

# PUBLIC EXHIBITION

## Draft Planning Strategy for the North-East Planning Investigation Area

### FREQUENTLY ASKED QUESTIONS

#### What is a "Planning Strategy"?

A "Planning Strategy" is a non-statutory document that examines issues and considerations, and also sets up a framework for future changes to planning controls. It is often prepared as a first step before a formal, statutory 'Planning Proposal' is prepared. A 'Planning Proposal' explains the intended effect of and justification for changes to land use planning controls for a particular site or larger area.

#### What is a "Planning Investigation Area"?

"Planning Investigation Areas" (PIA) are areas adjacent to the Parramatta CBD that the City of Parramatta Council has identified for detailed investigation about potential changes to land use planning controls that are found in Parramatta Local Environmental Plan (LEP) 2011.

The North-East PIA is one of four PIAs and is the first one that Council is exhibiting a draft Planning Strategy for.

#### What is the Draft Planning Strategy for the North-East Planning Investigation Area ?

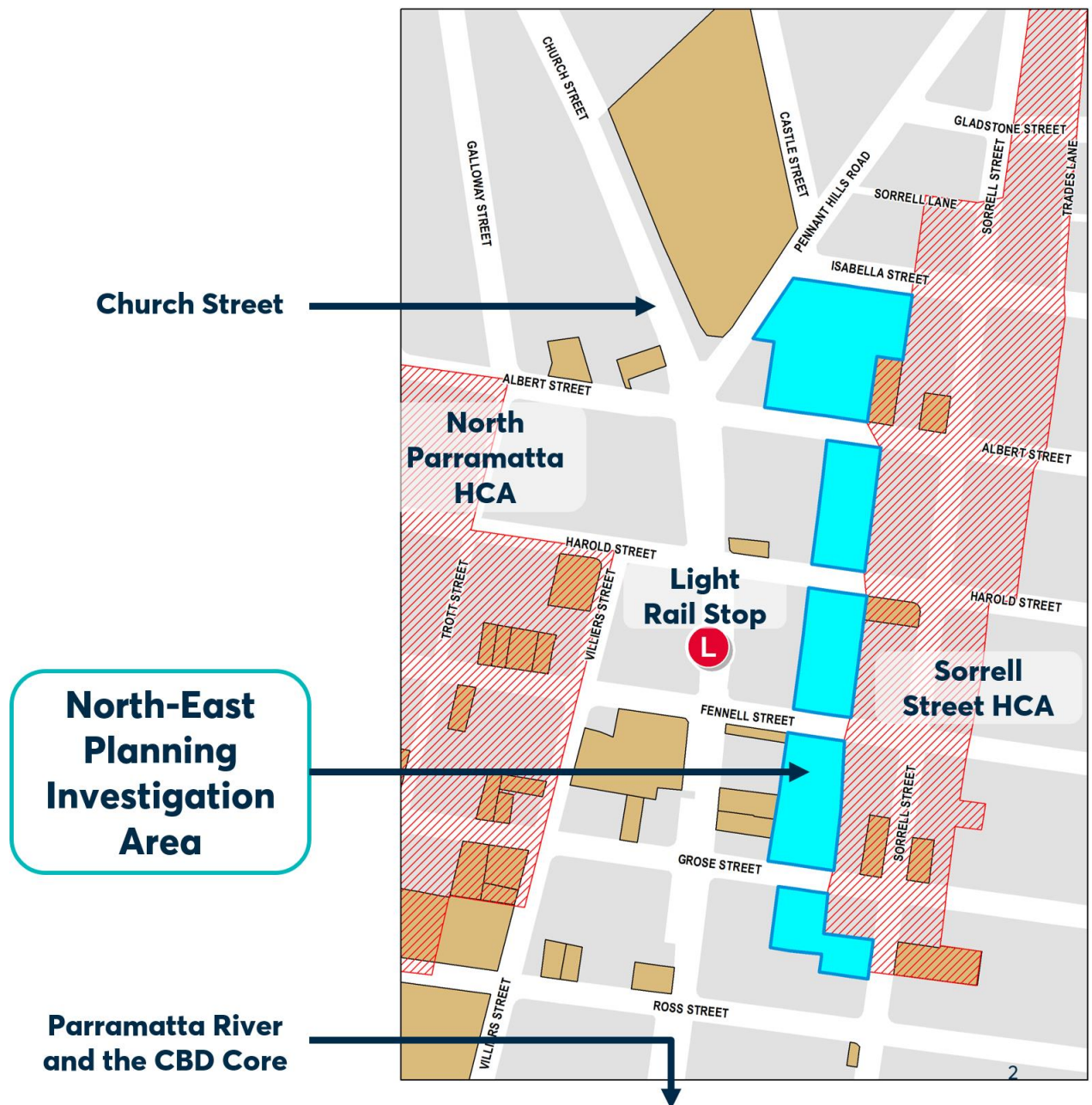
The Draft Planning Strategy presents six potential draft built form options for the North-East PIA. The land use planning controls that would deliver each built form option are described in the Draft Planning Strategy. A description of the area and surrounding context, and the work that Council has undertaken to date, including how Council will assess the built form options and next steps, are also described in the Draft Planning Strategy.

Council is publicly exhibiting the Draft Planning Strategy for the North-East PIA to seek your feedback on the six potential draft built form options. The final preferred option will be determined in the post-exhibition period, once Council has considered all feedback and undertaken an economic feasibility analysis of each option.

The precinct is located between a proposed high rise corridor on Church Street (under the Parramatta CBD Planning Proposal) and low scale built form in the Sorrell Street Heritage Conservation Area (HCA). This is shown on the map below under the next question. These competing strategic priorities means there is a case for both higher and lower built forms in this PIA and therefore Council is exhibiting six potential draft built options for consideration.

## Where is the North-East Planning Investigation Area?

The North-East PIA is located on the north-eastern fringe of the Parramatta CBD. The properties within the North-East PIA are shown on the map within the blue highlighted zone. There are 25 land parcels within the North-East PIA. A more detailed map is contained within the Draft Planning Strategy.



### What are the six (6) potential draft built form options for the North-East PIA?

The six potential draft built form options range from 3 storeys up to 29 storeys and are described in the table below along with the corresponding land use planning controls – floor space ratio (FSR) and height in metres and storeys.

Option	FSR	Height	Maximum Height with Design Excellence (DE)
Option 1	0.8:1	11m (3 storeys)	-
Option 2	2:1	28m (8 storeys)	-
Option 3	3:1 plus DE	40m (12 storeys)	46m (14 storeys)
Option 4	4:1 plus DE	54m (17 storeys)	62.1m (20 storeys)
Option 5	5:1 plus DE	67m (20 storeys)	77.1m (23 storeys)
Option 6^	6:1 plus DE	80m (25 storeys)	92m (29 storeys)

Option 1 reflects the current planning controls in the Parramatta LEP 2011 and results in the lowest planning controls. Options 2 to 6 are possible planning controls that would introduce changes to the area, subject to the outcome of this PIA. Options 3 to 6 allow for an additional maximum height and FSR where design excellence is awarded to a development proposal.

To achieve "design excellence", tower developments must undergo an architectural design competition. This process allows a 15% bonus on height and FSR 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.

The six potential draft built form options for the North-East PIA are further described and illustrated in the Draft Planning Strategy.

### What supporting studies is Council exhibiting with the Draft Planning Strategy?

Three heritage studies are part of the material on exhibition with the Draft Planning Strategy. Two of these studies were commissioned by Council to inform the preparation of the Parramatta CBD Planning Proposal at different times. These studies are known as the 'Heritage Study - CBD Planning Controls (2015) by Urbis consultants' and the 'Parramatta CBD, Heritage Study of Interface Areas (2017) by HAA consultants'.

The Parramatta CBD Planning Proposal, which was exhibited in 2020, is a separate piece of work that originally included the area now known as the North-East PIA. Further information on the Planning Proposal for the Parramatta CBD is available here: <https://participate.cityofparramatta.nsw.gov.au/cbd-planning>.

The third heritage study was commissioned by the State Government to inform their consideration of Council's application to put the Parramatta CBD Planning Proposal on public exhibition. This study is known as the 'Heritage Interface Areas, Parramatta CBD (2018) prepared by GML consultants'.

The three heritage studies include analysis and recommendations that are generally reflected in three of the six potential draft built form options on exhibition.

### **How will Council decide on the preferred option for the North-East Planning Investigation Area?**

On completion of the public exhibition period, the final preferred built option will be determined using weighted assessment criteria, and consideration of community feedback and the results from the economic feasibility analysis.

The weighted assessment criteria are detailed in Section 7 of the Draft Planning Strategy and are summarised here as follows:

- a. Context and Neighbourhood Character (20%);
- b. Built Form and Scale (20%);
- c. Heritage Relationships (20%);
- d. Strategic Planning (20%);
- e. Land Use and Transport Integration (15%); and
- f. Economic Feasibility (5%).

A report will be prepared for consideration and endorsement by Council. The report will outline the feedback, including the preferred built-form option and any changes arising from the exhibition process to the Draft Planning Strategy.

Once a final Planning Strategy has been adopted by Council, this will then guide site-specific planning proposals for sites within the PIA. Such site-specific planning proposals are likely to require their own supporting technical studies and will be subject to their own separate exhibition processes.

### **Where is the exhibition material available for viewing?**

The Draft Planning Strategy, including supporting information, will be available for online viewing and downloading at Council's community portal for the duration of the exhibition at this website link – <https://participate.cityofparramatta.nsw.gov.au/north-east-planning-investigation-area>

Hard copies of the exhibition material will be held at:

- 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)

Please note that with COVID-19 arrangements currently in place, opening hours and access arrangements may change during the exhibition. Please contact Council's Customer Contact Centre on **1300 617 058** or Parramatta Library on **9806 5159** for the latest information on opening times.