

SUMMARY OF COUNCIL ENDORSED POSITION

This document outlines the schedule of changes endorsed by Council on 15 June 2021 as either: **supported** (via 'Decision Pathway 1') and able to be progressed as part of the finalisation of the Parramatta CBD Planning Proposal (CBD PP); **not supported** (via 'Decision Pathway 2'); or considered to **have merit for further investigation** during a later stage of work and progressed through separate Planning Proposal amendment processes (via 'Decision Pathway 3').

The schedule of changes detailed in Tables 1, 2A, 2B and 3 below have been endorsed by Council and the reasons for any of the Decision Pathways (1, 2 or 3) are provided in the **Community Engagement Report at Appendices B, C, D and E** (Attachments 12-15 of the Council Report), with further information also available in the Local Planning Panel and Council reports.

Table 1 below comprises the changes to the Draft LEP Instrument or Draft LEP Maps that are '**supported**' (via Decision Pathway 1). These changes are included in the updated Parramatta CBD Planning Proposal documentation at **Attachments 1 to 9 of the Council Report** to be forwarded to the Department of Planning, Industry and Environment (DPIE) for finalisation.

● Table 1 – Changes that are supported (via Decision Pathway 1 - Green)

#	Supported changes (Decision Pathway 1)	Submission No.
1.	For 75 George Street , amend the Local Road Reservation (LRA) Map notation as it applies to this site from 7 metres to 4 metres.	Submission No. 167
2.	For the Westfield landholdings , amend the Land Zoning Map to replace the proposed B3 Commercial Core zone (as exhibited) with the existing B4 Mixed Use zone; and make consequential amendments to retain existing controls for this land, as follows: amend the Height of Buildings Map to show existing heights of part 36m / part "Area 2" (Sun access protection surface); amend the Incentive Height of Buildings Map to remove all proposed controls for this land; and amend the Floor Space Ratio Map to show the existing FSR of part 4.2:1 / part 6:1. Note: these consequential map changes only apply to that part of the Westfields land that was proposed to be rezoned to B3 under the CBD PP. The Planning Proposal document is also amended to explain that some submissions have resulted in changes to the planning proposal documentation, and that for the Westfield landholdings the proposed mapping changes will be further investigated at a later stage. See also Table 3, Row 4 below which describes Decision Pathway No. 3 that also applies to this site.	Submission Nos. 182 and 299
3.	Amend Clause 7.4 Sun Access Protection and the Solar Access Plane (SAP) Map to show the Compensatory Publicly Accessible Area as it relates to the overshadowing of Parramatta Square , Blocks A and B.	Submission No. 243
4.	For the Walker Corporation landholdings at Parramatta Square, amend subclauses 7.6C(3) and 7.10(8)(b) to replace the words, "wholly of commercial premises", with the words, "wholly of non-residential development" as they are consistent with the policy intent of the CBD PP in relation to this matter.	Submission No. 281
5.	For 14-20 Parkes Street, Harris Park , amend the Incentive Height of Building Map to increase the mapped height from 122m to 134m.	Submission No. 284
6.	Update Part 2 Section 2.2 of the planning proposal to clarify that the development standards cannot always be achieved.	Submission No. 288
7.	For 87 Church Street and 6 Greater Western Highway, Parramatta amend the base Height of Building and FSR map to reflect controls consistent with the notified SSPP for this site; and amend the incentive Height of Building Map and incentive FSR Map to show no incentive height or FSR (ie. that they be uncoloured) and amend the Special Provisions Area Map (SPA) to show "Area 10".	Submission No. 190

Tables 2A and 2B below comprises the changes to the Planning Proposal, Draft LEP Instrument or Draft LEP Maps that are '**not supported**' (via Decision Pathway 2).

● **Table 2A – Changes that are not supported (via Decision Pathway 2 - Red) from Appendix B – Residents, Appendix C – Institutions, Organisations and Interest Groups and Appendix E – Public Authorities and Service Providers**

#	Submission Request	Appendix Ref.	Submission No.
1.	Extend CBD PP land application area south close to the M4 and Westconnex around Church Street "Auto Alley".	B	6
2.	Extend solar access protection from 12pm – 2pm midwinter as proposed in the CBD PP to 10am – 2pm.	B	113
3.	Defer all land north of the Parramatta River from the CBD PP to allow the proposed controls for this area to be reconsidered and a new plan prepared.	B, C, E	134, 140, 141, 142, 145, 147, 150, 151, 155, 156, 157, 159, 163, 170, 172, 189, 197, 211, 213, 217, 222, 225, 228, 233, 239, 240, 241, 246, 249, 251, 253, 259, 272, 279, 280, 287, 289, 290, 293, 294, 296, O-1, O-2
4.	Extend the CBD PP boundary to include all of Wigram Street.	B	175
5.	Enable more height for the land adjacent to and including 65 Ross Street, North Paramatta to accommodate 5 or 6 storey units or mixed use dwellings.	B	297
6.	Allow 'Out of Home' (OOH) advertising signage in the CBD in appropriate land use zones, including B3, B4, RE1 and SP1 and SP2.	C	166
7.	Identify Lancer Barracks as an area of potential for public recreation.	C	195
8.	Make 'Heritage Interpretation Plans' mandatory for every building in the CBD.	C	244
9.	Introduce a Transfer Development Rights Scheme for heritage buildings.	C	254
10.	Review the FSR sliding scale that limits the development of sites under 1,800m ² .	C	260
11.	Review the minimum 1:1 FSR commercial floorspace requirement in certain parts of the B4 Mixed Use zone, particularly for large sites away from the CBD core.	C	260
12.	Increase the proposed car parking controls, as they are considered to be too low.	C, E	260, P-8
13.	Increase the size of the CBD PP boundary (as exhibited) as it fails to fully capitalise on both the existing Western (heavy) rail line, the Sydney Metro West line, and the light rail.	C	260
14.	Permit serviced apartments in the B3 Commercial core zone.	C	288
15.	Remove the World Heritage listed Parramatta Park, Old Government House and the Government Domain from the CBD PP.	E	P-2
16.	Remove the Incentive Height and FSR from state and national heritage items/places, local heritage items and HCAs in the B4 zone.	E	P-2
17.	Maintain existing height and FSR controls for significant State Heritage Register items and adjoining sites.	E	P-2
18.	Introduce overshadowing controls for Centenary Square.	E	P-2
19.	Maintain solar access to State and National Heritage items/places.	E	P-2
20.	Maintain solar access to Government schools in the CBD.	E	P-7
21.	Update heritage listings and mapping to only reflect the elements of Government schools that have heritage significance, rather than identifying the entire site.	E	P-7

#	Submission Request	Appendix Ref.	Submission No.
22.	Protect the entire foreshore area of Parramatta River from overshadowing, not just the southern bank.	E	P-9
23.	Rezone the riparian corridor along the Parramatta River from RE1 (Public Recreation) zone to E2 (Environmental Conservation) zone.	E	P-9
24.	Increase the width of the riparian corridor along the river and amend the Natural Resources Biodiversity Map in Parramatta LEP 2011 to map riparian land as 'Biodiversity' and/or amend the Natural Resources Riparian Land and Waterways Map to include riparian land in the CBD area.	E	P-9
25.	Maintain solar access to the whole of Prince Alfred Square, not just the southern half.	E	O-2
26.	Lower heights and FSRs around Centenary Square.	E	O-2
27.	Extend solar access protection for Experiment Farm from 10am – 2pm midwinter (21 June) (as exhibited) by 2 hours to 10am – 4pm.	E	O-2

● **Table 2B – Changes that are not supported (via Decision Pathway 2 - Red) from Appendix D – Developers, Major Landowners and Planning Consultants**

Submission No.	Address	Summary of request
73	83 Macquarie Street, Parramatta	Seeks to delist a heritage item and increase height from 12m to 24m and FSR from 3:1 to 3.5:1
100	382 Church Street, Parramatta	Seeks exemption to sliding scale provisions to allow maximum FSR on site less than 1800m ²
160	14, 16 and 18 Pitt Street	Seeks to allow increased FSR from 1.5:1 to a maximum of 4.5:1 and increase in height from 20m to 26m on sites adjoining St Johns Cemetery
169	67 Marion Street, Harris Park	Site is located outside CBD PP boundary and is not located in a Council endorsed Planning Investigation Area
176	18-40 Anderson Street, Parramatta	Seeks to have controls related to minimum commercial floor space applied to the site
191	142 Macquarie Street, Parramatta	Increase in FSR from 7:1 to 10:1 and height from between 0m and 156m to 211m across the whole site
192	63 and 83 Church & 44 Early Streets, Parramatta	Seek to increase FSR from part 6.4:1 and part 7.2:1 to 10:1 plus and opportunity site bonus allowing an additional 3:1 and heights increases on parts of these sites from 36m and 90m to 100m
199	440-458 Church Street, Parramatta	Seek to increase the maximum FSR from 6:1 to 10:1 but retain existing height of 80m
202	Block comprising O'Connell, Hunter, Marsden & Macquarie Streets, Parramatta	Council allocate funds and provide a timetable for the review of planning controls in this block within "Park Edge Sensitive Area"
206	25-31 Marion Street, Parramatta (No. 206)	Delist heritage items at 29 and 31 Marion Street and increase FSR from 2:1 to 6:1 and height 20m to 80m
208	190 George Street, Parramatta	Seeks exemption to sliding scale provisions to allow maximum FSR on site less than 1800m ² plus to allow these smaller sites to benefit from opportunity site, high performing building and commercial floor space bonuses that are proposed not to apply to sites below 1800m ²
209	1-25 Argyle Street and 6-12 Pitt Street	Increase FSR from 1.5:1 to 6:1 (6.9:1 with design excellence) and height from 20m to 80m (92m with design excellence)
247	26-30 Parkes Street, Harris Park	Seeking to be permitted to overshadow part of the Experiment Farm protected area

265	7 & 11 Great Western Highway, Parramatta	Seeking an exemption from sliding scale and changes to maximum FSR from 6:1 to 6.5:1 and height controls from 80m to 100m
267	179 and 181 Church Street, Parramatta	Increase the permissible FSR from 3:1 to 10:1 and increase in height from 28m to part 36m and part 120m
298A and 298B	179 Church Street, Parramatta	Seeks increase in height from 28 to 200m

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 (Decision Pathway 3)	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 69 George Street (the Roxy Theatre site) 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 57 Macquarie Street, 41-43 Hunter Street, 45 Hunter Street and 87 Marsden Street on the Additional Local Provisions Map with the Minimum Commercial Provision notation.	180, 200 and 243	Group 2
3.	For 64 High Street , 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 Westfield landholdings , 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 Table 1, Row 2 , 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 60 Phillip Street . The resolution reads as follows:	198	Group 4

#	Submission No. and Requested change (Decision Pathway 3)	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 street blocks bound by Pitt Street, Campbell Street, Marsden Street and the Great Western Highway 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 land bound by Fitzwilliam Street, Parkes Street, Church Street and Wentworth Street at a later stage as a part of a separate piece of strategic work.	203	Group 4
8.	For 328 Church Street (‘El Phoenician site’), 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 12A Parkes Street , at a later stage as a part of a separate piece of strategic work.	263	Group 4
10.	Investigate potential refinements to the car parking rates and any amendments to the Local Road Reservations 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 Walker Corporation landholdings at Parramatta Square , investigate rezoning the land from B4 Mixed Use (as exhibited) to B3 Commercial Core.	281	Group 2
12.	Investigate potential increased height control for 56 Station Street East, Harris Park at a later stage as a part of a separate piece of strategic work.	286	Group 4
13.	Investigate the inclusion of ‘water recycling facilities’ as a permissible use within the B3 Commercial Core; and investigate the inclusion of ‘water supply systems’ 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 protection and enhancement of ecological values , 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’) consideration of an additional subclause in Clause 7.3 (parking) requiring the provision of parking spaces for car share vehicles in each new development.</i>	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.

Note: Planning Investigation Areas Currently Endorsed for Further Investigation

Consistent with the *Parramatta CBD Planning Strategy*, which was endorsed by Council on 27 April 2015, and also amendments as endorsed by Council on 25 November 2019, Council will investigate the ‘**Planning Investigation Areas**’ shown pink (see **Figure 1**, below) for amended planning controls to be progressed through separate planning strategy/Planning Proposal amendment processes, as follows:

- Northern PIA;
- North-East PIA (which includes part of Harold Street);
- Eastern PIA (which includes Elizabeth Street, south of Victoria Road); and
- Southern PIA (which includes the area referred to as the ‘West Auto Alley Precinct’).

Figure 1 – Planning Investigation Areas

