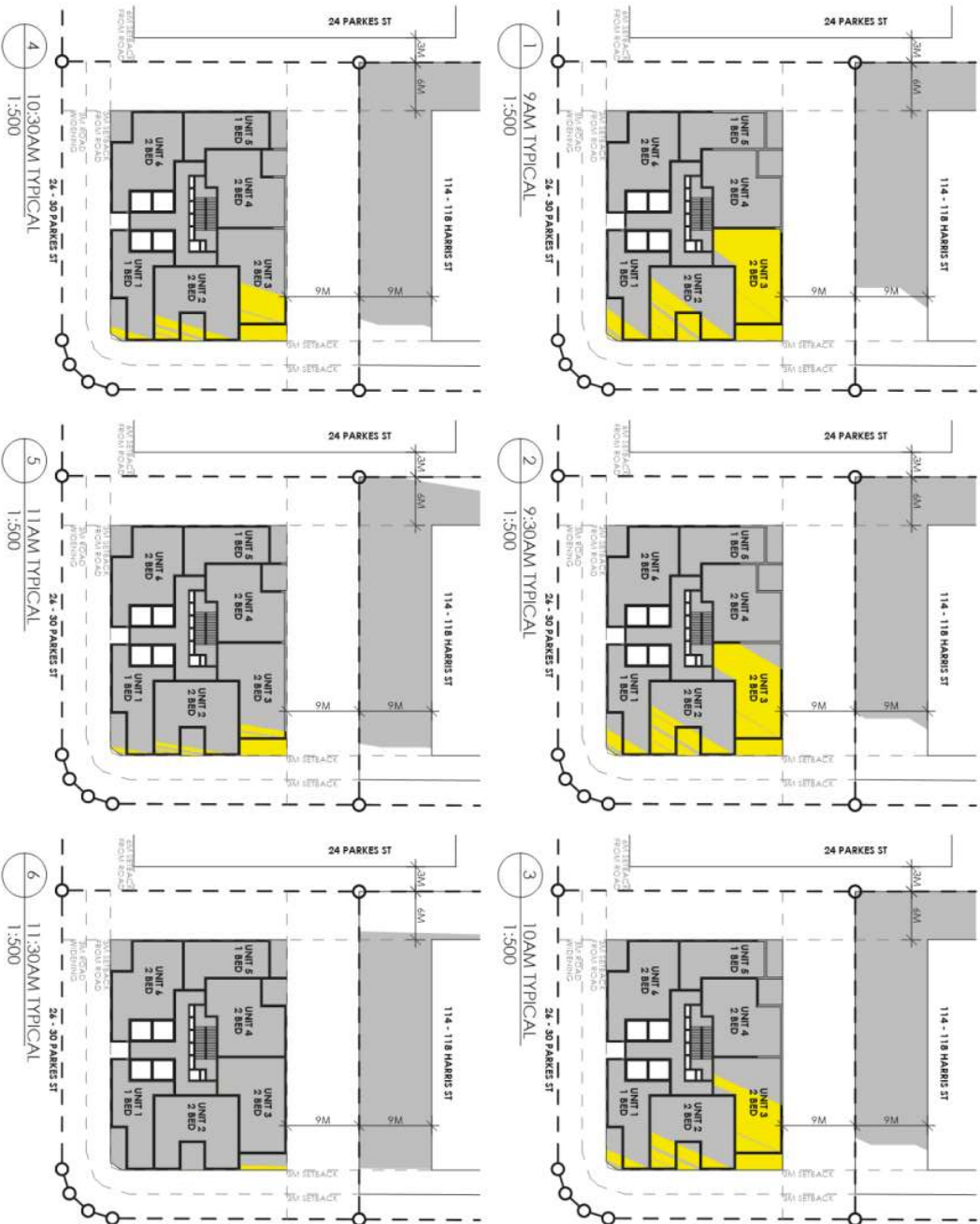
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17 22.12.2018

CLIENT
PARKES STREET PTY LTD

PROJECT TITLE
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARAMATTA
PRECINCT LAYOUT - 105+ TYPICAL
RESIDENTIAL OPTION C



DATE: 22.12.2018
SCALE: 1:400 AT A3
PROJECT: P348
PP 24 P5



SOLAR ACCESS SUMMARY

THIS OPTION IS AN ALTERNATIVE SOLUTION WHICH SHOWS THE TOWER ON 24 PARKES STREET SETBACK 6M FROM THE NEW ROAD WIDENING WITH AN OVERALL LENGTH OF 40M. THIS ALLOWS THE SCHEME ON 26-30 PARKES STREET TO ACHIEVE 50% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

THEREFORE THE SCHEME DOES NOT COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS

SOLAR ACCESS TIMES

- UNIT 01 - SOLAR ACCESS FROM 9AM TO 11AM
- UNIT 02 - SOLAR ACCESS FROM 9AM TO 11AM
- UNIT 03 - SOLAR ACCESS FROM 9AM TO 11AM & 2:30PM TO 3PM
- UNIT 04 - SOLAR ACCESS FROM 1PM TO 2:30PM
- UNIT 05 - SOLAR ACCESS FROM 12PM TO 1:30PM
- UNIT 06 - SOLAR ACCESS AT 12PM TO 12:30PM

SOLAR ACCESS LEGEND

- SHADOW
- DIRECT SUNLIGHT



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REV	DESCRIPTION	BY	DATE
01	ISSUE FOR INFORMATION	AD	12.12.2018
02	ISSUE FOR INFORMATION	AD	13.01.2019
03	ISSUE FOR INFORMATION	AD	13.01.2019
04	ISSUE FOR INFORMATION	AD	13.01.2019
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06	ISSUE FOR INFORMATION	AD	13.01.2019
07	ISSUE FOR INFORMATION	AD	13.01.2019

PARKES STREET PTY LTD

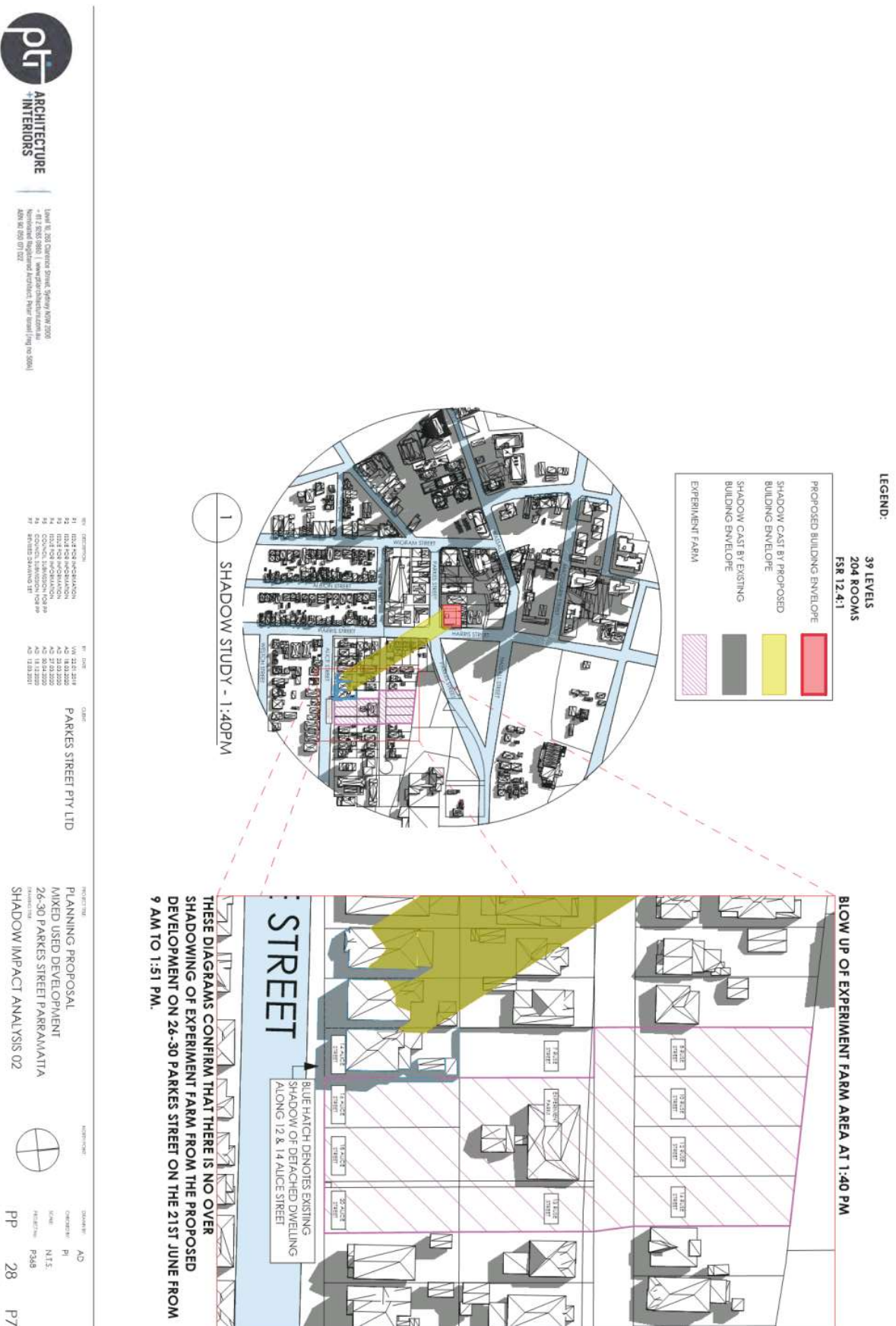
PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARAMATTA
ADG SOLAR ACCESS ANALYSIS
TYPICAL LEVEL 5-28 OPTION C

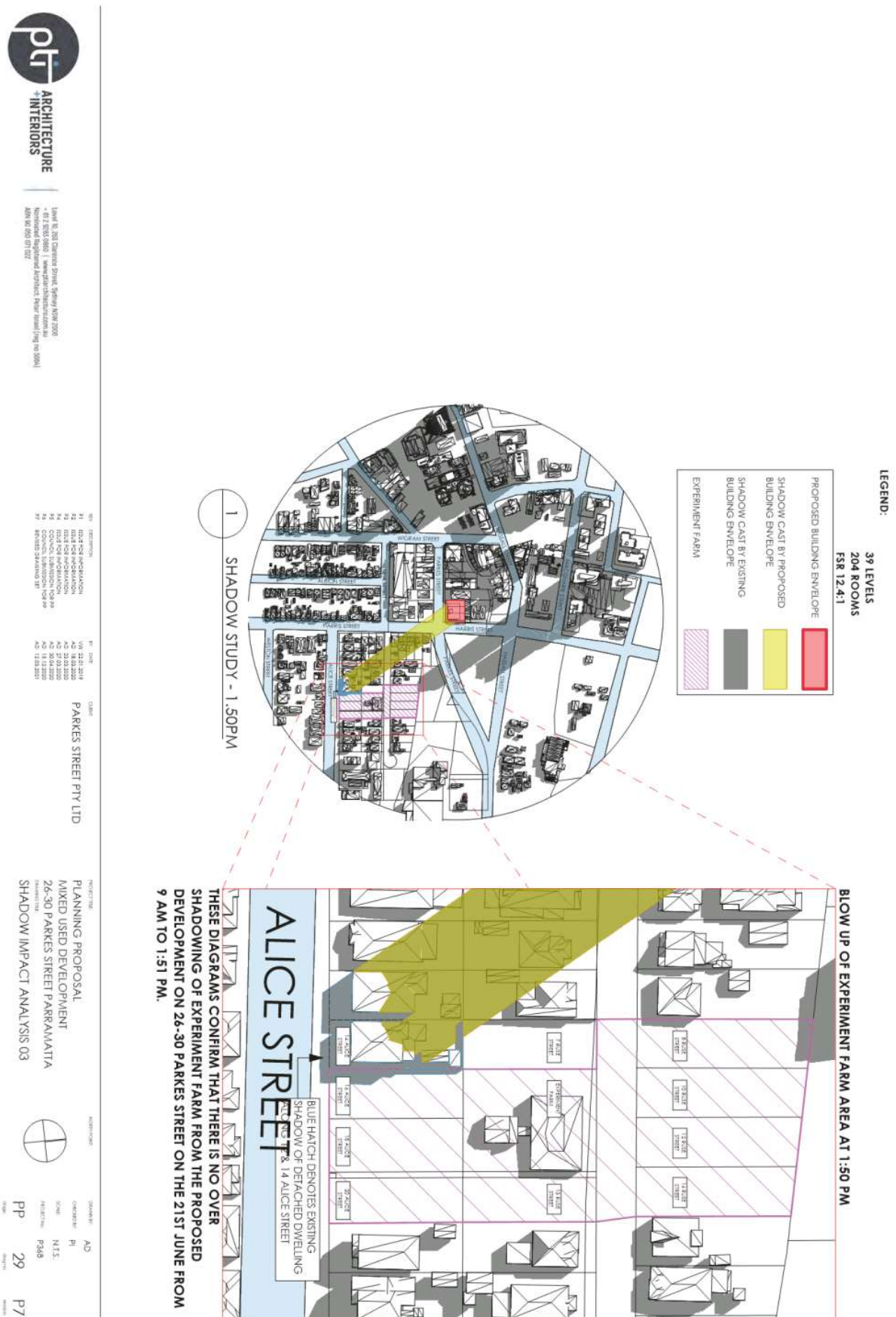


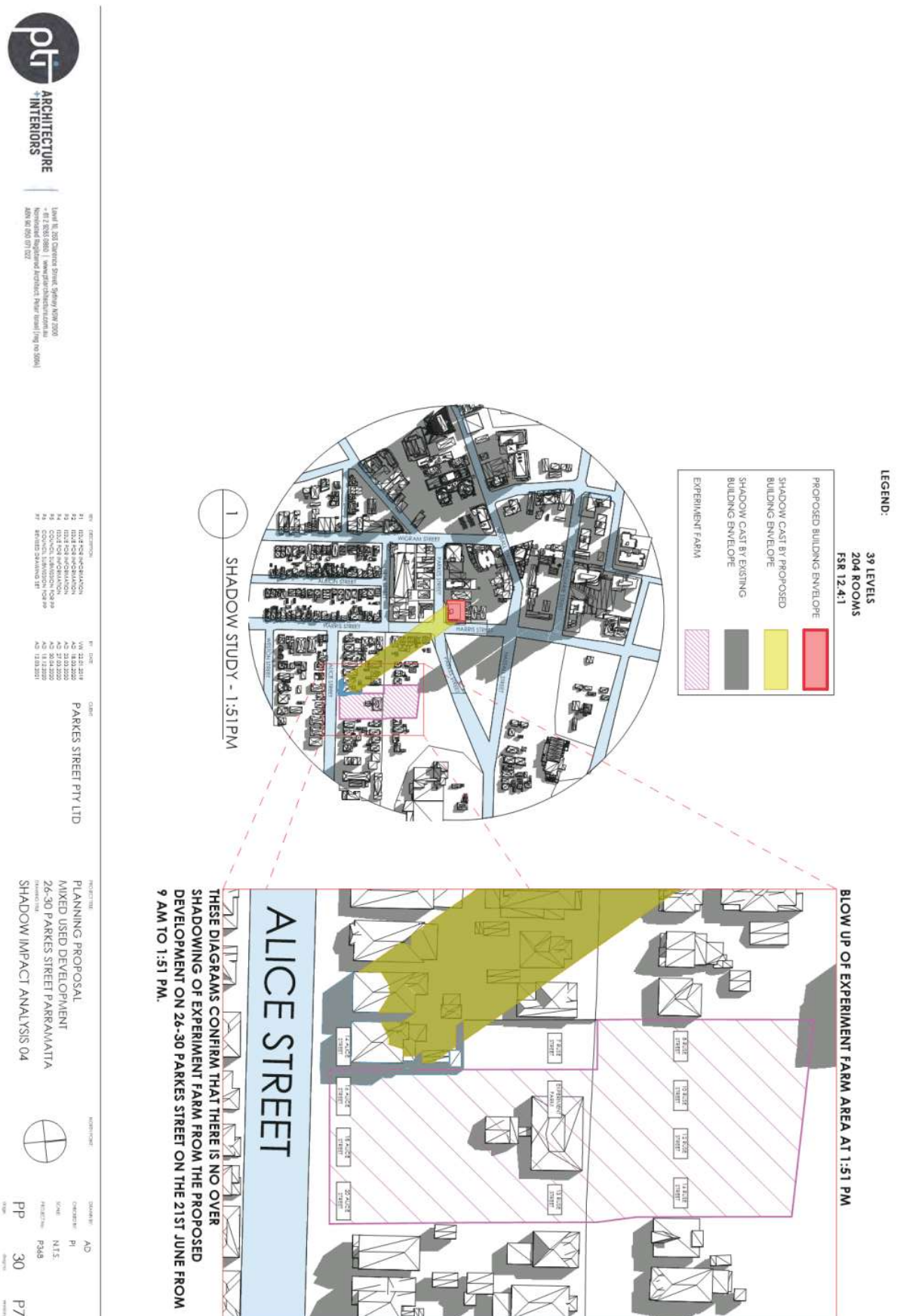
DATE	BY	APP'D BY
12.12.2018	AD	
13.01.2019	AD	
13.01.2019	AD	
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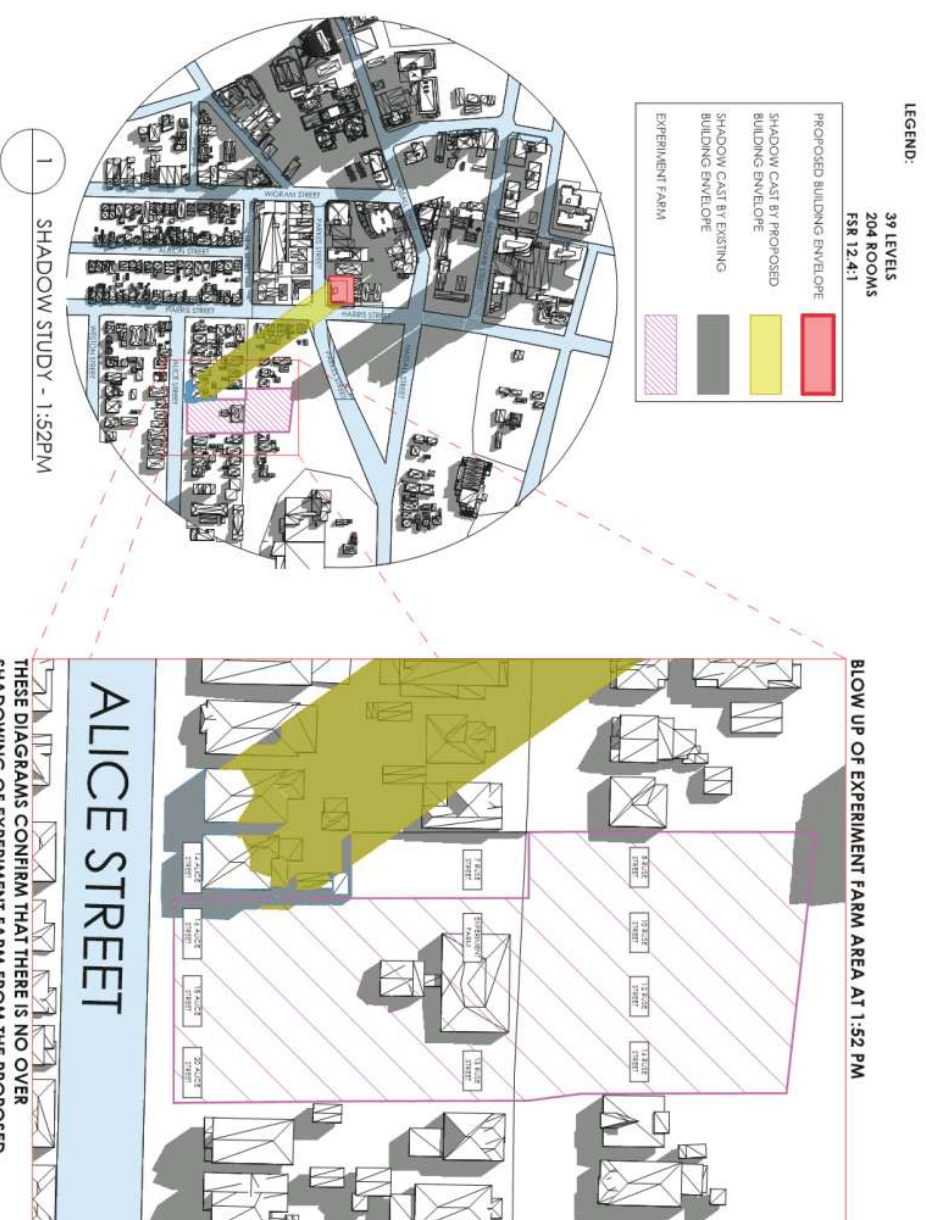


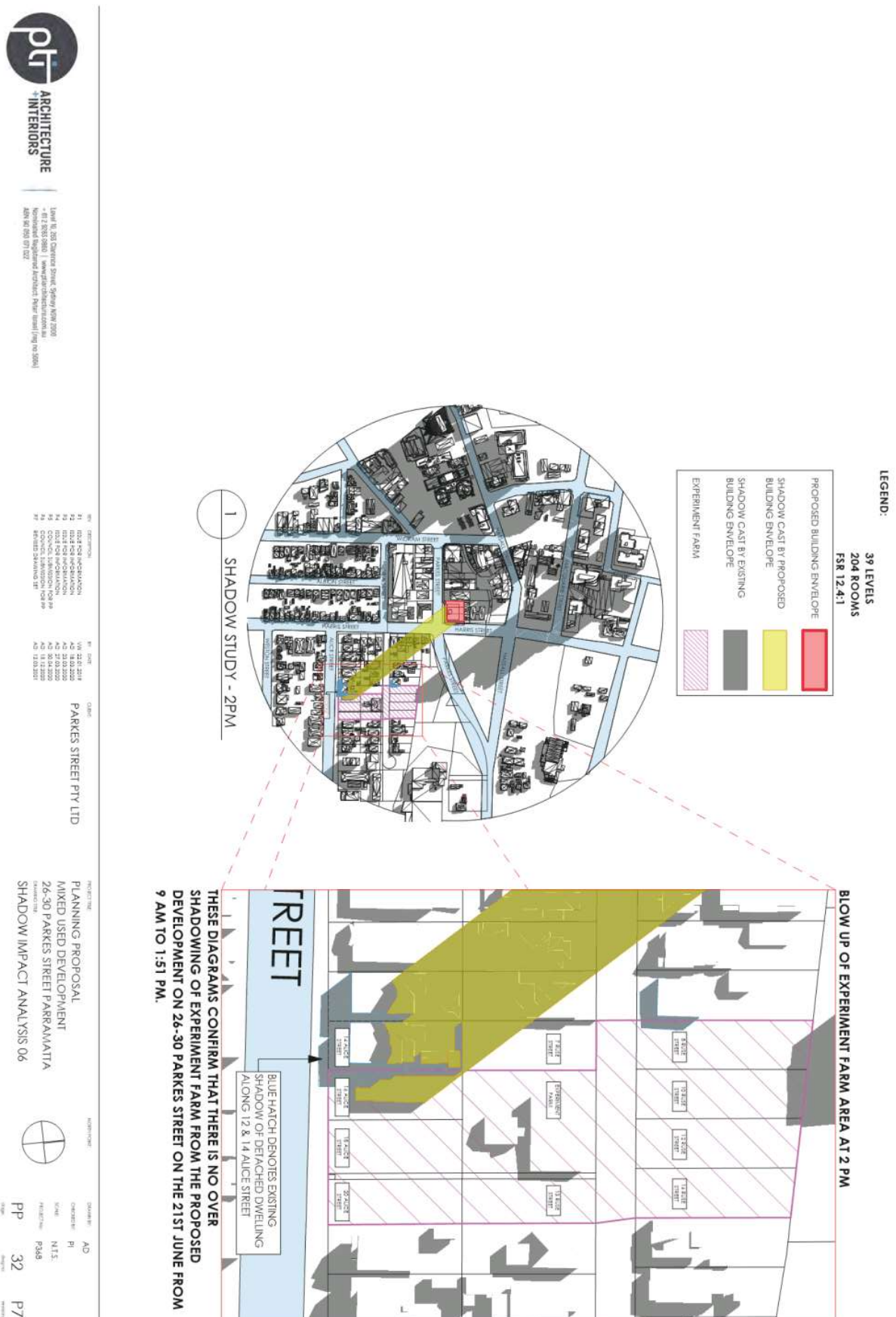




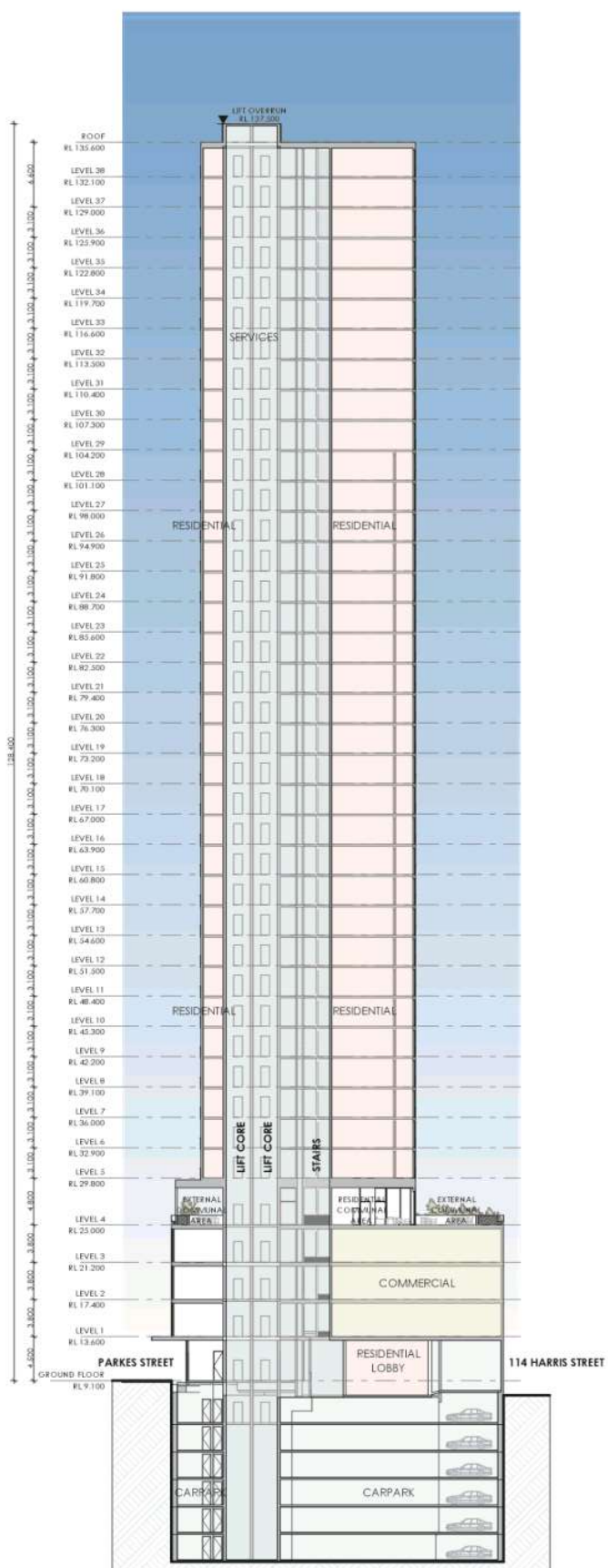




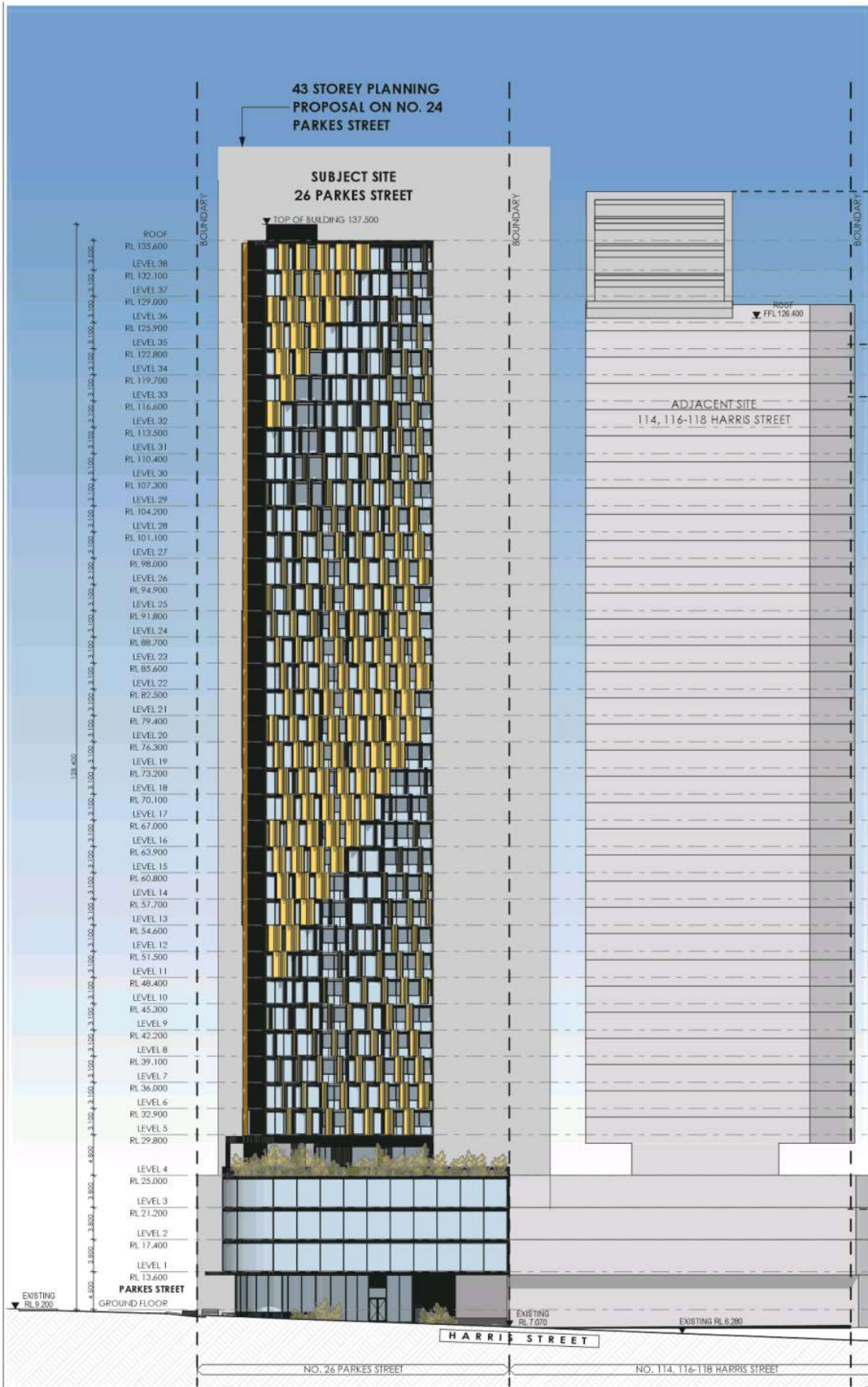






[illegible]





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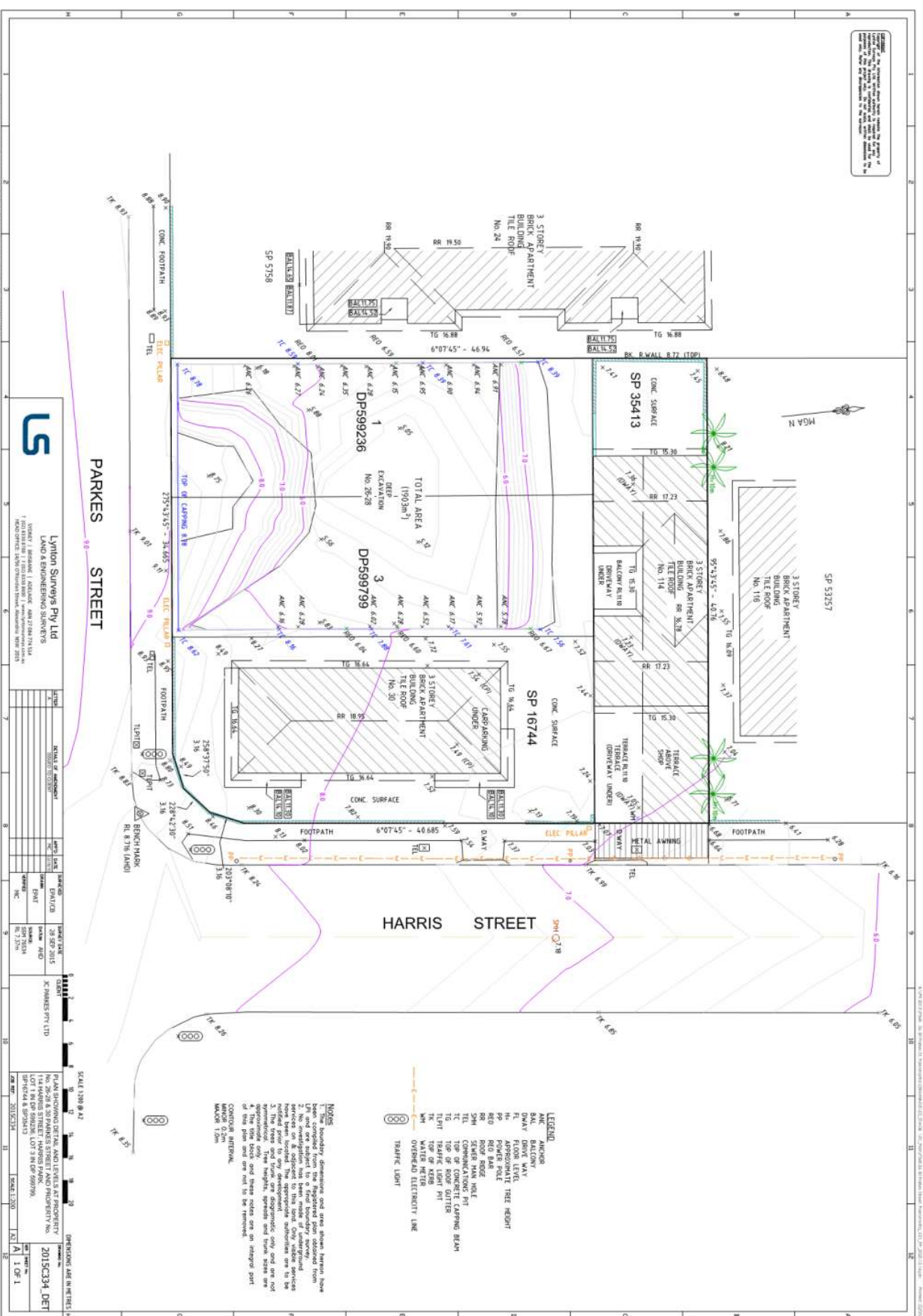
NO. 26 PARKES STREET
AD 22.12.2018
AD 23.03.2019
AD 27.05.2019
AD 11.12.2019
AD 13.01.2021

NO. 114, 116-118 HARRIS STREET
AD 22.12.2018
AD 23.03.2019
AD 27.05.2019
AD 11.12.2019
AD 13.01.2021

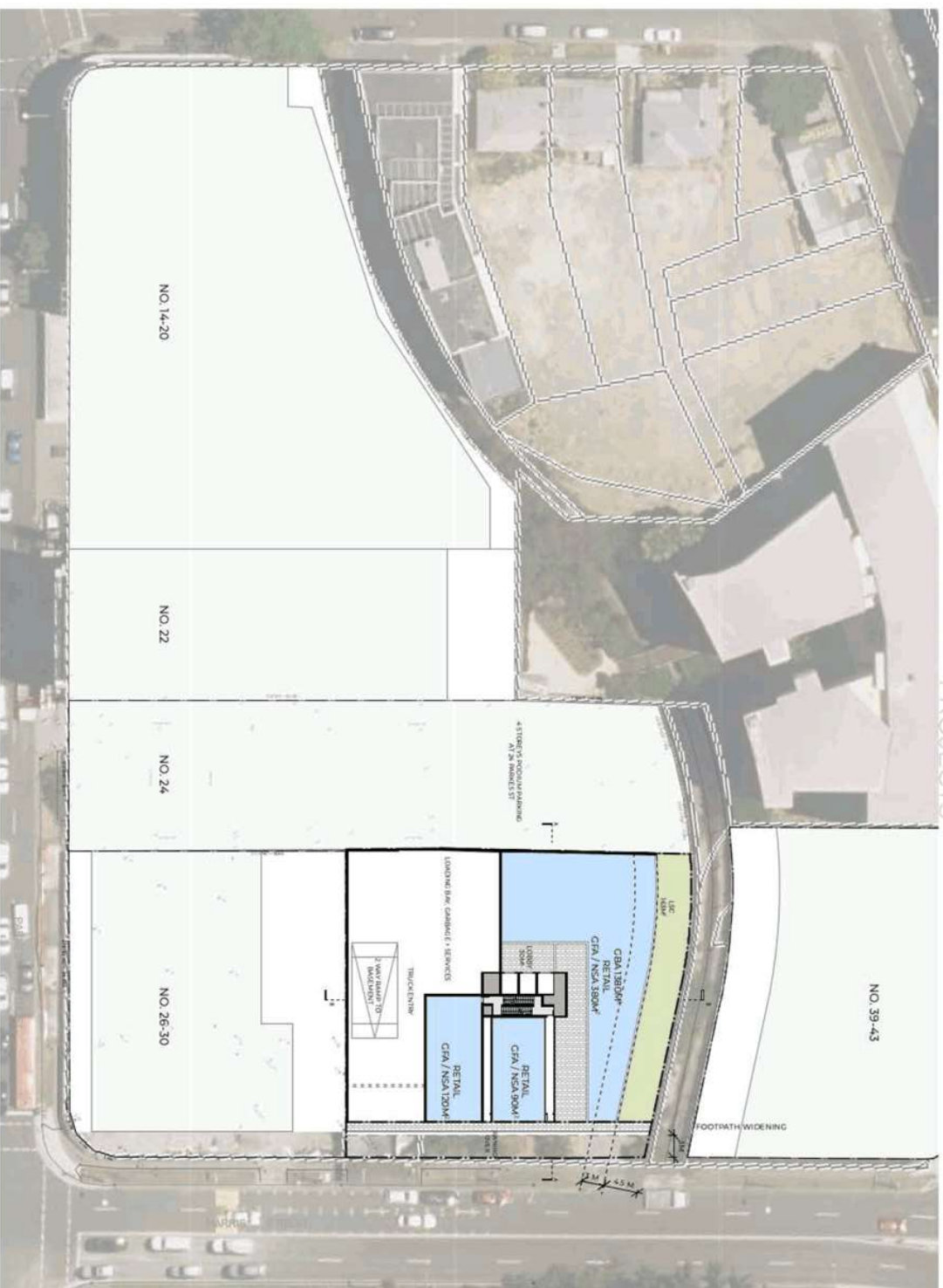
PARKES STREET PTY LTD

PLANNING PROPOSAL
MIXED USED DEVELOPMENT
26-30 PARKES STREET PARKAMATTA
EAST ELEVATION (HARRIS STREET)

DATE: 11.12.2019
SCALE: 1:400 AT A3
PROJECT: P346
PP 36 P7



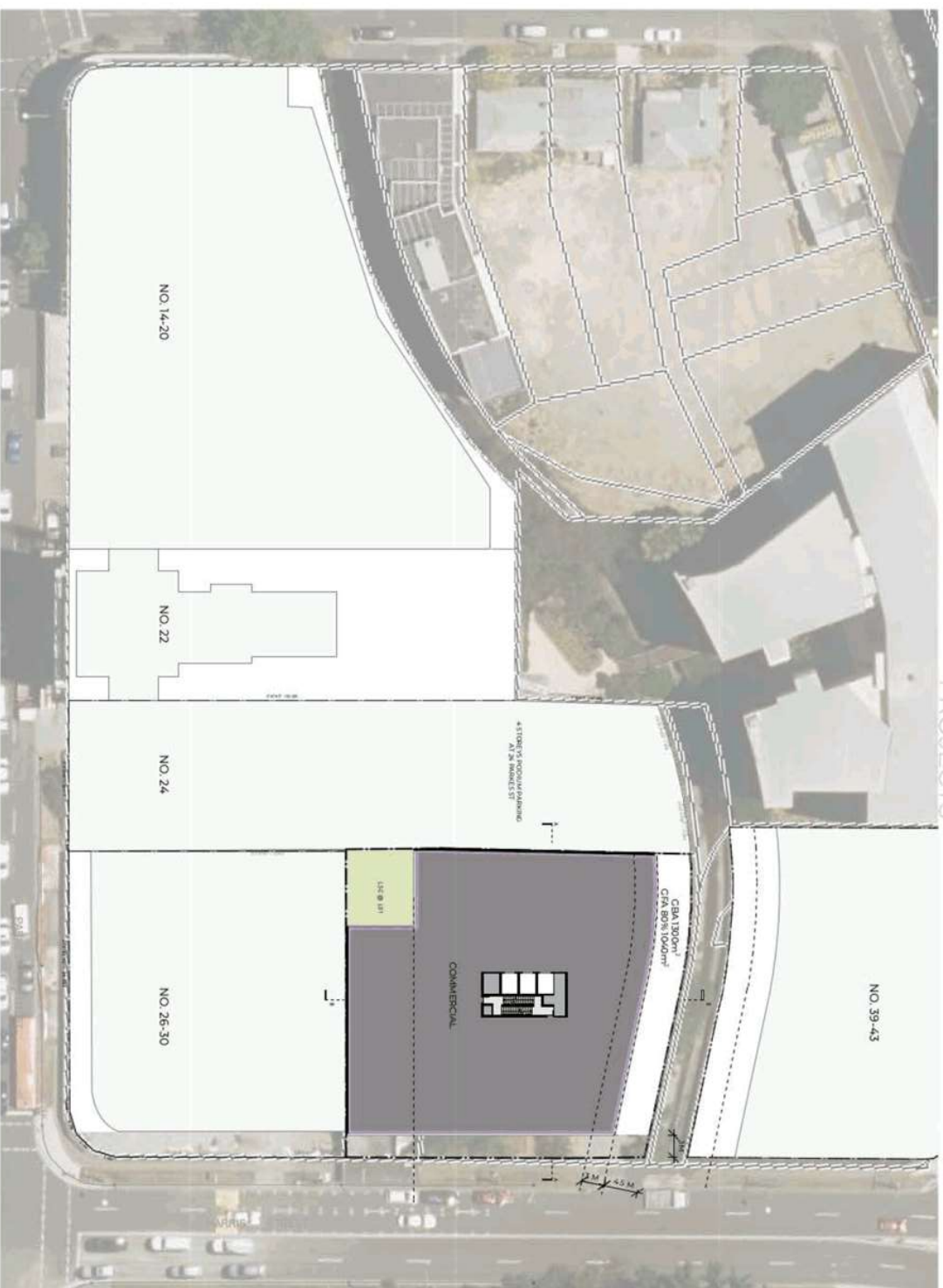
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PROJECTS



POTENTIAL AREAS OF WILD FIRE APPROXIMATELY ONLY AND SUBJECT TO SITE SURVEY OF THE SITES. DESIGN, CONSTRUCTION, MAINTENANCE, AND OPERATIONS OF THE PROJECTS ARE THE RESPONSIBILITY OF THE PROJECT OWNERS. THE PROJECT OWNERS ARE ADVISED THAT THE PROJECTS ARE NOT DESIGNED TO BE USED FOR ANY OTHER PURPOSES. THE PROJECT OWNERS ARE ADVISED THAT THE PROJECTS ARE NOT DESIGNED TO BE USED FOR ANY OTHER PURPOSES. THE PROJECT OWNERS ARE ADVISED THAT THE PROJECTS ARE NOT DESIGNED TO BE USED FOR ANY OTHER PURPOSES.

CLIENT	HARRIS STREET DEVELOPMENTS PTY LTD
PROJECT NO	1712
PROJECT	REFERENCE DESIGN
ADDRESS	114, 116 + 118 HARRIS ST. HARRIS PARK
TITLE	LEVEL 01 PLAN
DRAWING NO	SK01
ISSUE	H
DATE	10/03/21
SCALE	1500

ALEKSANDAR
PROJECTS



CLIENT	HARRIS STREET DEVELOPMENTS PTY LTD
PROJECT NO	17112
PROJECT	
REFERENCE DESIGN ADDRESS	114, 116 + 118 HARRIS ST. HARRIS PARK
TITLE	LO2 MASSING PLAN
DRAWING NO	SK02
ISSUE	H
DATE	10/03/21
SCALE	1:500

POTENTIAL AREAS OF FIELD ARE APPROXIMATE ONLY AND SUBJECT TO SITE SURVEY, FIELD DEVELOPMENT, APPOINTMENT SCHEDULE COMPLIANCE, OVERSIGHTING, CONSULTANT INPUT • COUNCIL APPROVAL

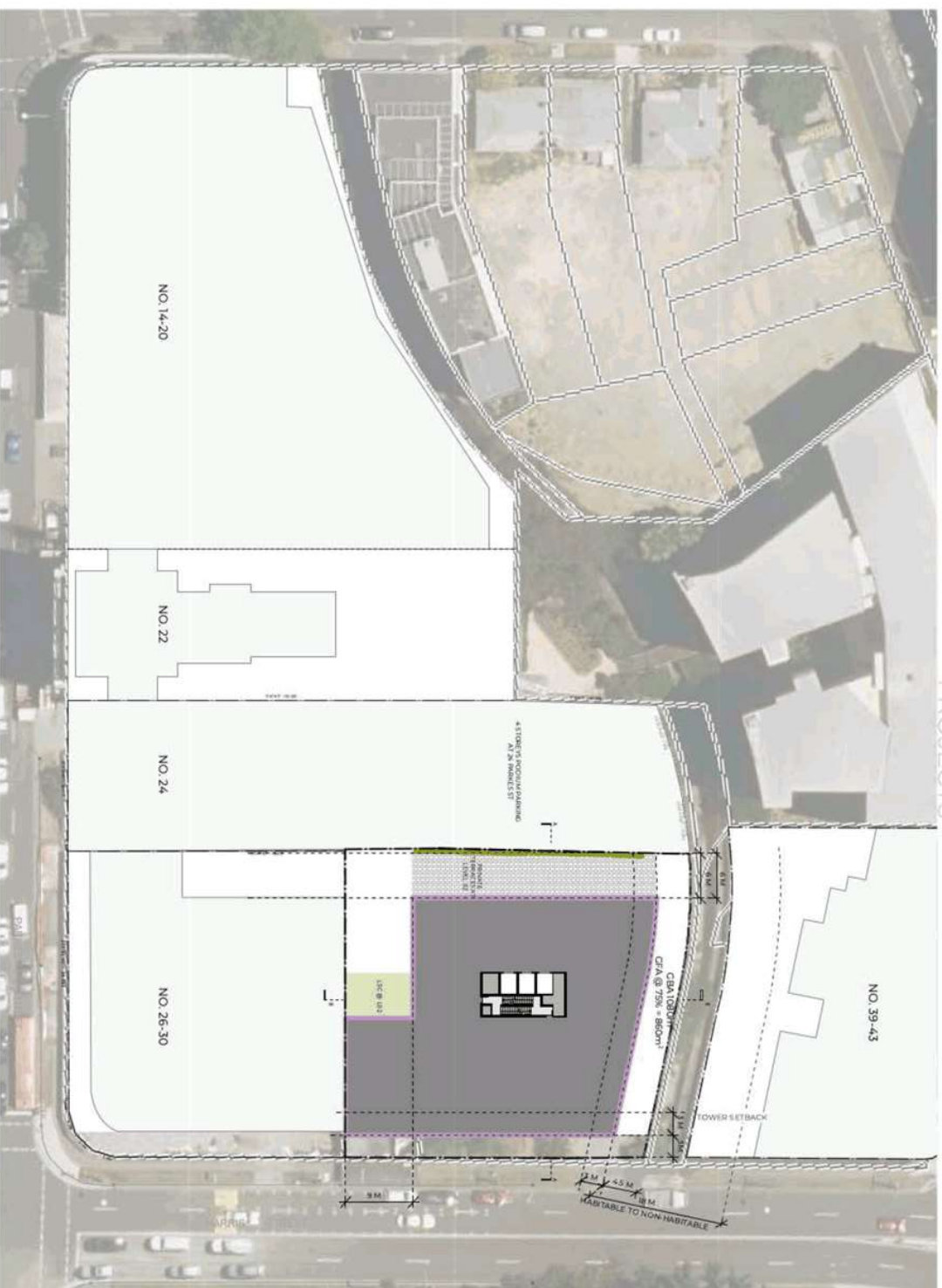
ARCHITECTURE: GABRIEL DEKOR INTERIOR

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POTENTIAL AREAS OF WILDLIFE APPROXIMATELY ONLY AND SUBJECT TO SITE SURVEY, FIELD-DETERMINED APPROPRIATE GUIDELINE COMPLIANCE OVERSHADOWING, CONSULTANT INPUT • COUNCIL APPROVAL

MACHINISTEN • GABRIEL DECKHART • INTERIOR

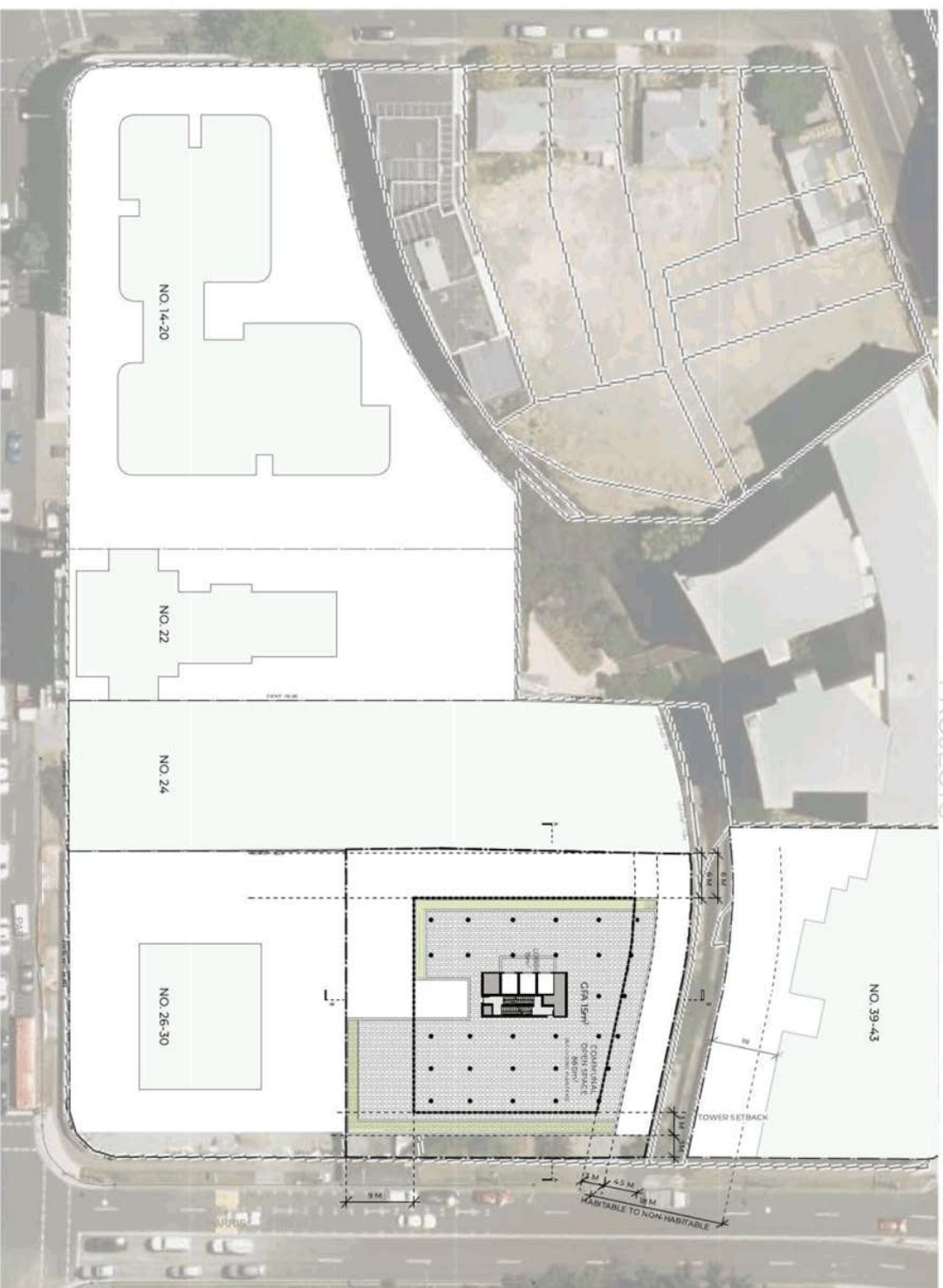
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CLIENT	HARRIS STREET DEVELOPMENTS PTY LTD
PROJECT NO	1712
PROJECT	
REFERENCE DESIGN	
ADDRESS	114, 116 + 118 HARRIS ST, HARRIS PARK
TITLE	
	LO3-04 MASSING PLAN
DRAWING NO	SM03
ISSUE	H
DATE	10/03/21
SCALE	1500

ALEKSANDAR PROJECTS

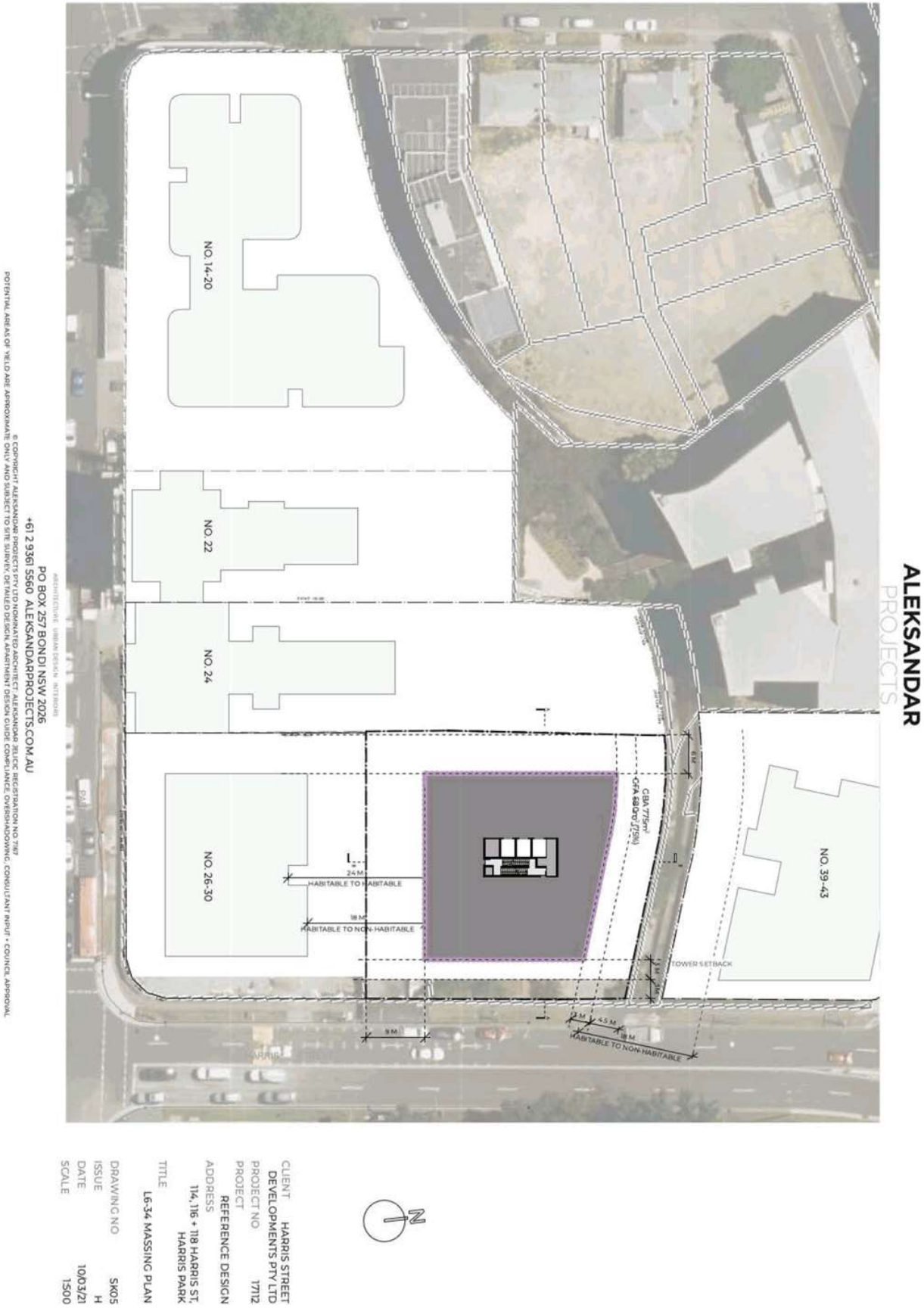


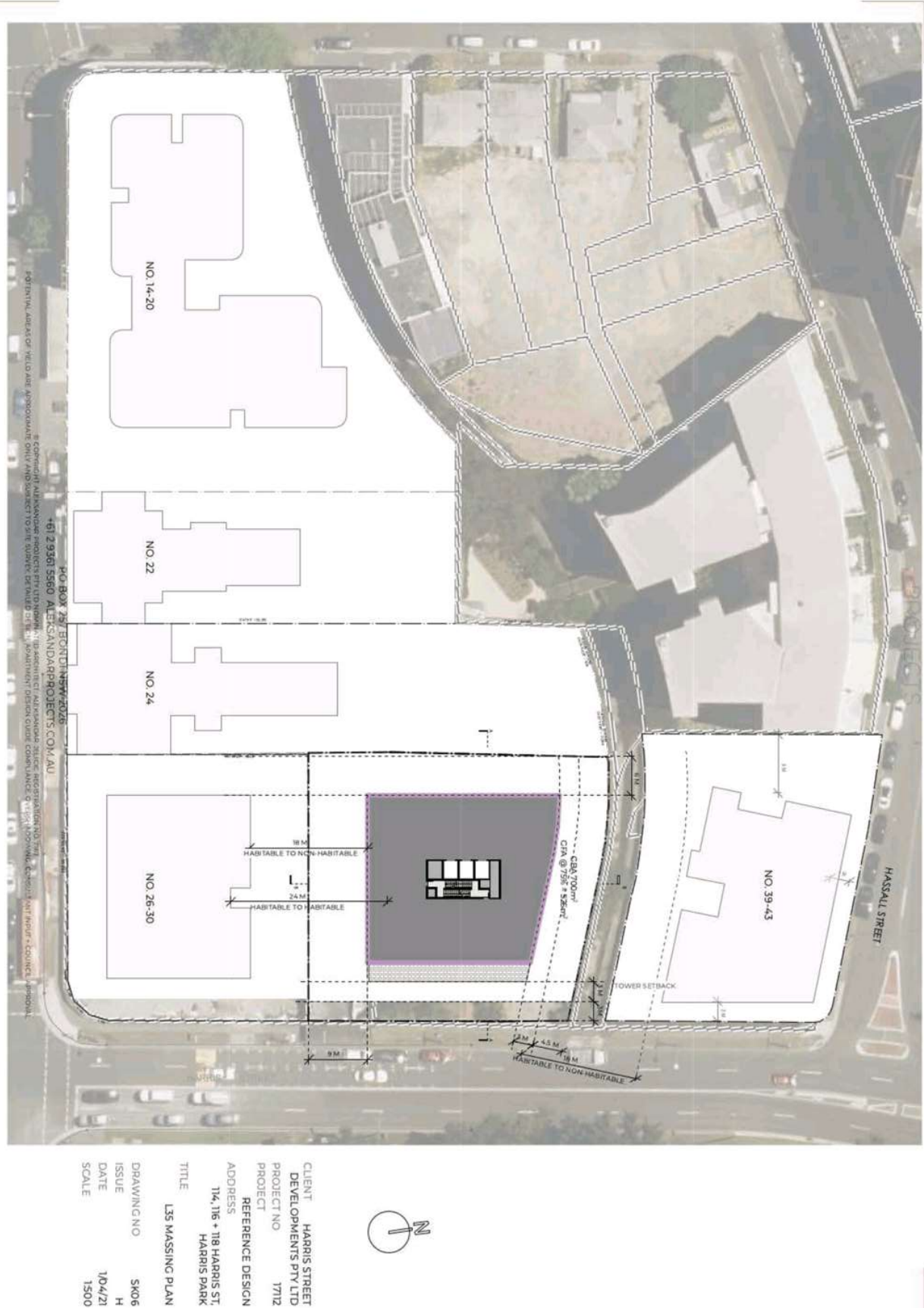
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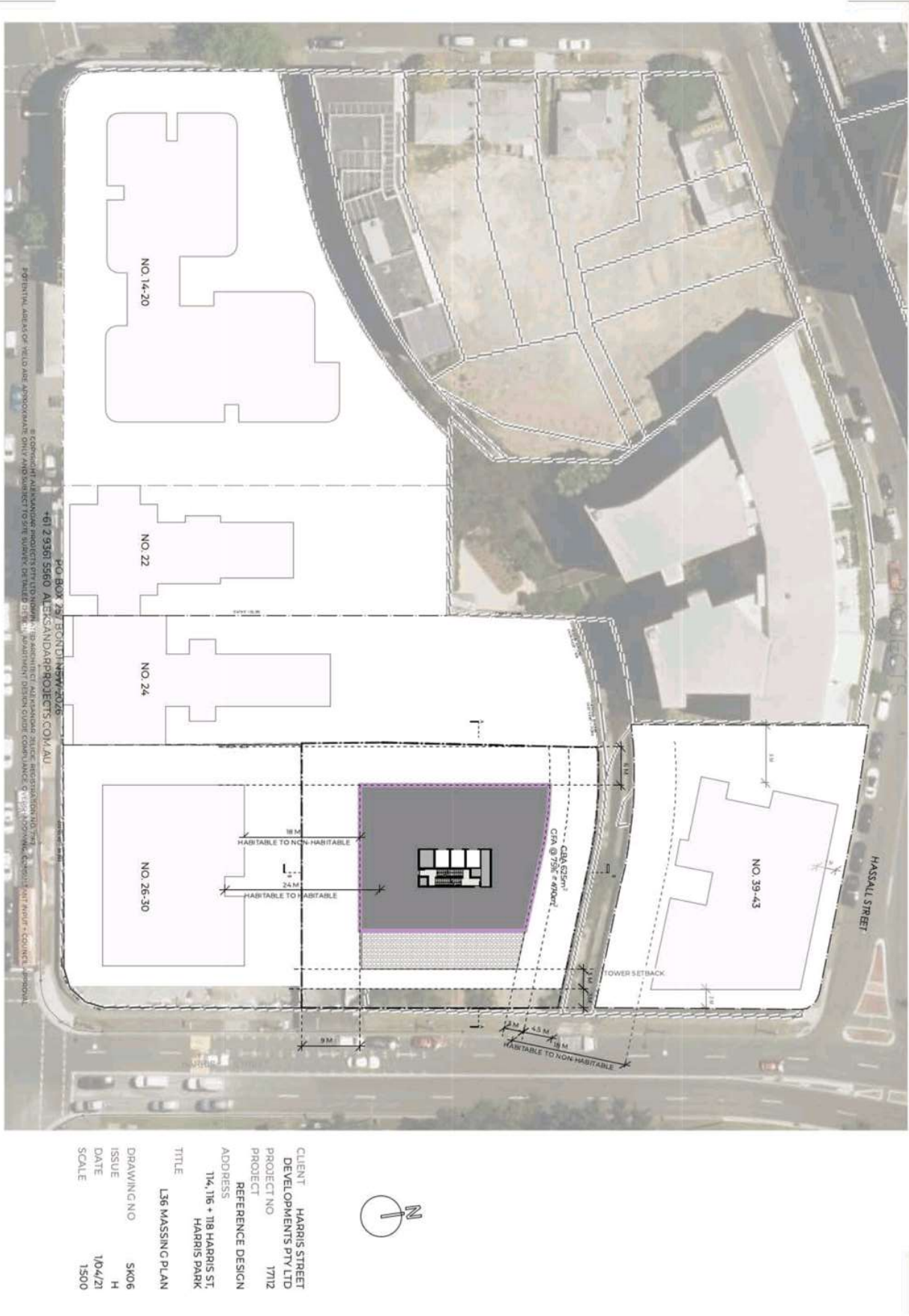
ADDRESS: 257 BOND STREET, MONTROSE
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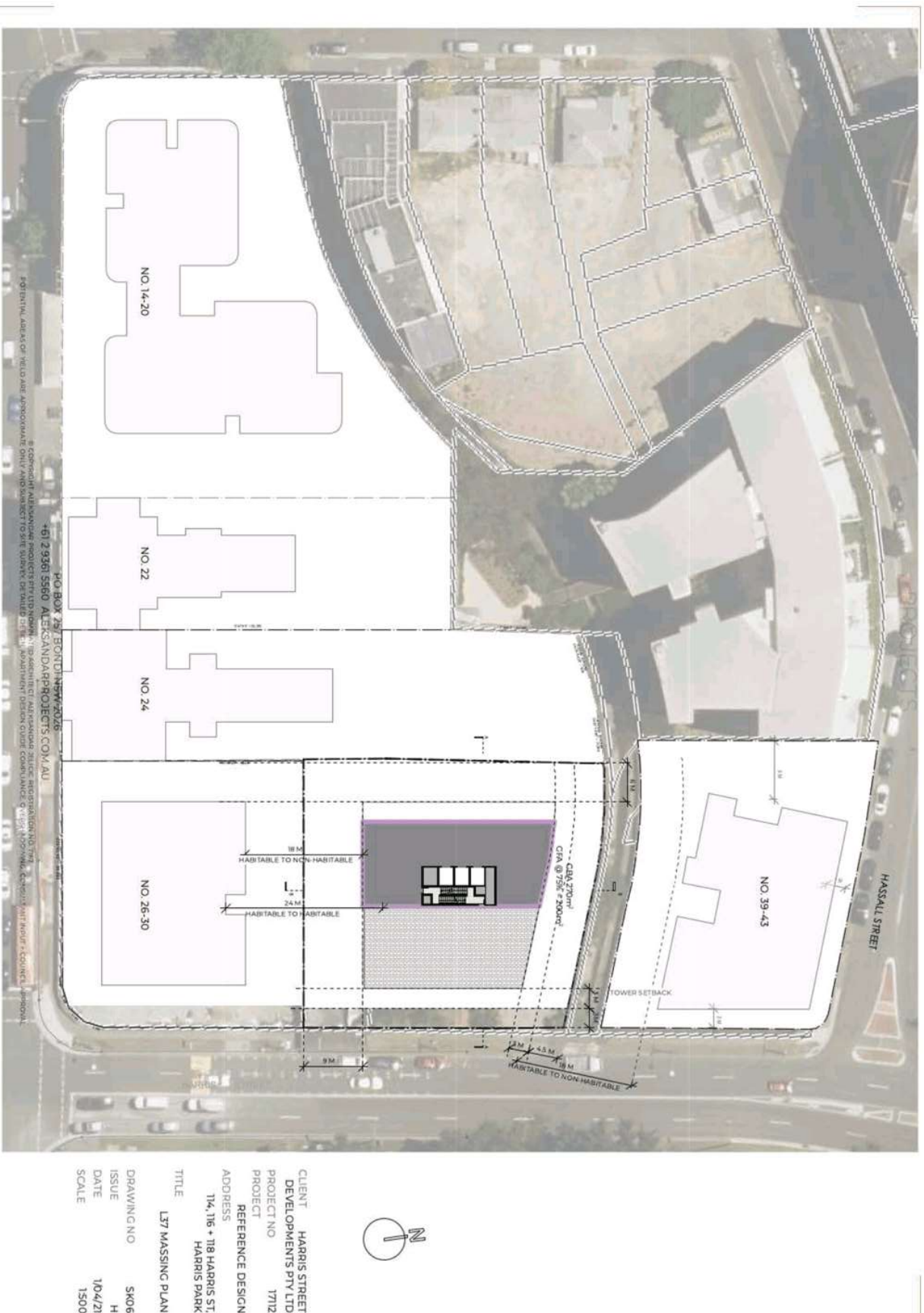
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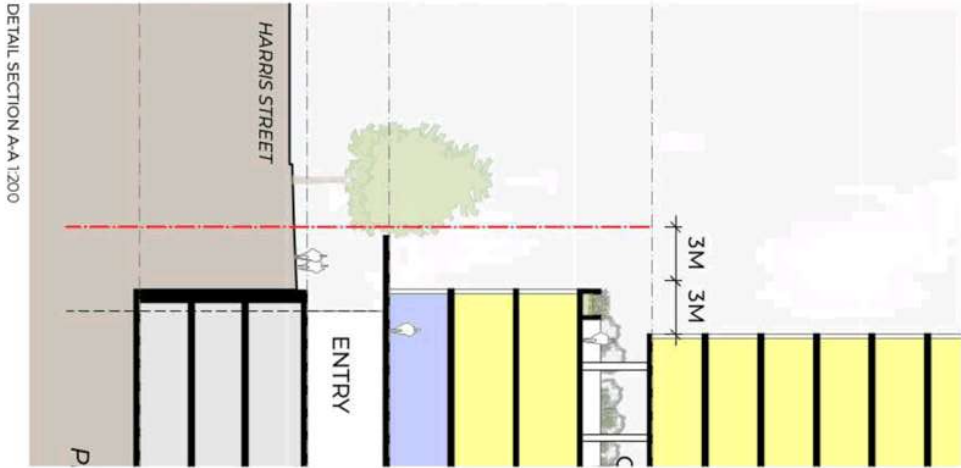
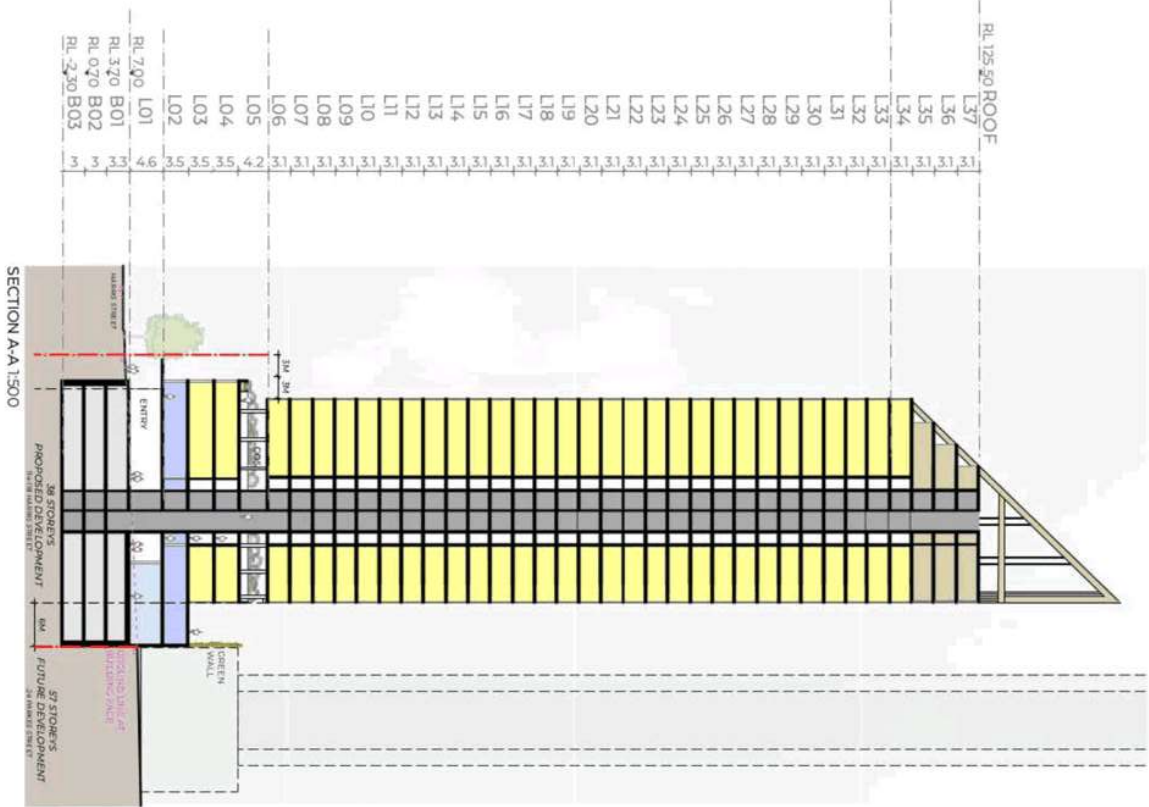
CLIENT	HARRIS STREET DEVELOPMENTS PTY LTD
PROJECT NO	1712
PROJECT	
REFERENCE DESIGN	
ADDRESS	114, 116 + 118 HARRIS ST, HARRIS PARK
TITLE	
	LOS MASSING PLAN
DRAWING NO	SM04
ISSUE	H
DATE	10/03/21
SCALE	1:500











CLIENT HARRIS STREET
DEVELOPMENTS PTY LTD
PROJECT NO 17112
PROJECT
REFERENCE DESIGN
ADDRESS 114, 116 + 118 HARRIS ST,
HARRIS PARK
TITLE SECTION A-A
DRAWING NO SK08
ISSUE H
DATE 10/4/21
SCALE 1:500

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PROJECTS



CLIENT INCA
PROJECT NO 17112
PROJECT REFERENCE DESIGN
ADDRESS 114, 116, 118 HARRIS STREET
TITLE ZPM SHADOW DIAGRAMS
DRAWING NO SK 307
ISSUE A
DATE 01/4/2021
SCALE 1:1500

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PROJECTS



POTENTIAL AREAS SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO SITE SURVEY. CONSULT DESIGN ARCHITECT FOR COMPLIANCE OVERSHADOWING. CONSULTANT INPUT FOR COUNCIL APPROVAL.

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- EXPERIMENT FARM SITE
- EXPERIMENT FARM BUILDING
- SHADOW CAST BY PROPOSAL

CLIENT INCA
PROJECT NO 17112
PROJECT REFERENCE DESIGN
ADDRESS 114, 116, 118 HARRIS STREET
TITLE 150PM SHADOW DIAGRAMS
DRAWING NO SK 308
ISSUE A
DATE 01/4/2021
SCALE 1:1500

ALEKSANDAR PROJECTS

PROJECT: 17112 114,116,118 HARRIS STREET, HARRIS PARK
CURRENT STAGE: REFERENCE DESIGN
DATE: 31/03/2021
ISSUE:

SITE AREA 1776 M²

YIELD								
LEVEL	RESIDENTIAL GFA (M ²) ACTUAL (75% of GBA)	RETAIL GFA (M ²)	COMMERCIAL GFA (M ²)	COS (M ²)		1 BED	2 BED	3 BED
LEVEL 01			590					
LEVEL 02			1040					
LEVEL 03	660		200					
LEVEL 04	860							
LEVEL 05	15			880				
LEVEL 06	580							
LEVEL 07	580							
LEVEL 08	580							
LEVEL 09	580							
LEVEL 10	580							
LEVEL 11	580							
LEVEL 12	580							
LEVEL 13	580							
LEVEL 14	580							
LEVEL 15	580							
LEVEL 16	580							
LEVEL 17	580							
LEVEL 18	580							
LEVEL 19	580							
LEVEL 20	580							
LEVEL 21	580							
LEVEL 22	580							
LEVEL 23	580							
LEVEL 24	580							
LEVEL 25	580							
LEVEL 26	580							
LEVEL 27	580							
LEVEL 28	580							
LEVEL 29	580							
LEVEL 30	580							
LEVEL 31	580							
LEVEL 32	580							
LEVEL 33	580							
LEVEL 34	580							
LEVEL 35	525							
LEVEL 36	470							
LEVEL 37	200							
SUB TOTALS		0	1830		M ²			
TOTAL	19550		1830	880	M ²			

RESIDENTIAL FSR	11.01 :1			
COMMERCIAL /RETAIL FSR	1.03 :1			
FSR	12.04 :1			