

# HAVE YOUR SAY



## Exhibition of Draft Amendments to Planning Controls and Draft Planning Agreement for 85-91 Thomas Street, Parramatta

### Project Summary

The City of Parramatta Council is currently exhibiting draft amendments to the planning controls and a draft planning agreement for the site at 85-91 Thomas Street, Parramatta. The proposal seeks to amend the zoning, height, and floor space ratio controls on the site to facilitate development of two 6-storey apartment buildings including land dedication of environmentally sensitive land along the river foreshore to Council at nil cost.

### Current Controls

In July 2017, the developability of the property was impacted by Council identifying environmentally sensitive biodiversity land and land acquisition for local open space (undevelopable land) via LEP Amendment No. 20. The current plans generate high-density residential floorspace from the undevelopable land that cannot be accommodated within 3-storey building height.

### Proposed Controls

The proposal does not propose a significant increase in density compared to what was achievable on the site prior to LEP Amendment No.20 in July 2017. This proposal could permit an equivalent amount of residential density on the site as originally permitted by the planning controls, as well as dedicate future open space and environmentally sensitive land along the river foreshore to Council. It also includes specific DCP controls on building height, building separation, setbacks, deep soil, landscaping, open space, ecology and river foreshore controls.

### Proposed Infrastructure

Council has negotiated a Draft Planning Agreement with the developer which includes 2,496sqm of land dedication to Council. Since July 2017, Council identified this land as having environmental and biodiversity value and identified part of this area (rear portion of 85 Thomas Street) as being subject of future land acquisition for open space (currently unfunded by Council). The total land dedication area is being proposed for public open space uses (as reflected in the Planning Proposal) and is offered to Council at nil cost. The Draft Planning Agreement is the mechanism to acquire this land for future open space and biodiversity protection.



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PARRAMATTA**

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For more information, call 02 9806 5879



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