

PLANNING PROPOSAL

ITEM NUMBER	6.2
SUBJECT	Gateway Request - Parramatta CBD Supplementary Matters Planning Proposal
REFERENCE	F2023/00276 - N/A
APPLICANT/S	City of Parramatta Council
OWNERS	Multiple landowners
REPORT OF	Senior Project Officer

PURPOSE

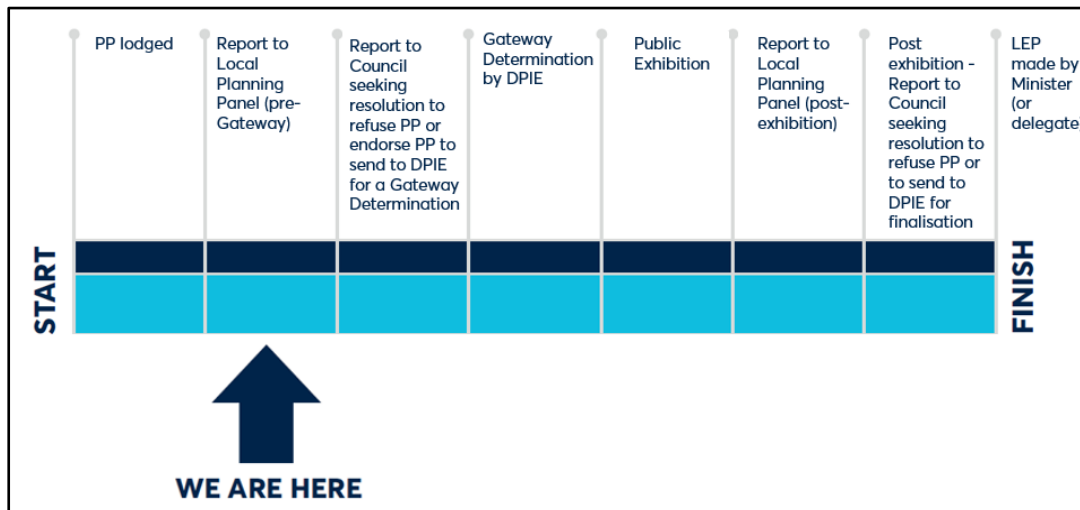
To seek the Local Planning Panel advice on the Parramatta CBD Supplementary Matters Planning Proposal for land in the Parramatta City Centre for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI).

RECOMMENDATION

That the Parramatta Local Planning Panel (the Panel) consider the following Council Officer recommendation in its advice to Council:

- (a) That Council approve the recommended pathways for resolving the outstanding “Orange Matters” arising from the exhibition of the Parramatta CBD Planning Proposal, as detailed in the table at **Attachment 1**.
- (b) That Council approve the Parramatta CBD Supplementary Matters Planning Proposal at **Attachment 2** for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure.
- (c) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.
- (d) That Council delegates authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.
- (e) That Council resolve to prepare a separate strategic precinct planning proposal for the Westfield site at 142 and 171 Church Street, Parramatta, given its strategic significance to the Parramatta CBD, and that Council officers prepare further urban design, land use and economic analysis to inform the policy framework for this planning proposal.

PLANNING PROPOSAL TIMELINE



BACKGROUND

1. Council finalised the Parramatta CBD Planning Proposal, which established a new planning framework for the Parramatta CBD, including new zoning, FSR, height and associated planning controls. The Parramatta CBD Planning Proposal was the result of extensive technical studies and community and stakeholder consultation over many years. The Parramatta CBD Planning Proposal was finalised as *Parramatta LEP 2011 (Amendment No 56)*, which was published on 6 May 2022 and came into effect on 14 October 2022.
2. During the exhibition period of the Parramatta CBD Planning Proposal, Council received submissions from landholders and other stakeholders seeking changes to controls for certain land within the Parramatta CBD. At its meeting of 15 June 2021, Council endorsed the final Parramatta CBD Planning Proposal with minor post exhibition changes and resolved to further investigate some matters raised from the submissions through a separate planning proposal process referred to in the Report as Decision Pathway 3 – Orange Matters. A list of the ‘Orange Matters’, as endorsed by Council 15 June 2021, is summarised in **Attachment 1** to this report.
3. The “Orange Matters” are generally outstanding matters remaining from the exhibition of Parramatta CBD Planning Proposal, that:
 - (a) were generally consistent with Council’s policy framework for the CBD, but were more significant changes, and if integrated into the Parramatta CBD Planning Proposal in the immediate post-exhibition period would have triggered re-exhibition of the Parramatta CBD Planning Proposal at that time; and/or
 - (b) had some merit on preliminary review, but required further investigation to confirm whether they should be progressed.

FURTHER INVESTIGATION

4. In responding to the “Orange Matters” as resolved by Council on 15 June 2021, Council officers have undertaken further investigations, including:
 - (a) evaluation of the nature and extent of requested changes from relevant submissions that resulted in the formation of the “Orange Matters”;
 - (b) assessment on the relevance of each “Orange Matter” against endorsed planning policy changes that have occurred at both the State and local level since Council’s resolution on 15 June 2021 (now almost 3 years ago);
 - (c) assessment of planning merits for certain “Orange Matters” against relevant strategic planning policies and directions; and
 - (d) undertaking further urban design, land use planning and environmental sustainability analysis to inform suitable urban planning outcomes.

5. Following the completion of further investigations, Council officers have recommended two pathways, including justification, to address each of the “Orange Matters”. These are articulated in detail at **Attachment 1**. In summary, the two pathways include the following:
 - (a) matters that have strategic merit and are recommended to progress as a part of the Parramatta CBD Supplementary Matters Planning Proposal (provided at **Attachment 2**);
 - (b) matters that are recommended to not proceed as a part of the Parramatta CBD Supplementary Matters Planning Proposal as they have since been resolved or superseded by another planning project or not considered to have adequate planning merit, or alternatively require significantly more analysis and are therefore recommended to proceed as a separate strategic precinct planning proposal.

PLANNING PROPOSAL

Overview

6. As outlined above, the Planning Proposal contained at **Attachment 2** to this report includes “Orange Matters” that are recommended by Council officers to progress to amend the Parramatta LEP 2023. In addition to addressing certain “Orange Matters”, this Planning Proposal also makes an update to the BASIX points exceedance targets in clause 7.25(3)(c)(ii) of the Parramatta LEP 2023 (this is discussed in further detail in the table below).

7. This Planning Proposal has been prepared consistent with Council’s endorsed position on 15 June 2021 in relation to the “Orange Matters” (refer to **Attachment 1**) and sections 3.31 & 3.33 of the *Environmental Planning and Assessment Act 1979* (the EPA Act). This Planning Proposal explains the intent and justification for the amendments to Parramatta LEP 2023. The proposed amendments by this Planning Proposal include:
 - (a) rezoning of some land;

- (b) extending the application of Area B of the Special Provisions Area Map to the rezoned land so that clause 7.28 (Additional floor space ratio for office premises) also applies;
 - (c) amendment to the land reservation acquisition area of some land;
 - (d) additional permitted use for the Parramatta CBD area; and
 - (e) amendment to some local provisions (i.e. car parking rates and high performing building design) applicable to the Parramatta CBD area.
8. The Planning Proposal is collectively referred as the 'Parramatta CBD Supplementary Matters Planning Proposal' and generally applies to the Parramatta City Centre and specific land within the Parramatta City Centre, as described in column 1 of Table 1 below.

Summary of Proposed Changes

9. Table 1 below provides a summary of the changes proposed under the Planning Proposal contained at **Attachment 2**.

Table 1 – Summary of changes proposed under the Planning Proposal

Site / Matter	Proposed Change(s)	Summary Justification
<p>Land Reservation Acquisition (LRA) Map Notations:</p> <ul style="list-style-type: none"> a. 328 Church Street, Parramatta (proposed lane); b. Marsden Lane, being part of 215 Church Street, Parramatta; c. Firehorse Lane, being part of 3 Fitzwilliam Street, and 25 Wentworth Street, Parramatta; d. Woodhouse Lane, being part of 21 Wentworth Street, Parramatta; e. Charles Street/Hassall Street Intersection, being part of 2 Charles Street, Parramatta; and f. Parkes Street widening, being part of 24 Parkes Street, Harris Park. <p><u>Orange Matter Initiator:</u></p> <p>The LRA Map change in relation to 328 Church Street, Parramatta is in response to a landowner submission. The other proposed LRA Map amendments are in response to the findings of the Parramatta CBD Integrated Transport Plan (ITP).</p> <p>Note: The submitter requested the changes that are recommended in the Planning Proposal. The other changes included in the Planning Proposal are consistent with</p>	<ul style="list-style-type: none"> a. Deletion of entire LRA. b. Deletion of entire LRA. c. Partial deletion of LRA. d. Insertion of new splay corner LRA notation. e. Insertion of new road widening/splay corner LRA notation. f. Insertion of new road widening LRA notation. 	<p>The proposed LRA amendments are in response to the findings of the Parramatta Integrated Transport Plan (ITP) and updated urban design analysis, and they also minimise the financial implications for Council (ie. Overall, the proposed LRA removal area is significantly larger than the proposed new additions). The changes will improve safety, promote active transportation, and facilitate better traffic circulation and movement throughout the Parramatta CBD.</p>

relevant recommendations in the ITP.		
<p>Walker Corporation Landholdings - 10-12 Darcy Street, Parramatta, also known as 4 & 6 & 8 Parramatta Square</p> <p><u>Orange Matter Initiator:</u></p> <p>Landowner submission to Parramatta CBD Planning Proposal.</p> <p>Note: The submitter requested the changes that are recommended in the Planning Proposal.</p>	<p>Rezone from MU1 Mixed Use zone to E2 Commercial Centre zone. Extend application of Area B of the Special Provisions Area Map to the rezoned land so that clause 7.28 (Additional floor space ratio for office premises) applies.</p>	<p>E2 Commercial Centre zone aligns with the current significant office tower development on site, and will enable consistency with the zoning and application of clause 7.28 to the other office towers at Parramatta Square.</p> <p>Expansion of the commercial core is supported by a study, being the Achieving A-Grade Office Space in the Parramatta CBD Economic Review (Urbis 2019)</p>
<p>High Performing Building Design – Clause 7.25 Update (applicable to residential development)</p> <p><u>Orange Matter Initiator:</u></p> <p>These updates are not a result of an “Orange Matter”. Rather, the updates are needed as the BASIX system has been revised through the introduction and commencement of <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> in October 2023.</p>	<p>Updates the BASIX Energy exceedance targets as specified in clause 7.25(3)(c)(ii), so that for buildings with an FSR ranging from 6:1 to 16:1, developers would need to exceed BASIX standards by the following BASIX points in order to utilise the 5% FSR bonus:</p> <ul style="list-style-type: none"> • 5-15 Storeys – 25 points • 16-30 storeys – 20 points • 31-40 storeys – 15 points • 41 or more storeys – 15 points 	<p>Updates are needed as the BASIX system has been revised through the introduction and commencement of <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> in October 2023.</p> <p>Updates are supported by a study, being the Parramatta High Performance Building Study Review (Kinesis, November 2023).</p>
<p>Additional land use permissibility – E2 Commercial Centre zone – Water recycling facilities</p> <p><u>Orange Matter Initiator:</u></p> <p>Parramatta River Catchment Group submission to Parramatta CBD Planning Proposal.</p> <p>Note: The submitter’s requested change relating to ‘water recycling facilities’ permissibility has been recommended in the Planning Proposal. The submitter’s requested change relating to ‘water supply systems’ permissibility has not been recommended in the Planning Proposal.</p>	<p>Add ‘water recycling facility’ as a permissible use with consent in the E2 Commercial Centre zone.</p>	<p>Will enable consistency between the MU1 Mixed Use zone and E2 Commercial Centre zone in the Parramatta CBD, noting that ‘water recycling facilities’ are currently permissible in MU1, but prohibited in E2. Further, this will also enable better alignment with clause 7.24 (Dual water systems). This change will enable maximum flexibility for recycled water systems, thereby improving environmental and sustainability outcomes.</p>
<p>Maximum Residential Car Parking Rate for certain land at</p>	<p>Introduce a new Land Use and Transport Integration (LUTI)</p>	<p>Changes will retain the current more restrictive maximum car</p>

<p>North Parramatta (being the part of the Parramatta CBD north of Victoria Road)</p> <p>Orange Matter Initiator:</p> <p>The proposed changes to the car parking rates are in response to the findings of the Parramatta CBD Integrated Transport Plan (ITP). It is also noted that the car parking rates issue was raised in various submissions to the Parramatta CBD Planning Proposal, including from a landowner in the North Parramatta area of the CBD seeking to redevelop their site, Property Council of Australia, and also Transport for NSW.</p> <p>Note: The recommended changes in this Planning Proposal seeking to introduce Category A and B parking rates are consistent with the recommendations of the ITP and address the issues raised in the submissions received that relate to this matter.</p>	<p>Map, which will identify Category A and B residential car-parking rate areas (refer to Figure 5 of Attachment 1).</p> <p>Category A will retain the current more restrictive maximum car parking rates, whereas Category B will introduce less restrictive maximum rates in the area of the Parramatta CBD north of Victoria Road.</p> <p>Amend the table in clause 7.17 to show the existing car parking rates for “Residential flat buildings, dual occupancies and multi dwelling housing” will apply to land shown as ‘Category A’ on the LUTI Map. Further, add a new Land Use type in the table for “Residential flat buildings, dual occupancies and multi dwelling housing – Category B land” (as shown on the LUTI Map), with the following rates:</p> <p><i>“The sum of the following—</i> <i>Resident spaces:</i> <i>(a) 0.2 space for each studio dwelling</i> <i>(b) 0.4 space for each dwelling containing 1 bedroom</i> <i>(c) 0.8 space for each dwelling containing 2 bedrooms</i> <i>(d) 1.1 spaces for each dwelling with 3 or more bedrooms</i> <i>Visitor spaces (calculated cumulatively):</i> <i>(e) 0.167 space for each dwelling up to 30 dwellings</i> <i>(f) 0.1 space for each dwelling more than 30 and up to 70 dwellings</i> <i>(g) 0.05 space for each dwelling more than 70 dwellings”</i></p>	<p>parking rates for residential development on land to be referred to as Category A which has good access to heavy rail and metro stations.</p> <p>Less restrictive maximum car parking rates will apply to land referred to as Category B on land in the Parramatta CBD north of Victoria Road, as this land is located well away from heavy rail and metro stations.</p> <p>The new car parking framework is based on the recommendations of the Parramatta CBD Integrated Transport Plan (ITP).</p>
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STRATEGIC PRECINCT PLANNING PROPOSAL – PARRAMATTA WESTFIELD SITE

- The Parramatta Westfield landholdings is situated at 142 and 171 Church Street, Parramatta, consisting of multiple blocks extending along Argyle Street, Aird Street, Marsden Street, Campbell Street, Fitzwilliam Street and Church Street – refer to Figure 1 below. The site is the single largest private land holding in the Parramatta CBD, measuring 6.43 ha in land area. In comparison, this is larger than Parramatta Square (including public domain) at about 2.84 ha, the Powerhouse Museum site at about 1.81 ha, and the Parramatta Metro site at about 1.76 ha, combined.

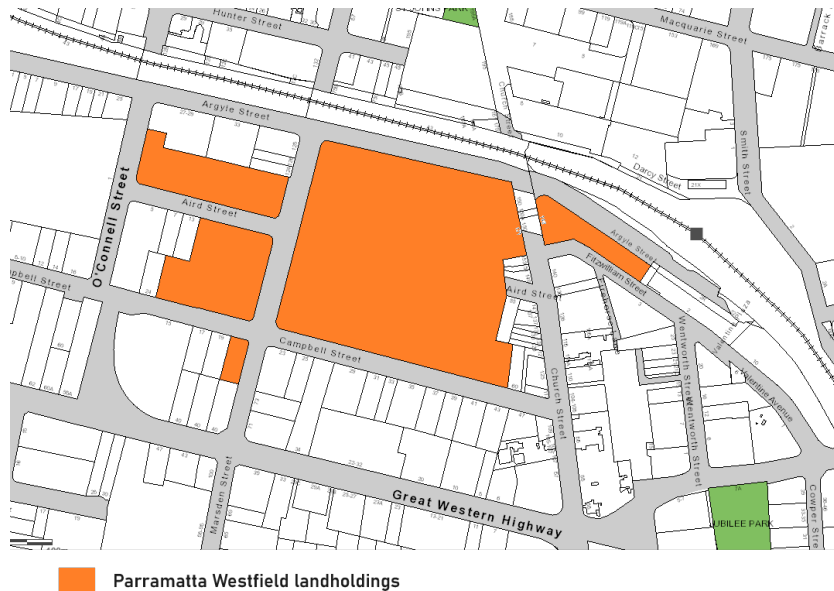


Figure 1 – Parramatta Westfield landholdings

11. Under the Parramatta CBD Planning Proposal ('CBD PP'), the site was proposed to be rezoned from B4 Mixed Use (now referred to as MU1 Mixed Use) to B3 Commercial Core (now referred to as E2 Commercial Centre). Under the CBD PP, it was also proposed to significantly increase heights and FSRs across the site, which would have resulted in a significant increase in density. Council officer's calculations indicate that under the CBD PP, *additional* GFA of 323,233sqm would have been permitted under the proposed FSR changes, which is a significant increase in floorspace capacity, being the equivalent of around 14 Sydney Water towers.
12. During the exhibition of the CBD PP, the landowner objected to the proposed rezoning. The primary basis for their objection at the time was the loss of flexibility in land uses offered by the proposed zone. Council consequently resolved to not progress the controls proposed under the CBD PP, and to undertake further investigations as a "orange matter". Council officers have further investigated this matter, which has included reviewing the previous urban design and economic studies undertaken as a part of the CBD PP that relate to this site, and also reviewing the draft zoning, height and FSR controls as exhibited for this site under the CBD PP.
13. In relation to the issue of land use flexibility, it is noted that the primary difference between the current MU1 Mixed Use zone and a proposed E2 Commercial Centre zone is the permissibility of residential development, noting that residential is permissible in the MU1 zone, but prohibited in the E2 zone. Aside from this, the E2 zone offers a flexible range of land uses to support a centre, and all typical centre-based land uses that are permissible in the MU1 zone are also permissible in the E2 zone. Notwithstanding the prohibition of residential in the E2 zone under *Parramatta LEP 2023*, it is noted that *State Environmental Planning Policy (Housing) 2021* ('the Housing SEPP') does offer build-to-rent housing as a permissible use in this zone, although acknowledging this cannot be subdivided and individually sold off.

14. Following these further investigations, Council officers are of the view that further analysis is needed to appropriately determine the future planning policy framework for this highly significant site. This further analysis needs to consider at least the following:
 - a. **Land Economics** – The impacts of the COVID pandemic on both the office and retail market are continuing to evolve and will impact the future for this site. Further economic analysis is needed to help inform the policy framework for this significant site.
 - b. **Land Use and Urban Design** – Given its strategic location near the Parramatta Transport Interchange and Parramatta Square, and also its large size, this site has significant potential in providing for future employment generation for the Parramatta CBD, in particular in large floor plate commercial office towers to match those of Parramatta Square. Further analysis is needed to determine the appropriate scale/type of residential development that would be suitable for the site, including site location considerations, so that strategic commercial and residential land use objectives can be properly balanced and managed.
15. In light of the above considerations, associated site complexities, and the significance of this large site in the Parramatta CBD, Council officers recommend not progressing this matter as a part of this planning proposal, and rather that Council commence preliminary work on a separate strategic precinct planning proposal specifically for the Westfield site, given its strategic importance, and also to allow more time where these issues can be further investigated.

PLANNING PROPOSAL ASSESSMENT

Strategic Merits

16. This Planning Proposal is consistent with the relevant Parramatta CBD planning framework. Further, it is noted that this Planning Proposal is supported by following technical studies, which were prepared to support the Parramatta CBD Planning Proposal:
 - (a) Parramatta CBD Integrated Transport Plan (2021) (refer to Appendix 4 of the Planning Proposal at **Attachment 2**);
 - (b) Achieving A-Grade Office Space in the Parramatta CBD Economic Review (Urbis, 2019) (“the Urbis study”) (refer to Appendix 2 of the Planning Proposal at **Attachment 2**);
 - (c) Update of Parramatta Floodplain Risk Management Plans (Molino Stewart 2021) (refer to Appendix 5 of the Planning Proposal at **Attachment 2**).
17. Further, the Parramatta CBD High Performance Building Study Review (Kinesis, 2023) (refer to Appendix 3 of the Planning Proposal at Attachment 2) has also been prepared in support of this Planning Proposal in relation to the proposed updates to the BASIX exceedance targets in clause 7.25(3)(c)(ii) of the Parramatta LEP 2023.
18. Despite the Urbis study being completed prior to COVID and the pandemic’s associated impacts on the office market, which continue to evolve, its recommendation to expand the CBD’s commercial core to include the Walker

landholdings at Parramatta Square is still considered valid given the significant commercial office towers that have since been completed at Parramatta Square. The rezoning of this land would also ensure consistency with the E2 Commercial Centre zoning of the other office towers at Parramatta Square, including the NAB Tower, Western Sydney University Tower, and the Sydney Water Tower.

19. The Planning Proposal demonstrates general consistency against relevant State Planning Policies and Ministerial Directions. It aligns with relevant planning priorities of the Greater Sydney Region Plan, the Central City District Plan, Local Strategic Planning Statement, Local Housing Strategy, Parramatta CBD Planning Strategy, Community Infrastructure Strategy, and Parramatta 2038 Community Strategic Plan. Further assessment of the strategic merits is provided at Part 3 of the Planning Proposal at **Attachment 2**.

Key Planning Considerations

Urban Design/Built Form and Economic Outcomes

20. The urban design/built form and economic considerations of the proposed changes under the Planning Proposal are summarised in Table 2 below.

Table 2 – Urban design/built form and economic considerations of the proposed changes

Proposed change	Urban Design/Built form & Economic considerations
Expansion of the E2 Commercial Centre zone and application of clause 7.28 (Additional FSR for office premises) over the Walker landholdings at Parramatta Square.	<p>Expansion of the E2 Commercial Centre zone over the Walker Corporation Landholdings at Parramatta Square will allow for intensification of commercial and business uses on this land, which is centrally located close to the Parramatta Transport Interchange. The existing newly constructed commercial office towers at Parramatta Square are consistent with the proposed zoning. Expansion of the E2 Commercial Centre zone is also consistent with the recommendations of the <i>Achieving A-Grade Office Space in the Parramatta CBD Economic Review</i> (Urbis, 2019).</p> <p>Clause 7.28 allows proponents to exceed the maximum permissible FSR, but only if this is to be used for office premises. Further, in order to utilise clause 7.28, the site must have an area of at least 1,800sqm and a development control plan must be prepared which must provide for a number of matters, including compatibility with desired future character, minimising impacts on view corridors, land suitability, heritage and streetscape constraints, bulk and massing, street frontage heights, environmental impacts, and the public domain.</p> <p>These changes will reaffirm the significance of Parramatta Square as a major premium A-Grade office precinct as a part of the city's commercial core and will generate jobs and business opportunities.</p>

Transport and Accessibility

21. Consistent with the Parramatta Integrated Transport Plan (ITP), this Planning Proposal includes amendments to several existing and proposed laneways, splay corners and road widenings, as outlined in Table 1. The proposed changes are in response to recent developments and urban design analysis, and will improve safety, active transportation, better traffic circulation, and movement throughout the Parramatta CBD.

22. The proposed new Category A and B parking policy framework for the Parramatta CBD (as outlined in Table 1) would serve as a driver to encourage a greater shift towards sustainable and active transport modes and investment in infrastructure that would support and facilitate the use of these modes, providing environmental, access and amenity benefits, which will be critical to the success of the city going forward. Enabling some more car parking spaces in Category B areas will provide improved car access for areas that are not well located close to heavy rail or metro stations. Further, it is noted that the proposed Category A and B parking policy framework is also consistent with the findings of the Parramatta ITP.

Sustainability and Environment

23. The Planning Proposal includes updates to the BASIX points exceedance targets in clause 7.25 (high performing building design) to ensure the incentive of providing high performing buildings in the Parramatta City Centre remains effective and up-to-date. This update would encourage high quality building design for efficient energy consumption and contribute to sustainable environmental outcomes.
24. The Planning Proposal also proposes to include new land use permissibility for 'water recycling facilities' in the E2 Commercial Centre zone. This is to allow flexible water management solutions for future development and encourage efficient water usage. Ensuring that 'water recycling facilities' are permissible in both the E2 Commercial Centre and MU1 Mixed Use zones across the entire Parramatta CBD area, and not just the MU1 zone (as is currently the case), will complement the requirements for dual water systems under clause 7.24, and will provide maximum flexibility for recycled water systems, thereby improving environmental and sustainability outcomes.

Flooding

25. Most land within the Parramatta CBD is flood affected. Developments within the Parramatta City Centre are regulated under clause 7.11 (Floodplain Risk Management) under the Parramatta LEP 2023 and other relevant flooding risk management plans and policies. The Planning Proposal is consistent with the relevant policy framework for the Parramatta CBD area, including clause 7.11 (Floodplain Risk Management) of Parramatta LEP 2023 and the Update of Parramatta Floodplain Risk Management Plans (Molino Stewart 2021) (refer to copy at Appendix 5 of the Planning Proposal at **Attachment 2**), which was prepared to support the Parramatta CBD Planning Proposal.
26. This Planning Proposal does not seek amendments to any flooding controls applicable to the Parramatta CBD. The proposed increase in density envisaged through the expansion of the applicability of clause 7.28 (Additional floor space ratio for office premises) over the Walker landholdings (that is affected by the Probable Maximum Flood), is generally consistent with the overall density proposed under the exhibited Parramatta CBD Planning Proposal, which was supported by the Update of Parramatta Floodplain Risk Management Plans (Molino Stewart 2021). Therefore, continued application of clause 7.11 (Floodplain risk management) is considered appropriate to address any flooding risks.

27. Further details of above key planning considerations of the Planning Proposal are available at section 3.3.2 of the Planning Proposal at **Attachment 2**.

PLAN MAKING DELEGATIONS

28. Plan making 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, and for these functions be delegated to the Chief Executive Officer.
29. It is recommended that Council request to the Department of Planning, Housing and Infrastructure to exercise its plan making delegations for this Planning Proposal. This means that after the Planning Proposal has received a Gateway Determination, complied with any conditions (including any requirements for public exhibition), Council officers can deal directly with the Parliamentary Counsel on the legal drafting and finalisation of the amendment to the LEP facilitated by this Planning Proposal.

FINANCIAL IMPLICATIONS FOR COUNCIL

30. Under this Planning Proposal, 79sqm of land is being added to the Land Reservation Acquisition Map, but 1,098sqm is being removed, resulting in a net reduction of 1,019sqm of land being identified for acquisition by Council (refer to Table 3). This significant net reduction in land acquisition area will result in an associated net reduction in Council's financial liability in terms of acquisition costs, should the land not be secured through redevelopment opportunities.

Table 3 – Land area changes to Land Reservation Acquisition Map under the Planning Proposal

Site	Additions (sqm)	Retention (sqm)	Deductions (sqm)
2 Charles St, Parramatta (splay corner)	40		
24 Parkes St, Harris Park (road taper)	35		
Firehorse Lane, Parramatta (part removal)		71	473
21 Wentworth St, Parramatta (splay corner)	4		
215 Church St, Parramatta (Marsden Lane)			187
328 Church St, Parramatta (full removal)			438
Totals	79	71	1,098

CONCLUSION AND NEXT STEPS

31. Council officers have recommended two pathways to address the 'Orange Matters' resolved by Council on 15 June 2021. These are articulated in detail at **Attachment 1**. In summary, the two pathways include the following:
- (a) matters that have strategic merit and are recommended to progress as a part of the Parramatta CBD Supplementary Matters Planning Proposal (provided at **Attachment 2**);

- (b) matters that are recommended to not proceed as a part of the Parramatta CBD Supplementary Matters Planning Proposal as they have since been superseded or resolved by another planning project or not considered to have adequate planning merit, or alternatively require significantly more analysis and are therefore recommended to proceed as a separate strategic precinct planning proposal.
32. The Planning Proposal demonstrates both strategic and site-specific planning merits and is consistent with the Parramatta CBD planning policy framework, as established by the Parramatta CBD Planning Proposal. It is recommended the Planning Proposal be endorsed by Council and forwarded to the Department of Planning, Housing and Infrastructure for Gateway determination.
33. Following the consideration of the report by the Panel, a report will be prepared to Council incorporating advice from the Panel seeking a resolution to endorse the recommended pathways to address the outstanding "Orange Matters" arising from the public exhibition of the Parramatta CBD Planning Proposal (as detailed in **Attachment 1**) and progress the Planning Proposal contained at **Attachment 2**.
34. Further to the above, Council officers are also recommending that Council prepare a separate strategic precinct planning proposal for the Westfield site given its strategic importance, and also to allow more time for further urban design, land use and economic analysis to be undertaken.

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ATTACHMENTS:

1	Recommendations to the Parramatta CBD Planning Proposal "Orange Matters"	31 Pages
2	Parramatta CBD Supplementary Matters Planning Proposal	436 Pages

REFERENCE MATERIAL