



HAVE YOUR SAY

Draft Planning Strategy for the North-East Planning Investigation Area

Council is now seeking your feedback on six different built-form options!

The North-East Planning Investigation Area is located on the north-eastern fringe of the Parramatta CBD between a proposed high-rise corridor on Church Street and low scale built-form in the Sorrell Street Heritage Conservation Area. **The affected area is shown on the map above.**

Council has prepared six potential built-form options for the area that respond to different strategic priorities, and is now seeking your feedback. **A brief summary of the six options is presented over the page.**

The Draft Planning Strategy is on exhibition until 5pm Thursday 15 April 2021.

You can have your say and learn more at:

<https://participate.cityofparramatta.nsw.gov.au/north-east-planning-investigation-area>

You may also have your say via email or by post.

Email:

parracbdplanning@cityofparramatta.nsw.gov.au
(quoting Ref: F2020/01908)

Mail:

City of Parramatta Council
Attention: Land Use Planning Team
(Ref: F2020/01908)
PO Box 32, Parramatta NSW 2124

If you have any questions or comments, please call Council on 1300 617 058 and ask to speak with the Land Use Planning team.



**CITY OF
PARRAMATTA**

For more information visit:
participate.cityofparramatta.nsw.gov.au

Summary of six built-form options



Option 1

Maintains the current controls – up to 3 storeys

- Floor Space Ratio: 0.8:1
- Maximum Height of Building: 11m (3 storeys)

Note. These are the current controls under Parramatta LEP 2011.



Option 2

Increased Planning controls – up to 8 storeys

- Floor Space Ratio: 2:1
- Maximum Height of Building: 28m (8 storeys)



Option 3

Increased Planning controls – up to 14 storeys with Design Excellence*

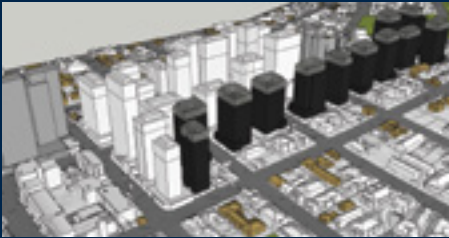
- Floor Space Ratio: 3:1 + Design Excellence*
- Maximum Height of Building: 40m (12 storeys)
- Maximum Height of Building + Design Excellence*: 46m (14 storeys)



Option 4

Increased Planning controls – up to 20 storeys with Design Excellence*

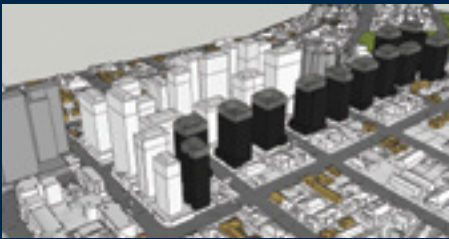
- Floor Space Ratio: 4:1 + Design Excellence*
- Maximum Height of Building: 54m (17 storeys)
- Maximum Height of Building + Design Excellence*: 62m (20 storeys)



Option 5

Increased Planning controls – up to 23 storeys with Design Excellence*

- Floor Space Ratio: 5:1 + Design Excellence*
- Maximum Height of Building: 67m (20 storeys)
- Maximum Height of Building + Design Excellence*: 77m (23 storeys)



Option 6

Increased Planning controls – up to 29 storeys with Design Excellence*

- Floor Space Ratio: 6:1 + Design Excellence*
- Maximum Height of Building: 80m (25 storeys)
- Maximum Height of Building + Design Excellence*: 92m (29 storeys)

***Design Excellence:** To achieve "design excellence" tower developments undergo an architectural design competition. This process allows a 15% bonus on height and floor space ratio controls if design excellence is achieved. Under the draft controls in the *Parramatta CBD Planning Proposal*, all towers 40m or higher must undergo a design competition process. Accordingly, Options 3–6 all factor in a 15% bonus for design excellence. This is shown in grey in the diagrams for these options.