

# Have Your Say

## Parramatta Central Business District Planning Proposal



**CITY OF  
PARRAMATTA**

Visualisation by Arterra Interactive

# The City of Parramatta Council is inviting feedback on the Parramatta Central Business District Planning Proposal which will deliver an extra 50,000 jobs and 14,000 dwellings over the next 40 years.

This Summary document describes the key elements of the Planning Proposal and guides you to other supporting information.

City of Parramatta Council has been working to plan the long-term future of the Parramatta Central Business District (CBD) and we want to hear what you think about our plans, which will help deliver an extra 50,000 jobs and 14,000 homes to the CBD over the next 40 years.

Our plans are described in the Parramatta CBD Planning Proposal, and several associated reports, which are now on formal public exhibition and all available for reading on Council's website at [participate.cityofparramatta.nsw.gov.au/cbd-planning](https://participate.cityofparramatta.nsw.gov.au/cbd-planning).

The exhibition will be held from Monday 21 September to Monday 2 November 2020, with any comments you may have being due by 5pm on Monday 2 November 2020.

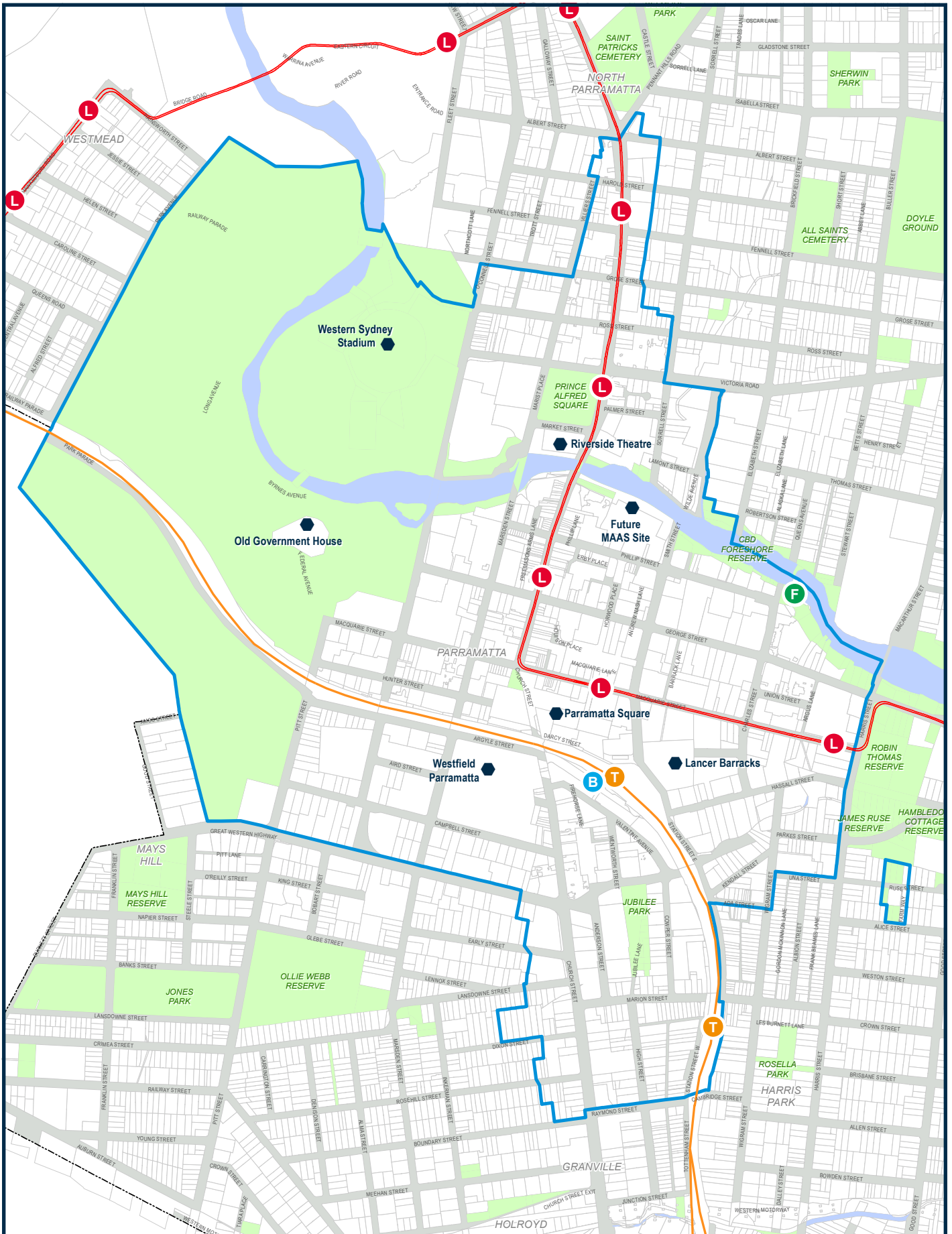
The Parramatta CBD is at the heart of Sydney's 'Central River City' in the NSW State Government's planning framework for Greater Sydney, and the City of Parramatta Council is proactively planning to strengthen the economic function of the Parramatta CBD and increase its capacity for new housing, employment, business, recreation and cultural opportunities.



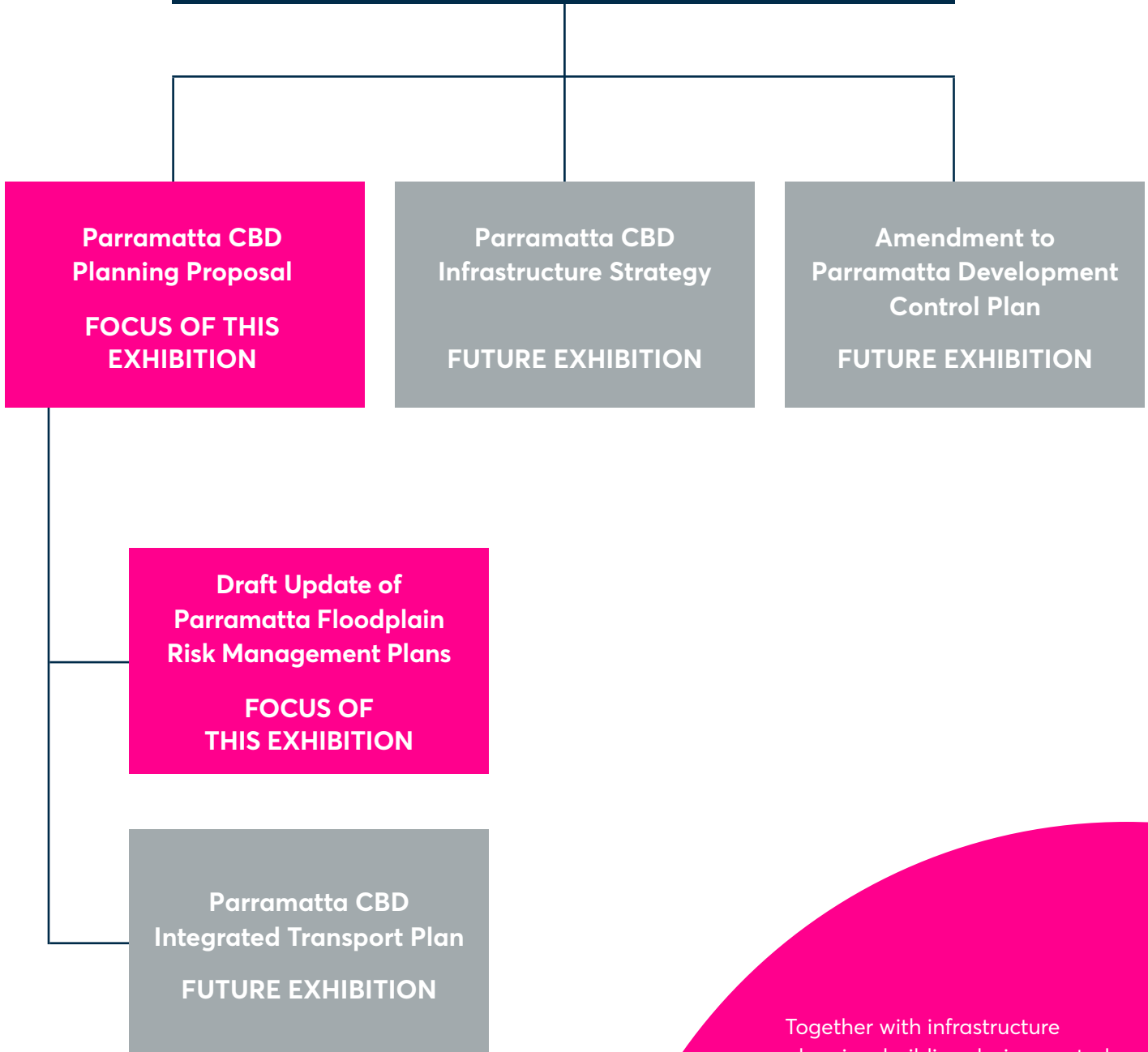
The Greater Sydney Region Plan, A Metropolis of Three Cities is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

Source: [www.greater.sydney/metropolis-of-three-cities](https://www.greater.sydney/metropolis-of-three-cities)

# The Parramatta CBD Planning Proposal applies to land within the blue outline.



# Parramatta CBD Planning Framework Review



Together with infrastructure planning, building design controls, transport planning and flood management, the Parramatta CBD Planning Proposal forms a key part of the planning framework for Parramatta. There will be further opportunities for community feedback on different elements of the planning framework review (grey boxes), as shown in the image above.

# Parramatta CBD Planning Proposal and the Draft Update of Parramatta Floodplain Risk Management Plans

The Planning Proposal seeks changes to the existing Parramatta CBD boundary, as well as land use mix, primary built form controls, and the mechanisms for infrastructure delivery in the Parramatta Local Environmental Plan 2011 (Parramatta LEP 2011). These changes will enable and support the significant growth planned for the Parramatta CBD.

The exhibition also includes a Draft Update of Parramatta Floodplain Risk Management Plans detailing how the risks from flooding are proposed to be managed in the Parramatta CBD to support changes and growth. This issue is detailed in the exhibition material at: [participate.cityofparramatta.nsw.gov.au/cbd-planning](https://participate.cityofparramatta.nsw.gov.au/cbd-planning)



## FUTURE EXHIBITIONS of other elements of the Framework:

### The Integrated Transport Plan for the Parramatta CBD

This will detail the results of traffic testing and make recommendations about improvements in road infrastructure, public transport and active transport initiatives needed to manage the growth challenges.

### The Parramatta CBD Infrastructure Strategy

This will outline how the growth anticipated under the Planning Proposal for the Parramatta CBD will be supported by various infrastructure types including traffic and transport, community and cultural infrastructure, open space and recreation, and public domain works – all the things needed to make the city a great place to live, work and play. This Strategy will also include a new Development Contributions Plan and be informed by a review of the infrastructure funding framework for the Parramatta CBD.

### An amendment to the Parramatta City Centre controls in the Parramatta Development Control Plan (DCP)

This will provide additional planning and design guidelines to support the Planning Proposal. Detailed design plays an important part in creating vibrancy and connections between buildings and public spaces (such as streets, squares and parks) and is critical in shaping the way the city is experienced.

**Register your interest to stay informed.** We encourage you to register your interest to receive electronic notice of the future public exhibitions of the other elements of the Parramatta CBD Planning Framework Review – Integrated Transport Plan, Parramatta CBD Infrastructure Strategy and DCP amendment.

Please email [parracbdplanning@cityofparramatta.nsw.gov.au](mailto:parracbdplanning@cityofparramatta.nsw.gov.au) to register your interest.

# An overview of the Parramatta CBD Planning Proposal

## What is the Planning Proposal going to do?

The Planning Proposal is proposing to change the planning controls in the Parramatta CBD to expand and intensify commercial activities and support higher density mixed use and residential development. The vision is for new buildings to define streets and public spaces to deliver a comfortable, functional and attractive public domain; while the towers above are tall and slender and are set back to allow daylight, views and circulation of air to the streets and public spaces below. The controls aim to respect the significance of heritage items and conservation areas, manage the city form, and require buildings to perform to high environmental standards.

## What land is affected by the Planning Proposal?

The Planning Proposal applies to the land shown in the **Land Application Map** ([view by clicking here](#)).

Whilst Parramatta Park and the 'Park Edge (Highly Sensitive)' area are included in the Planning Proposal boundary, no changes to the planning controls in these areas are proposed. You can read more about this on Page 5 of the Planning Proposal.

## How to navigate the Planning Proposal

We understand navigating through the Planning Proposal, and the technical studies may be challenging due to the size, history, and complexity of this city-shaping project. To help you review the Planning Proposal and its supporting studies, we have summarised the key parts below. You can also watch a short video ([click here to view](#)) or call us on 1300 617 058 for further explanation.

### *What is the 'Planning Proposal'?*

A Planning Proposal is a document that explains proposed changes to a local environmental plan (in this case the Parramatta LEP 2011 where it applies to the Parramatta CBD) and justifies those changes.

The Planning Proposal has been prepared by Council in line with the requirements of the Environmental Planning and Assessment Act 1979 and other NSW Government processes and guidelines. You can read more about this on Page 4 of the Planning Proposal.

The NSW Department of Planning, Industry and Environment has reviewed the Planning Proposal and identified that it is suitable to be publicly exhibited. The Planning Proposal is divided into the following sections:

**Part 1** – A statement of the objectives and intended outcomes of the Planning Proposal.

**Part 2** – An explanation of the provisions that are to be included in the Parramatta LEP 2011.

**Part 3** – The justification for those objectives, outcomes and the process for their implementation.

**Part 4** – Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies.

**Part 5** – Details of the community consultation that is to be undertaken on the planning proposal.

**Part 6** – A project timeline to detail the anticipated timeframe for the plan making process for each planning proposal.

Due to the significance of the Planning Proposal and the proposed changes, the Planning Proposal has been informed by technical studies and investigations to explore issues like flooding, contamination, overshadowing, heritage, traffic and transport impacts, and infrastructure delivery. These can be viewed online ([click here](#)), whilst Pages 9-10 of the Planning Proposal ([also available online, click here](#)) provides a full list of the studies.

### *Flood Management*

One of the studies is a Draft Update of Parramatta Floodplain Risk Management Plans for the Parramatta CBD prepared in accordance with the guidelines in the NSW Government's Floodplain Development Manual (2005). All land identified as flood prone within the City of Parramatta LGA is subject to a Floodplain Risk Management Plan which details the management and use of flood prone land. The key stormwater and flood risk management issue for this Planning Proposal is balancing growth in the CBD with managing risks to life and property from flooding. Properties identified as flood prone are shown on the **Floodplain Risk Management Map**, and you can read more about this on Pages 30-33 of the Planning Proposal ([map and proposal both available by clicking here](#)).

## Which planning controls does the planning proposal seek to change?

The key changes proposed to zoning and built form controls are summarised below.

### **Zoning (land use)**

The Planning Proposal will:

Expand the B3 Commercial Core zone from 22 hectares to 38 hectares. The CBD planning proposal will have capacity to accommodate over 50,000 additional jobs across the Parramatta CBD (equivalent to 48 Deloitte towers as pictured right).



Provides for a large area of land zoned B4 Mixed Use zone to deliver over 14,000 additional new dwellings (equivalent to 37 Meriton Altitude towers as pictured right).



The changes proposed by the planning proposal are contained in the **Land Zoning Map** ([view by clicking here](#)).

### **Floor Space Ratio**

The Planning Proposal seeks to change the way floor space is allocated across the CBD.

#### *What is an FSR?*

Floor space ratio (FSR) is the relationship between land size and its development potential. As an example, a 1,000sqm site with a 6:1 FSR could deliver 6,000 square metres of floor space (subject to meeting the permitted building height control and other design standards).

#### *What is changing?*

The current FSR controls in Parramatta LEP 2011 apply only one set of FSR controls across the CBD, which can only be achieved if sites meet a minimum land size. This is to encourage site amalgamation to deliver well-designed buildings and spaces. If a site does not meet the minimum land size to achieve the maximum FSR, it is subject to a 'sliding scale' that calculates the FSR for the site based on land size. This is to ensure tall buildings 'fit' well on sites, particularly smaller sites, and interact well with the public domain (streets, squares and parks, etc). The Planning Proposal introduces a new way to allocate FSR in order to transform the CBD and achieve the growth needed to meet our housing and employment targets while creating a liveable, sustainable and productive city supported by good design, infrastructure, and buildings that are environmentally sensitive.

Council is proposing to introduce two sets of FSR controls on a number of sites within the CBD:

- Base FSR – is shown on the Floor Space Ratio Map ([view by clicking here](#)) and in general reflects the existing FSR controls within the Parramatta LEP 2011. These are not subject to an FSR 'sliding scale'.
- Incentive FSR - is shown on the Incentive Floor Space Ratio Map and ([view by clicking here](#)) applies to land zoned B4 Mixed Use where there is a proposed 'uplift' above the Base FSR. These controls were prepared in response to detailed urban design and solar access analysis.

The incentive FSRs can only be achieved if sites have the minimum land size required under a new FSR 'sliding scale' (see Section 2.4 of the Planning Proposal); and the development includes community infrastructure (See Section titled 'Provision of Community Infrastructure' in the Planning Proposal). Sites shown white or uncoloured are not subject to the Incentive FSRs and the base FSR would apply.

Some sites within the CBD can also achieve additional Opportunity Site FSR, which is shown on the **Opportunity Sites Map** ([view by clicking here](#)) and applies to some sites zoned B4 Mixed Use generally on the edge of the B3 Commercial Core.

These sites have the potential to achieve an additional FSR of 3:1 (on top of the Incentive FSR) subject to meeting a number of conditions, including minimum site dimension/area requirements, preparation of a site-specific DCP, design excellence, high performing building standards, provision of additional community infrastructure as well as not being affected by solar access requirements (see 'Opportunity Sites FSR' section, pp. 23-26 of the Planning Proposal). The sites that are shown white or uncoloured are not Opportunity Sites.

### Building Height and Floor Space Ratio bonuses

#### Design Excellence

To deliver a world-class city with buildings that have innovative design solutions, the Planning Proposal amends the existing Design Excellence clause (clause 7.10) by altering the 'triggers' that require an architectural design competition process to ensure design issues associated with towers are subject to closer analysis. This clause is supported by the **Special Provisions Area Map** ([view by clicking here](#)).

Current Design Excellence 'Triggers' under Parramatta LEP 2011	Proposed Design Excellence 'Triggers' under the Planning Proposal
<p>Buildings that meet the following are required to undergo an architectural design competition:</p> <ul style="list-style-type: none"> <li>• A height greater than 55 metres</li> <li>• The maximum FSR is sought on a site between 1,000-1,800sqm</li> </ul>	<p>Buildings that meet the following are required to undergo an architectural design competition:</p> <ul style="list-style-type: none"> <li>• A height greater than 40 metres</li> <li>• The maximum FSR is sought on a site between 1,000-1,800sqm</li> <li>• Development involving or directly adjoining a heritage item seeking to achieve an FSR of 3:1 or greater.</li> </ul>

Subject to being awarded Design Excellence, a **15% bonus** can be applied to relevant height and FSR controls, as applicable to a particular development.

The Planning Proposal removes an existing provision within the *Parramatta LEP 2011* that allows a 25% bonus in FSR and height for non-residential floor space in the B4 Mixed Use Zone if the development exhibits design excellence. This provision will no longer be applicable as the Planning Proposal proposes a new framework to incentivise commercial development (refer to discussion below).

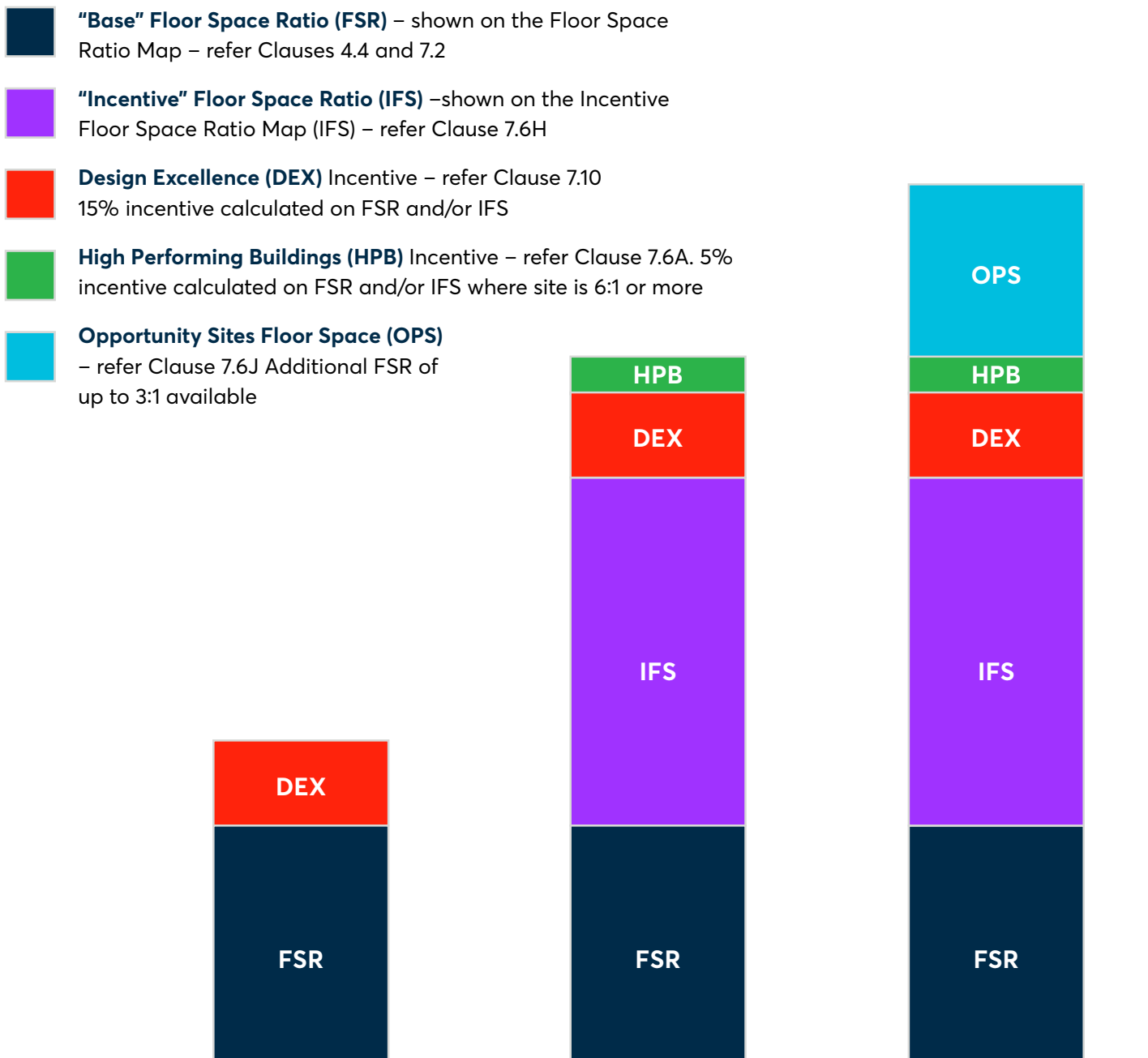


### High Performing Buildings

A key environmental component of this Planning Proposal is managing the increased demand for electricity, gas, water and sewer services from more intense development within the Parramatta CBD. A new High Performing Buildings clause (Clause 7.6A) proposes FSR bonuses to incentivise better environmental performance in mixed use towers that include apartments. In the case of certain residential uses, the clause permits an FSR bonus of 5% on sites with an FSR of 6:1 or greater if they are of a certain size and achieve higher environmental performance above BASIX. BASIX, or the building and sustainability index, is a NSW Government planning measure to reduce electricity and water use by setting minimum sustainability targets for residential development. The clause also proposes a high standard of environmental performance in commercial buildings, but this is mandatory for certain types of buildings and not incentivised through an FSR bonus as in the case with residential towers.

The diagram below is an example of how the proposed FSRs may apply to a site.

### How the various Floor Space Ratio controls are applied to a site





## Building Heights

Like with floor space ratios, the Planning Proposal seeks to change the way building heights are allocated across the CBD. Council is proposing to introduce two sets of height controls on a number of sites within the CBD:

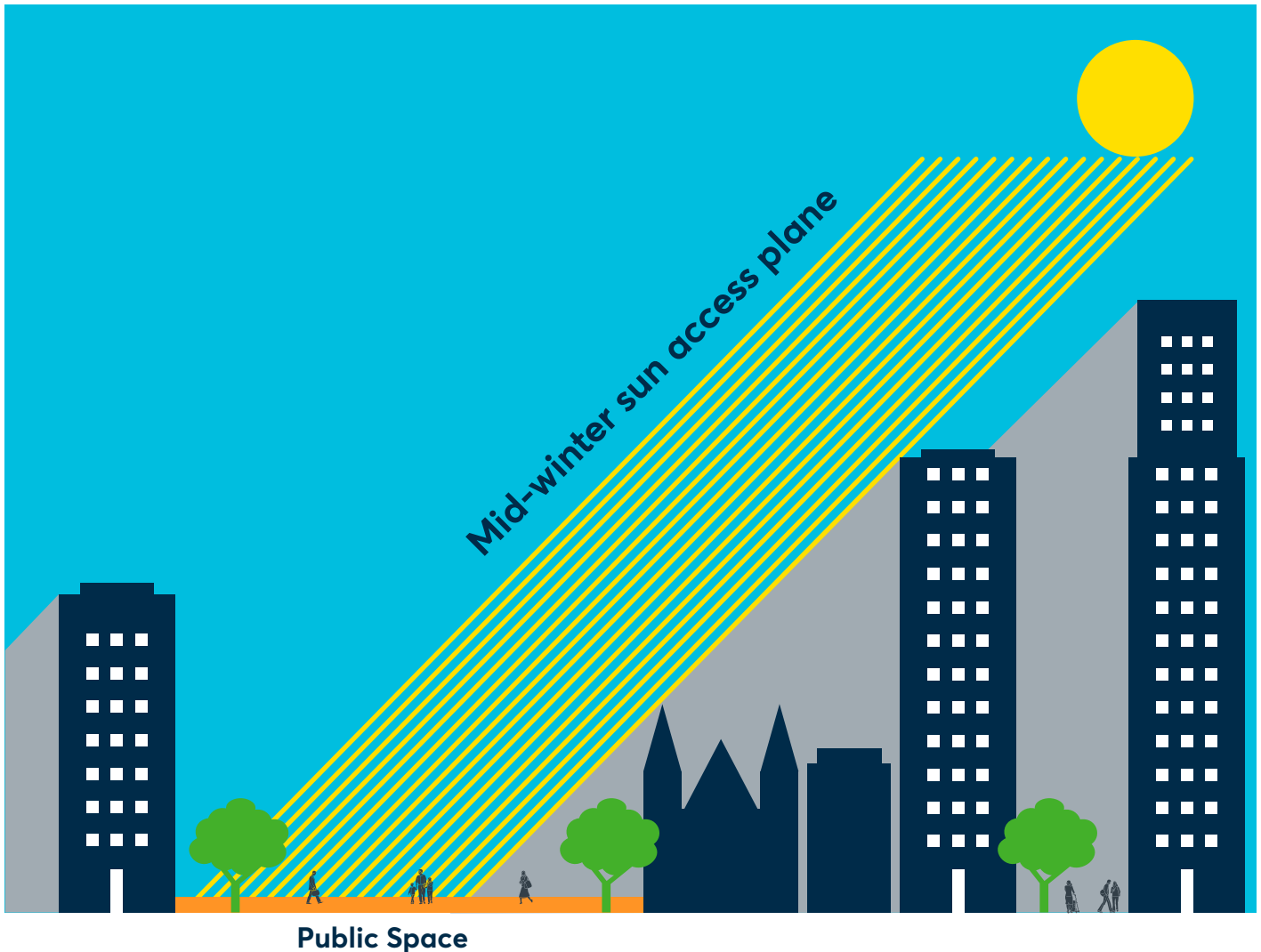
- **Base height** – is shown on the **Height of Buildings Map** ([view by clicking here](#)) and generally reflects the existing height controls in the Parramatta LEP 2011.
- **Incentive building height** – is shown on the **Incentive Height of Buildings Map** ([view by clicking here](#)) and applies to land zoned B4 Mixed Use, generally where there is an uplift above the Base FSR as per the Incentive FSR map (but only where there is a corresponding height increase).

The incentive heights are the result of urban design and sun access protection testing and may be achieved if community infrastructure is provided with a development. Sites shown white or 'blank' are not subject to the incentive height, and base heights would apply. Sites affected by sun access protection controls are also shown on both the base and incentive height maps.

It is important to note that airspace above certain heights is managed by the Commonwealth Government and its agency, CASA (Civil Aviation Safety Authority). Buildings cannot interfere with the airspace above a certain level, and therefore the maximum permitted height under the Planning Proposal for certain sites is 243m RL ('Relative level' or height above sea level). 243m RL is equivalent to a 69-storey residential building or a 52-storey commercial building and includes any bonus height achieved through Design Excellence.

## Sun Access Protection

The Planning Proposal identifies properties on the Height of Buildings Map and Incentive Height of Building Map that cannot exceed a height determined by a sun access plane. A sun access plane is a hypothetical surface that extends diagonally into the air from a public space we want to protect from overshadowing. Its projection into the air reflects the angle of the sun at a particular time of day and day of the year. No buildings are allowed to breach the surface, which ensures the public space is not overshadowed.



This clause and the **Sun Access Protection Map** ([view by clicking here](#)) are designed to:

- Protect solar access from 12pm-2pm (mid-winter) on the identified parts of Parramatta River Foreshore, Prince Alfred Park, Lancer Barracks, Jubilee Park and Parramatta Square;
- Protect solar access from 10am-2pm (mid-winter) on Experiment Farm;
- Increase protection at Lancer Barracks and Jubilee Park by extending the existing protection plane to 243m (RL); and
- Ensure any overshadowing of the protected area of Parramatta Square between 1pm and 2pm at the equinoxes has a compensatory area within the wider square area which is still in sunlight.

You can read more about Sun Access Protection in the 'Solar access' section (pp. 19-21) of the Planning Proposal and in the **Overshadowing Technical Study** ([available online by clicking here](#)).

# Other policy changes

## What controls are being proposed to deliver environmental benefits?

The Planning Proposal seeks to introduce a number of new innovative clauses that offer environmental, economic and social benefits. These are listed below:

- A new clause (clause 7.6A) fosters the efficient and sustainable use of energy and resources that minimise new buildings' consumption of energy and water. This is to help manage climate change and urban heat.
- A new clause (clause 7.6B) requires dual water systems (both potable water pipes and recycled water pipes) to be contained within all new buildings.
- A new clause (clause 7.6E) requires end of journey facilities such as showers, lockers, change rooms and bike parking to be provided within a commercial development or a mixed-use development.
- A new clause (clause 7.6L) to manage risk to life and property from flooding is proposed which includes a requirement for 'Shelter In Place' on development sites. The CBD is within the floodplain of the Parramatta River, causing the city to experience flash flood conditions making it difficult to evacuate people. Flood investigations have found 'Shelter In Place' is a practical approach to balancing growth and mitigating risk.

## What controls are being proposed to deliver economic benefits?

- In addition to an expanded B3 Commercial Core, a new clause (clause 7.6C) requires certain B4 Mixed Use sites to deliver a minimum of 1:1 FSR of commercial floor space to make sure Parramatta transforms with the right mix of residential and commercial uses. Any additional commercial floor space on sites greater than 1,800sqm is then unlimited up to the Incentive Height of Building control. This is to encourage the delivery of more commercial uses in the B4 Mixed Use Zone, so as to encourage jobs and business growth. This clause is supported by the **Additional Local Provisions Map (view by clicking here)**.

- A new clause (clause 7.6D) allows for unlimited office floor space in the B3 Commercial Core zone on sites that are greater than 1,800sqm. This is to encourage new office towers and jobs in the Parramatta CBD, so as to strengthen its economic role and significance.

## What controls are being proposed to deliver social and cultural benefits?

- A new active frontage clause (clause 7.6F) that requires certain buildings that address the street, the river or a public space to have interactive uses on the ground level that foster a vibrant and liveable city, such as shops and cafes. This clause is supported by the **Active Frontages Map (view by clicking here)**.
- A new clause (clause 7.6I) requires community infrastructure, such as recreation facilities, community facilities, environmental facilities and public reserves, to be provided with new developments, should applicants wish to take-up the significant development 'uplift' offered under the Incentive FSR and Incentive Height of Building controls in the Planning Proposal.
- A new replacement sun access protection clause (clause 7.4) protects solar access to key public spaces to ensure the spaces are liveable and vibrant for the residents, visitors, and workers, particularly during lunchtime hours.
- Additional inclusions of land on the **Land Reservation Acquisition Map (view by clicking here)** to 'safeguard' land for the delivery of future transport infrastructure. This will help ensure the right transport infrastructure is in place to manage the future traffic needs of the community.
- A new clause (clause 7.6K) proposes to strengthen protection of heritage items and heritage conservation areas. No changes are proposed to the status of existing listed individual heritage items, and only a small change to the boundary of one heritage conservation area is proposed consistent with a heritage technical study. This clause is supported by the **Heritage Map (view by clicking here)**.

- Generally, heritage items have the same planning controls (heights and FSRs) similar to adjoining, non-heritage listed sites (with a few limited exceptions). The reason for this is to enable the transfer of floor space with adjoining properties and encourage retention, redevelopment and renewal of the heritage item (so heritage owners are not disadvantaged).

## Minor amendments

Minor amendments are also proposed to Schedule 1 Additional Permitted Uses as follows:

- A minor amendment to clauses 7 (1) relating to a street reference.
- A minor amendment to clause 8 (2) which relates to the use of certain land at Argyle Street, Parramatta.
- An amendment to clause 9 (2) with respect to the permissibility of "vehicle repair stations" in the Auto Alley Precinct.

The amendments are supported by the **Additional Permitted Uses Map** ([view by clicking here](#)).

## Background & Preparation

In April 2016, the Planning Proposal was first officially 'lodged' in the planning system when Council forwarded the Planning Proposal to the (then) Department of Planning and Environment ("the Department") requesting a Gateway determination. However, the Planning Proposal has an extended history with the investigation and review process that led to the preparation of the Planning Proposal starting in 2014.

Council staff have worked collaboratively with the Department, community and development industry as it progressed from the Draft Parramatta City Centre Planning Framework Review (2014) to the Parramatta City Centre Planning Strategy (2015), to the first draft of the Planning Proposal in 2016.

In December 2018, the Department issued its Gateway determination with 34 conditions requiring the Planning Proposal to be amended and additional studies be undertaken. During 2019, Council staff undertook further analysis and studies to address these conditions.

On 25 November 2019, Council endorsed an updated Planning Proposal that responded to the Gateway determination conditions, subject to further public authority consultation (Condition 2). This step was to occur before the wider public consultation process. Following public authority consultation and further updates to the planning proposal, Council on 17 March 2020 requested the Department commence their review of the updated Planning Proposal and to issue approval to commence the wider public exhibition in line with Condition 3 of the Gateway determination; the next key milestone in the planning system.

On 27 July 2020, Council received a letter of support from the Department to proceed to exhibition of the Planning Proposal subject to minor amendments. This letter also included an alteration to the Gateway determination, with new conditions. During July and August 2020, Council staff undertook further work to address these new issues from the Department and make further minor amendments to ready the planning proposal for public exhibition.

On 21 September 2020, public exhibition of the Planning proposal commenced. To view the exhibition material, go to: [participate.cityofparramatta.nsw.gov.au/cbd-planning](https://participate.cityofparramatta.nsw.gov.au/cbd-planning)

# CBD Planning Proposal Timeline

## START



### Preparation by Council



**April 2016 - Council resolution** endorsing the Planning Proposal to send to the (then) Department of Planning and Environment requesting a Gateway Determination.



**December 2018 - Gateway Determination** issued by the Department of Planning Industry and Environment with 34 conditions requiring the Planning Proposal to be amended and additional studies to be undertaken.



**July 2020 - State Agency consultation** undertaken between December 2019 and January 2020, then submission to Department of Planning Industry and Environment following minor amendments. July 2020, the Department issued approval for public exhibition subject to minor amendments.

**WE ARE HERE**

### Sept-Nov 2020 - Public Exhibition

from 21 September 2020 to 2 November 2020 amendments.



**1st Quarter 2021 (indicative)** - Report to Local Planning Panel (post-exhibition).



**1st Quarter 2021 (indicative)** - Post-exhibition - Report to Council seeking resolution to send PP to DPIE for finalisation.



**Mid 2021 (indicative)** - LEP made by Minister (or delegate).

## FINISH

# Have Your Say

The Planning Proposal and supporting information will be on public exhibition from **Monday 21 September 2020 to Monday 2 November 2020 (6 weeks)**, and can be viewed at:

- Council's website: [participate.cityofparramatta.nsw.gov.au/cbd-planning](https://participate.cityofparramatta.nsw.gov.au/cbd-planning)
- Council's Customer Contact Centre: 126 Church Street, Parramatta, between 9:00am – 3:00pm, Monday – Friday
- Parramatta Library, 1/3 Fitzwilliam Street, Parramatta (subject to COVID-19 restrictions – please check Council's website for further details)

Written submissions on the Planning Proposal can be made during the exhibition period, via:

- Council's website as an open submission: [participate.cityofparramatta.nsw.gov.au/cbd-planning](https://participate.cityofparramatta.nsw.gov.au/cbd-planning)
- Email: [parracbdplanning@cityofparramatta.nsw.gov.au](mailto:parracbdplanning@cityofparramatta.nsw.gov.au) (quoting reference: F2020/02641)
- Mail: City of Parramatta Council, Attention: Parramatta CBD Planning Proposal Team (Ref: F2020/02641), PO Box 32, Parramatta NSW 2124

Submissions need to be received by **5.00pm, Monday 2 November 2020**.

Please note, any personal information provided by you in your submission (such as your name and contact details) will be used by Council to properly consider your submission and communicate with you further about this matter if required. The provision of this information is voluntary. Any personal information collected can be accessed by you and may also be available to third parties in accordance with Council's *Access to Information Policy*.

The Planning Proposal is being publicly exhibited in accordance with section 3.34(2)(c) and Schedule 1 (Clause 4) of the *Environmental Planning and Assessment Act 1979*. Delegation for making the new LEP has not been issued to Council. At the conclusion of the exhibition period, and after consideration of any submissions received, Council will submit the Planning Proposal to the Department of Planning, Industry & Environment, who will be responsible for finalising the LEP.

## Out-of-hours Phone Sessions and Online Community Q&A Session

To provide you with additional opportunities to ask questions, we are offering **dedicated out-of-hours phone sessions**. To see how you can book a session, visit [Council's website](#).

Further, Council will also be hosting an online **Community Q&A Session** where you will be able to ask live questions in a moderated environment of Council staff. The online session will be held on Tuesday 13 October 2020 at 6:00pm and hosted on [Council's website](#).

For more details on how you can participate, please visit Council's website ([participate.cityofparramatta.nsw.gov.au/cbd-planning](https://participate.cityofparramatta.nsw.gov.au/cbd-planning)) or call 1300 617 058 and ask to speak with a member of Council's Community Engagement Team.



**CITY OF  
PARRAMATTA**

Visualisation by Arterra Interactive