

Table 3 below comprises the changes to the Draft LEP Instrument and/or Draft LEP Maps that ‘**have merit for further investigation**’ (via **Decision Pathway 3**). These changes will be investigated during a later stage of work and progressed through separate Planning Proposal amendment processes. They have also been categorised into proposed groupings, so as to improve efficiencies in delivering these next stages of work.

With regards to Table 3 below, the proposed groupings (see last column) are as follows:

- Group 1 – Dealing with policy matters raised by State agencies and/or have been flagged in supporting policy (e.g. the Integrated Transport Plan) or related matters.
- Group 2 – Affecting commercial uses and public domain
- Group 3 – Affecting long-term matters
- Group 4 – Potential additional height/FSR, which requires further detailed technical analysis.

● **Table 3 – Changes that have merit for further investigation (via Decision Pathway 3 - Orange)**

#	Submission No. and Requested change ( <b>Decision Pathway 3</b> )	Submission No.	Proposed Grouping
1.	Consistent with Council Resolution on 15 June 2021 part (b2)(iv), Council Officers will reinstate the exhibited 18m height control, and then undertake further investigations for <b>69 George Street (the Roxy Theatre site)</b> at a later stage. The resolution reads as follows:  <i>(iv) Reinstate the exhibited draft height control for the Roxy Theatre (69 George Street) of 18m when sending the CBD PP to DPIE for finalisation and undertake further investigations at a later stage (under Decision Pathway 3 – Orange), including heritage investigations, to determine if this height could potentially be increased to respond to strategic planning work for Civic Link and Sydney Metro, and also to allow possible transition of the building to a larger, modern theatre venue.</i>	161	Group 2
2.	Investigate the mapping of <b>57 Macquarie Street, 41-43 Hunter Street, 45 Hunter Street</b> and <b>87 Marsden Street</b> on the Additional Local Provisions Map with the Minimum Commercial Provision notation.	180, 200 and 243	Group 2
3.	For <b>64 High Street</b> , investigate the realignment of the east-west laneway between High Street and Church Street shown on the Height of Building Map and Incentive Height of Building Map with a 0 metre height notation, to the southern boundary of 64 High Street. This investigation is to occur in consultation with other affected landowners(s) to the east along the route of the laneway where it intersects with Church Street.	181	Group 3
4.	For the <b>Westfield landholdings</b> , investigate rezoning the land from B4 Mixed Use to B3 Commercial Core (as exhibited) with a potential Additional Permitted Use (APU) for a residential tower, consistent with the Urbis A-Grade Office Space Study recommendations (given the large size of this site that could accommodate both residential and commercial towers) and also further urban design analysis to determine the appropriate size of the residential tower (which would be referenced accordingly in an APU notation).  See also <b>Table 1, Row 2</b> , that details a change recommended to be supported for the Westfield landholdings and is included within the updated CBD PP documentation recommended to be forwarded to the DPIE for finalisation.	182 and 299	Group 2
5.	Consistent with Council Resolution on 15 June 2021 part (b2)(ii), Council Officers will undertake investigations for <b>60 Phillip Street</b> . The resolution reads as follows:	198	Group 4

#	Submission No. and Requested change ( <b>Decision Pathway 3</b> )	Submission No.	Proposed Grouping
	<i>(ii) For 60 Phillip Street, undertake further urban design investigations under Decision Pathway 3 – Orange to determine if additional bonus FSR (under the high performing buildings, unlimited commercial floor space and Opportunity Sites clauses) can potentially be achieved within the height established under the exhibition version of the CBD PP, despite its size of approximately 1,580sqm (i.e. less than the 1,800sqm normally required to meet these FSR bonuses), given this site’s unique circumstances as an isolated site bound by three public roads and the river foreshore.</i>		
6.	Investigate potential increased height and FSR controls for the two <b>street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway</b> at a later stage as a part of a separate piece of strategic work.	207, 266 and 270	Group 4
7.	Undertake further investigation of the FSR only of the B4 Mixed Use zoned <b>land bound by Fitzwilliam Street, Parkes Street, Church Street and Wentworth Street</b> at a later stage as a part of a separate piece of strategic work.	203	Group 4
8.	For <b>328 Church Street</b> ( <b>‘El Phoenician site’</b> ), investigate the financial implications for Council regarding the Land Reservation Acquisition notation as it currently applies to this land in relation to a proposed laneway.	261	Group 2
9.	Investigate potential increased height and FSR controls for <b>12A Parkes Street</b> , at a later stage as a part of a separate piece of strategic work.	263	Group 4
10.	Investigate potential refinements to the <b>car parking rates</b> and any amendments to the <b>Local Road Reservations</b> following the public exhibition of the Integrated Transport Plan and endorsement by Council of any amendments as part of an alternative planning pathway.	276A, 276B and 288 and Transport for NSW	Group 1
11.	For <b>Walker Corporation landholdings at Parramatta Square</b> , investigate rezoning the land from B4 Mixed Use (as exhibited) to B3 Commercial Core.	281	Group 2
12.	Investigate potential increased height control for <b>56 Station Street East, Harris Park</b> at a later stage as a part of a separate piece of strategic work.	286	Group 4
13.	Investigate the inclusion of <b>‘water recycling facilities’</b> as a permissible use within the B3 Commercial Core; and investigate the inclusion of <b>‘water supply systems’</b> within the B3 Commercial Core and B4 Mixed Use Zone, to provide for maximum flexibility for water supply systems.	292	Group 1
14.	Investigate inserting new objectives for the RE1 (Public Recreation) zone related to <b>protection and enhancement of ecological values</b> , e.g. to preserve and enhance tree canopy, wildlife corridors and natural habitat, including waterways and riparian vegetation.	P-9	Group 1
15.	Consistent with Council Resolution on 15 June 2021 part (b1), Council Officers will consider amendments to subclause in Clause 7.3 (parking). The resolution reads as follows:  <i>(b1) That Council approve the inclusion in Table 3 of Attachment 1 (‘Changes that have merit for further investigation (via Decision Pathway 3 - Orange)’)</i> consideration of an additional subclause in Clause 7.3 (parking) requiring the provision of parking spaces for car share vehicles in each new development.	N/A  Council Resolution based on LPP advice	Group 1
16.	Consistent with Council Resolution on 15 June 2021 part (b2)(iii), Council Officers will undertake further investigation of building separation in the Phillip Street Block as a part of the CBD DCP preparation. The resolution reads as follows:  <i>(iii) That as part of the preparation of the Draft Parramatta CBD Development Control Plan that controls be investigated to ensure that there are separations between buildings for the Phillips Street block (referred to in (i) above) from ground level upwards and including the tower elements to maintain visual and physical connectivity between the river and the broader CBD to the south.</i>	N/A  Council Resolution	N/A. To be undertaken as a part of the DCP preparation.