

SJB Planning



Parramatta North
Urban Renewal

Draft State
Environmental
Planning Policy
(PNUR) 2014

Planning Report

12 November 2014



Executive Summary

THE PROPOSAL

This rezoning application presents a revised framework for the Parramatta North Urban Renewal (PNUR) area following its declaration as a state significant site. The area's renewal will be managed by UrbanGrowth NSW, which has been appointed by the NSW Government to coordinate the eight government landowners and facilitate the delivery of the revised planning framework. These efforts will establish an appropriate planning regime for the assessment and determination of future development applications in the PNUR area.

This Study to establish the revised framework considers the site's unique heritage and characteristics and recognises the opportunities the redevelopment could deliver to Parramatta and to Western Sydney.

The revised framework will enable the creation of a vibrant heritage mixed-use precinct including provision of new housing and employment opportunities, community and cultural spaces together with conservation and activation of an area of significant heritage value.

EXPECTED OUTCOMES

The PNUR area is a 146 hectare parcel of under-utilised NSW Government-owned land adjacent to the heart of Parramatta CBD (Figure 1). The area is close to specialised employment precincts and existing and planned transport.



Figure 1: Aerial view of PNUR Indicative Layout Plan

The PNUR is divided into four distinct precincts:

- Cumberland Precinct (40 hectares)
- Sport and Leisure Precinct (12 hectares)
- Old Kings School Precinct (4 hectares)
- Parramatta Park Precinct (81 hectares).

This Study to amend the planning framework applies only to the Cumberland Precinct and part of the Sport and Leisure Precinct. These areas that are subject to the Study will be referred to as the Study Area.

Making more efficient use of this land will benefit the Parramatta community, multiple government landowners and the NSW Government more broadly by:

- planning for significant heritage restoration and the re-use of buildings and places
- recognising the area's social history
- providing appropriate accommodation for NSW Health services
- activating new places

- providing 4,100 new homes
- providing capacity for 4,000 new jobs (including 3,000 during construction) to support the employment centres of Parramatta CBD, Westmead Hospital and Parramatta Stadium.

WHY NOW?

Previous attempts to renew the PNUR area have not successfully put in place a framework that would achieve the outcomes outlined above. This has stalled renewal efforts and has led to the continued degradation of heritage assets and the continued use and occupation of inappropriate accommodation for NSW Health's services at Cumberland East.

The growth of Parramatta and Western Sydney is seen as vital to the NSW economy, and the renewal of the PNUR area can contribute to this growth while also taking advantage of plans to introduce additional mass transit options to Parramatta. Extensive consultation undertaken by UrbanGrowth NSW has indicated clear support for change and renewal of the PNUR area that meets growth objectives while also protecting heritage assets. All stakeholders recognise that renewal represents a timely opportunity to achieve the identified positive outcomes. This renewal project also supports the NSW Government's push for the growth of Parramatta and Western Sydney as a vital contribution to the NSW economy.

BACKGROUND

The NSW Government prepared a Framework Masterplan for the PNUR area in May 2014 to:

- guide government decision making for the PNUR
- facilitate the delivery of the identified urban renewal opportunities
- preserve and protect the significant heritage values of the site.

The Framework Masterplan highlighted the need for a new approach to achieve the right heritage and economic benefits through the renewal. Following NSW Cabinet's endorsement of the Framework Masterplan, UrbanGrowth NSW undertook studies and investigations to meet the underlying objectives of protecting the site's heritage attributes and capture the social and economic benefits that the PNUR area presents.

The declaration of part of the PNUR area as a State Significant Site in August 2014 required the preparation of this Study to identify the appropriate planning framework for the PNUR area. The proposed amended planning framework will apply only to parts of the Cumberland Precinct and Sport and Leisure Precinct.

SITE OPPORTUNITY

The site's location at the edge of the Parramatta CBD places it at the western extent of the Global Economic Corridor and Parramatta Road Corridor. These locational advantages, in concert with the proximity to the Western Sydney Employment Area, underline the strategic merits of the site's urban renewal.

The PNUR area fronts the Parramatta River and includes a rich history of Aboriginal, early colonial, 19th and 20th Century uses. It presents an opportunity to deliver housing and employment in a precinct that embraces these attributes by making them a focus of the emerging urban environment.

PROPOSED PLANNING FRAMEWORK

A suite of planning controls to guide the urban renewal of the area and future development has considered the site's heritage, environmental values and physical constraints. This includes:

- an Indicative Layout Plan (ILP) guiding future open space, transport links and building footprints, as well as zoning and height of building controls
- site-specific Development Control Plan (DCP) provisions that will guide the fine grain development of the area once incorporated into Parramatta Council's existing DCP.

This suite of controls align with the Key Study Requirements issued by the Department of Planning and Environment. The ILP envisages a mixed-use area within the Cumberland Precinct that accommodates housing, employment, cultural and community uses in both new buildings and appropriately adapted heritage buildings.

The ILP envisages strengthening the role of the Sports and Leisure Precinct as a major sports venue and supported by allied retail and commercial uses and, potentially, ancillary retail.

Amendments to the planning framework, including revisions to the development controls, will facilitate the lodgement of future development applications for the land in the study area. The following development yields are anticipated:

Cumberland Precinct

- Around 4,100 dwellings
- Around 28,000 m² gross floor area (GFA) of adaptive re-use of retained heritage buildings
- Up to 4,000 m² GFA of retail space.

Sports and Leisure Precinct

- Around 34,000m² GFA of mixed-use (predominantly commercial).

ASSESSMENT SUMMARY

Amendments are anticipated to be undertaken via a State Environmental Planning Policy (SEPP) to amend the provisions of the relevant Local Environmental Plan.

The final planning framework must address the following issues.

Heritage Impacts

The PNUR area contains heritage buildings, places and views and is located next to the World Heritage-listed Old Government House and Domain. Heritage items in the Cumberland and Sports and Leisure Precincts will need to be protected and appropriately re-used, and views to and from the Study Area, particularly relative to the Old Government House and Domain, will also need to be protected.

Additional development in the PNUR area is proposed in a manner that protects and manages the area's heritage significance. Further, the redevelopment will protect and retain deteriorating heritage sites by facilitating alternate uses and opening the site up to the broader community.

Traffic and Transport

Proposed upgrades to the road network over the life of the project will accommodate the predicted traffic growth. These upgrades will be augmented by transport facilities to encourage less private vehicle use, such as a cycleway network, reduced car parking provision rates, improved bus services, car share schemes, bicycle storage facilities and walkways to take

advantage of the PNUR area being within walking distance of Parramatta CBD, the Westmead Medical Precinct and the Rydalmere Education Precinct.

Environmental Impacts

The riparian corridor to the western edge of the site will be retained and a management plan prepared for the Grey Headed Flying Fox camp that straddles the Parramatta River and is located partly within the PNUR area. The proposed configuration of development seeks to minimise the intrusion of higher density buildings in the vicinity of the flying fox camp while augmenting the riparian vegetation and undertaking weed removal and management.

Economic Impacts

The economic impact of the development in its construction phase and occupation phase will have positive economic impacts for the Parramatta and NSW economies through the provision of housing, tourism and employment opportunities close to the Parramatta CBD. The PNUR will also deliver significant construction employment opportunities.

Social Impacts

The proposal has the potential to protect and interpret significant places in the social history of NSW. This opportunity for interpretation and retention can supplement the proposed public open spaces to be provided within the future development set out in the ILP.

Urban Design

The ILP has been informed by detailed heritage assessment to identify appropriate opportunities to accommodate taller building forms and to identify areas where views and vistas should be maintained and building heights restricted. Building envelopes have addressed State Environmental Planning Policy 65 – Design Quality of Residential Flat Development (SEPP 65) principles including access to light, ventilation and overshadowing.

PROJECT OUTCOMES

The PNUR provides the opportunity to deliver a world-class urban renewal that will reinforce Parramatta's status as the gateway to Western Sydney and its role as Sydney's Premier Regional City.

The proposed planning framework provides the structure to retain, re-use and interpret the heritage legacy in a revitalised precinct that will deliver new community infrastructure including open space and open space linkages, new roads, pedestrian connections and cycleways.

The renewal will establish a diverse mixed-use precinct that will be attractive to future residents, workers and visitors to the area. This diversity of use and activity contribute to the housing choice and opportunities in Parramatta close to employment and transport, as well as providing employment opportunities within the adapted heritage buildings.

In addition to the substantial heritage protection benefits the PNUR will:

- reinforce the role of Parramatta as a major urban centre
- provide well-located housing opportunities
- establish new employment opportunities
- facilitate the enhancement and importance of the Sports And Leisure Precinct
- provide positive economic impacts during construction and an ongoing contribution to the Parramatta and NSW economies.

ROLE OF URBANGROWTH NSW

UrbanGrowth NSW is managing the delivery of the renewal and redevelopment of the PNUR area on behalf of the various government landowners. UrbanGrowth NSW will act in the government coordinator role to coordinate and deliver enabling works such as heritage restoration, roads and public domain works.

Investigations, particularly in relation to heritage, have identified that additional work is required to increase certainty for future development proposals. In normal circumstances, these investigations would be undertaken by proponents; however, the level of significance is such that UrbanGrowth NSW has determined that these investigations be undertaken earlier through a coordinated, precinct-wide approach.

Additional investigations relate to archaeological investigations into the site's Aboriginal and European archaeology. The built and landscape heritage will be subject to a heritage management strategy to guide the retention and adaptation of the site's built and social heritage.

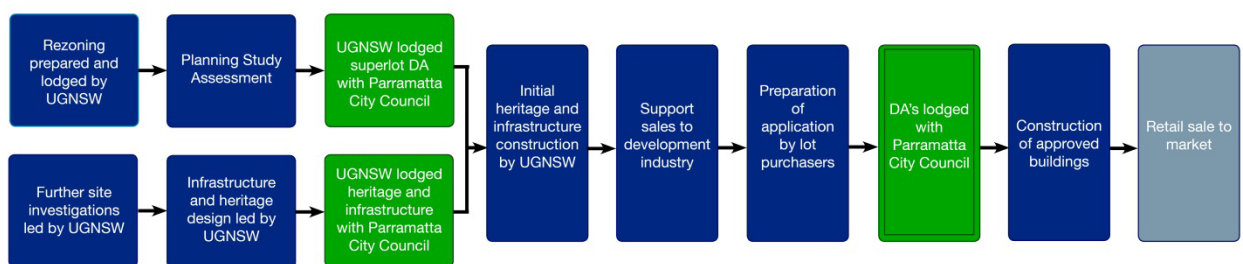
As government coordinator, UrbanGrowth NSW will ensure these works are completed on time, while acknowledging that some detailed archaeological investigations may identify modifications to the timing and manner of anticipated development. UrbanGrowth NSW will also prepare and lodge applications to undertake implementation works such as infrastructure upgrades, new roads and intersections and design and implementation of development lot subdivision applications.

NEXT STEPS

This Study, proposed amendments to the planning framework and DCP provisions, will be placed on public exhibition. Submissions will be considered and where necessary the proposal can be amended.

It is proposed that future development applications will be lodged with Parramatta City Council under Part 4 of the *Environmental Planning and Assessment Act 1979*. Parramatta City Council agrees with this process for the future assessment and determination of applications.

This suite of planning documents represents the initial phase of a long-term involvement by UrbanGrowth NSW in the development and renewal of the PNUR area, as illustrated below.



The timing for the development depends on when current occupants vacate the site. This process will be managed by site owners and dictated by their operational requirements.

Date	Revision		By	Checked
28 October 2014	12	Edit version	SB	
3 November 2014	14	Final edit version	SB	SMcD/TM
4 November 2014	15	Final submission	SB	SMcD
12 November 2014	16	Revised Final submission	SB	

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- Attachment 5: Baseline Archaeological Assessment and Statement of Heritage Impact Historical Archaeology – Casey and Lowe
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- Attachment 7: Baseline Assessment of Social Significance of Cumberland East Precinct and Sports and Leisure Precinct and Interpretive Framework – Musecape Pty Ltd
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- Attachment 17: Schedule of actions for UrbanGrowth NSW as Government Co-ordinator

The table below indicates where this document addresses the Key Study Requirements.

Key Study Requirement and Issue	Response location/s
1. Vision, Strategic Context and Justification	
Outline the vision for the proposal.	Sections 3.0 and 3.1 Attachment 2
Outline the strategic planning context for the proposal including an assessment of relevant State planning documents such as Draft Metropolitan Strategy for Sydney, subregional plans, state environmental planning policies (SEPPs) and consideration of local planning documents including: <ul style="list-style-type: none"> • Parramatta 2038 • Westmead Precinct Concept Plan • Western Sydney Light Rail Feasibility Study Part 1 and Part 2 • Draft Parramatta CBD Planning Framework Review • Parramatta Stadium Master Plan • Parramatta Aboriginal Heritage Study • Parramatta City Council's Affordable Housing Strategy. 	Section 3.2
Provide justification for the overall urban renewal project and the proposal for the Cumberland and Sports and Leisure sub precincts.	Section 3.3
Outline how the proposal will integrate with and reinforce the role of Parramatta as a strategic centre and support the growth of Westmead Medical Precinct.	Section 3.4
Identify opportunities for the proposal to complement and diversify the economic base of Parramatta to support an increase in the level of services, facilities and employment, particularly noting the location of the precinct between Parramatta CBD and the Westmead Health Precinct.	Section 3.5
Outline the historical significance of the site and how the proposal intends to be sympathetic to the heritage items, views and context of the precinct.	Section 6 Attachments 4, 5, 6, 7 and 8
2. Urban Design	
Prepare a detailed site and context analysis.	Section 5.0 Attachment 2
Prepare opportunities and constraints mapping.	Attachment 2
Prepare a structure plan for each sub precinct and demonstrate how these fit within the overall urban renewal precinct and surrounding context.	Attachment 2
Provide a view corridor and visual assessment, with particular focus on significant view lines including the Old Government House view corridor and the proximity of the precinct to the Parramatta CBD, as well as analysis of any visual impacts on surrounding areas and mitigation measures.	Attachment 9
Provide a shadow analysis both within the sub precincts, overall precinct and on adjoining land, including winter solstice and equinox.	Attachment 2
Provide an analysis of proposed distribution of gross floor area, development yields, building typologies, building envelopes and heights.	Sections 4.4 and 5.2
Outline urban design principles for the proposal and demonstrate how they have informed the allocation of, and relationships between proposed land uses.	Section 5.0 Attachment 2

Identify the suitable size and location for a potential neighbourhood centre in the precinct.	Section 5.2 Attachments 2 and 11
Provide a public domain plan identifying proposed open space, public domain and pedestrian/cycle links, including an accurate CAD set-out of streets, parks and open spaces.	Section 5.1 Attachment 2
Provide a 3D massing model in Revit, Sketch Up or similar, a fly through and photomontages of key sites.	Separate cover
Outline the proposed design excellence/integrity process to be adopted for the precinct.	Section 5.2.3 Attachment 16
Outline draft LEP controls with a block by block approach to permissible height and GFA (including residential and non-residential split) on each individual block. The site specific controls should be consistent with LEP controls and all schedules/calculations provided.	Sections 4.3, 4.3, 4.4,5.2 Attachment 15
Outline draft suggested changes to the DCP.	Section 5.2 and Attachment 16
3. Land Use and Planning Controls	
Explain the zoning pattern proposed and provide justification for the mix and location of proposed land uses.	Section 4.0
Provide draft zoning and planning controls to amend the Parramatta LEP 2011 and Parramatta City Centre LEP 2007 including zoning, maximum building height, FSR and heritage maps.	Sections 4.2, 4.3, 4.4 Attachment 15
Justify the proposed heights and explain the methodology adopted to ensure appropriate transitions to adjoining areas and that they are sympathetic to heritage items.	Section 5.0 Attachment 2
4. Heritage	
Provide an archaeological and Aboriginal cultural heritage assessment.	Section 6.0
Provide a thematic environmental history for the urban renewal precinct.	Attachments 4, 5, 6, and 7
Provide a Statement of Heritage Impact in accordance with the Statement of Heritage Impact guide.	Section 6 Attachments 5, 6, 7, 8 and 9.
Provide a view assessment identifying significant views and potential impacts on World, National and State significant heritage values.	Section 6.4 Attachment 8
Provide a landscape heritage assessment, including consideration of the cultural landscape of the precinct and a landscape master plan.	Section 6.4 Attachments 8 and 9
Outline opportunities and proposals for the conservation and adaptive re-use of heritage items and heritage interpretation in the public domain.	Section 5.0 Attachments 5, 6, 7, 8, and 17
5. Traffic and Transport	
Provide a traffic analysis of the impact of development allowed by the proposal on key intersections in the surrounding area (in network / single intersection form) for the purpose of determining route assignment and identifying infrastructure upgrades required using the outputs of the modelling.	Section 7.0 Attachment 3
Prepare a traffic and transport impact assessment study in accordance with the Metropolitan Plan for Sydney 2036, the NSW 2021, the NSW Planning Guidelines for Walking and Cycling, the Integrating Land Use and Transport Policy package and the RTA's Guide to Traffic Generating	Section 7.0 Attachment 3

Developments including:

- a) estimates of the total trips generated by the proposal and measures to manage travel demand, increase the use of public and non-car transport modes, and assist in achieving the objectives and targets set out in the NSW 2021
- b) an analysis of public transport provision, cycling and pedestrian connections within the vicinity of the proposed site and address the potential for improving accessibility to and from the site and connections to the wider region via sustainable transport modes
- c) review of key traffic and transport commitments in the broader context of the Parramatta North Urban Renewal (PNUR) including NSW Long Term Transport Masterplan, Proposed Western Sydney Light Rail Network, Proposed Western Sydney Regional Ring Road, WestConnex and Sydney's Bus Future
- d) provision of on-site car parking, including car share and pool parking having regard to the site's accessibility to public transport, and local planning controls
- e) the potential for implementing a location specific sustainable travel plan such as a Green Travel Plan (GTP) for workers and/or a travel access guide for residents and visitors of the future site
- f) identification of appropriate staging of the development
- g) assessment of the cumulative impacts of proposed major local development and regional traffic impacts associated with the development
- h) a package of (short, medium and long term) traffic and transport infrastructure and travel demand management measures to support future development including infrastructure for walking and cycling
- i) timing and cost of infrastructure works and funding responsibilities.

7256_11.2 Draft SEPP report framework report

Identify key aspects of the road layout and design which is responsive to existing and proposed land uses including providing linkages to key destination points such as centres, employment lands, and recreation areas, within and surrounding the site.	Section 7.0 Attachment 3
Provide a road network plan for the overall urban renewal precinct showing the proposed road layout, traffic and transport hierarchy and integration with public transport.	Sections 5.0 and 7.0 Attachments 2 and 3
Identify pedestrian and bicycle connectivity within the site, and to adjoining areas, including to the train station and major bus stops. This should include bicycle parking in residential, commercial and retail portions of the proposed development (including the provision of amenities for cyclists).	Sections 5.1, 7.0 Attachment 2
Review existing bus infrastructure and services and identify any need for additional bus infrastructure and services within and adjoining the site.	Section 7.4 Attachment 3
Provide consideration of how both construction traffic and long term tenant traffic is going to be managed and the impacts on existing local roads and the wider road network.	Section 7.4 Attachment 3
Provide consideration of a potential scheme to slow vehicle movements	Sections 5.2, 7.3

within the site.	Attachments 2 and 3
Prepare typical street sections and future pathways in the precinct.	Attachments 2, 9 and 16
6. Biodiversity and Sustainability	
Provide an ecological study including assessment of threatened species, populations and endangered ecological communities in accordance with OEH's Threatened Species Survey and Assessment Guidelines and any relevant draft or final recovery plans.	Section 8.0 Attachment 10
The assessment should address how the proposal will minimise conflict with the colony of the Grey-headed Flying Fox on the site and adjoining areas and steps taken to mitigate or offset any identified impacts.	
The NSW Biodiversity Offsets Policy for major projects is to be used. Surveys for threatened microbat species must be undertaken at an appropriate time of year for detection.	
Outline the proposed development of, and impact on ecological corridors that link flora and fauna on and adjoining the site.	Section 8.1 Attachment 10
Assess the microclimates within the Parramatta City Centre and provide suggested mechanisms to increase the thermal comfort for future precinct residents and workers.	
Provide an assessment of ESD principles and demonstrate compliance with BASIX.	Sections 8.2, 8.3
7. Economic Feasibility	
Provide an analysis of the market demand for the proposal.	Section 9.0
Provide an assessment of the development feasibility of the proposal.	Attachment 11
Provide an assessment of the retail impact of the proposal.	Section 9.2 Attachment 11
Provide an analysis of the costs involved in the conservation, restoration and adaptive reuse of heritage items.	Section 9.4
8. Utilities	
Provide a utilities and infrastructure servicing report identifying existing capacity, required capacity and augmentation needed for the proposal, sustainability measures (e.g. WSUD) and staging.	Section 10.0 Attachment 12
9. Local Infrastructure and Contributions	
Outline the future community profile in age groups and time series format of the urban renewal precinct and provide a needs analysis.	Section 11.0
Outline the proposed local infrastructure, including recreation, open space (active and passive), community and education facilities required to meet the characteristics and likely needs of the future population, including the estimated costs and timing of the works.	Section 11.0
Outline the proposed ongoing responsibilities and maintenance of any proposed open space, drainage reserves and community facilities.	Section 11.3
Outline details of any arrangements with Council for public use of community facilities.	Section 11.3

Outline the scope and mechanism/s for development contributions between the Proponent and Parramatta City Council for infrastructure that meets the needs of the future population having regard to Council's section 94 plan. Section 11.2

10. State Infrastructure

Outline the impact of the proposal on State infrastructure, including public transport, roads and schools required to meet the characteristics and likely needs of the future population, including the estimated costs and timing of the works. Section 12.0

Provide an assessment of the Department of Education and Communities 'Planning New Schools – School Safety and Urban Planning Advisory Guidelines'. Section 12.0

11. Geotechnical and Contamination

Provide an assessment of the local soil, outlining its suitability for the proposed uses with respect to erosion, salinity and acid sulphate soils. Section 13.0
Attachment 13

Provide an assessment of the proposed land uses in accordance with State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55). Sections 3.2.3, 13.0
Attachment 13

12. Water Quality

Provide an assessment of any potential impacts of the proposal on the hydrology and hydrogeology of the urban renewal precinct and adjoining areas, with particular focus on water quality. Section 14.0
Attachment 12

Provide a concept stormwater management plan outlining the general stormwater management measures for the proposal, with particular emphasis on possible WSUD options. Section 14.0
Attachment 12

Provide details of, and an assessment of impacts of the proposal on watercourses, wetlands and riparian land on an adjoining the urban renewal precinct. Section 14.0
Attachment 12

13. Flooding

Provide a flood risk assessment developed in consultation with Parramatta City Council, identifying and mapping the extent of potential flood events and outlining the suitability of the land for proposed uses, including consideration of the rate of rise of flood waters across the precinct. Section 15.0
Attachment 12

Address the impact of flooding on future development permitted under the proposed planning controls and any flood risk to people and properties for the full range of floods up to the probable maximum flood (PMF) event including potential long term cumulative impacts from staged development. The assessment should address any relevant provisions of the NSW Floodplain Development Manual (2005) including potential impacts of sea level rise and increases in rainfall intensity due to climate change. Section 15.0
Attachment 12

Provide concept level details of the drainage associated with the proposal, including stormwater drainage infrastructure and address the impact of stormwater flows on the site from other catchments, overland flow paths and mainstream flooding. Section 15.0
Attachment 12

Provide an assessment of possible impacts of the proposal on the flood behaviour (i.e levels, velocities and duration of flooding) and the impact of the proposal on adjacent, downstream and upstream areas. Section 15.0
Attachment 12

Provide concept level information on the impacts of future earthworks and filling of land within the proposal. This assessment should be based on an understanding of staging and cumulative flood impacts.

Section 15.0
Attachment 12

Provide a concept emergency response plan for floods up to the PMF level. This should include an assessment of isolation possibility and the impacts from future development on the capacity or operation of existing local evacuation routes.

Section 15.0
Attachment 12

14. Staging

Outline the proposed staging for relocation of the existing health services and facilities and redevelopment of the overall precinct and the Cumberland and Sports and Leisure sub precincts.

Section 16.0

15. Consultation

Provide evidence of consultation (including letters, minutes of meetings, charrette/drop in event summaries and formal advice) with Council, government agencies and adjoining land owners.

Section 17.0
Attachment 14

Outline the proposed community consultation strategy, noting and addressing that Parramatta City Council should have a high level of involvement in the preparation of the draft planning controls.

Section 17.0
Attachment 14

16. Additional requirements

EPA Requirements

Section 18.0

Family and Community Services requirements

Section 18.0

NSW RFS

Section 18.0

PART A: INTRODUCTION

1.0 BACKGROUND

The following sections provide an overview to the PNUR and description of the study area location. The Consultant reports have considered all of the Cumberland and Sports and Leisure Precincts. Not all of the land investigated will be subject to the proposed amended planning framework. Only parts of the Cumberland Precinct and Sport and Leisure Precinct are proposed to be subject of the amended planning framework arising from the investigations.

1.1 OVERVIEW

The PNUR area (Figure 2) is west and north west of the Parramatta CBD, Sydney's second CBD. Parramatta is located in the geographical heart of Sydney and plays a significant role as the most important centre in Western Sydney. The PNUR is located to the immediate east of the Westmead Medical Precinct, separated by the Parramatta River.

The PNUR is a 146 hectare area predominantly in NSW Government ownership. It has been divided into four distinct precincts:

- Cumberland Precinct (40 hectares)
- Sport and Leisure Precinct (12 hectares)
- Old Kings School Precinct (four hectares)
- Parramatta Park Precinct (81 hectares).

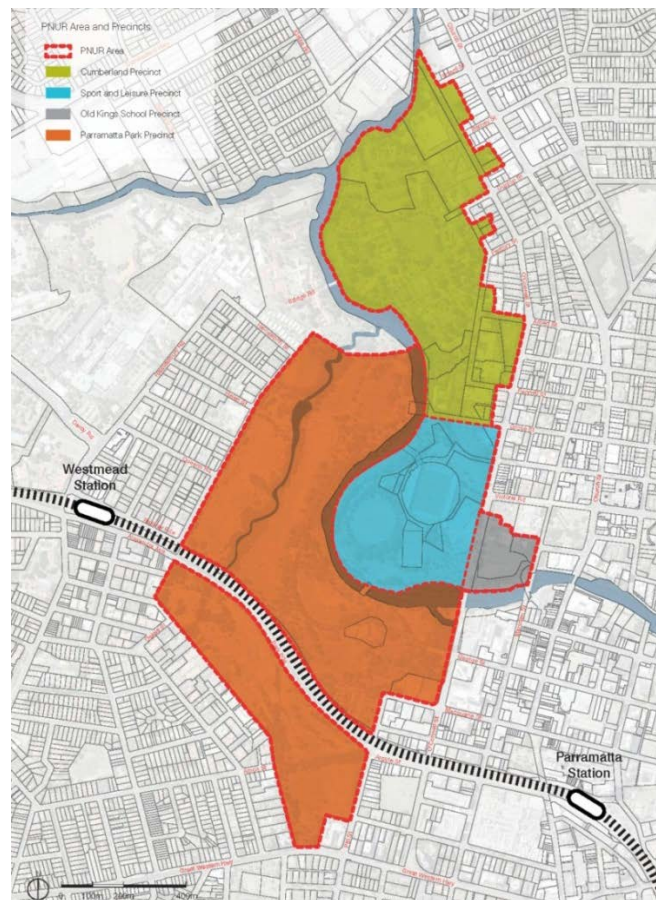


Figure 2: The Parramatta North Urban Renewal area

The preparation of this Study has been pursued at the direction of the NSW Cabinet and follows extensive stakeholder consultation. These processes have determined that only the NSW Government-owned land in the Cumberland Precinct and parts of the Sports and Leisure Precinct should be considered for the amended planning framework (see Figure 3). The land subject to the amended planning framework – described as the Study Area - comprises only land owned by the NSW Government or NSW Government entities.

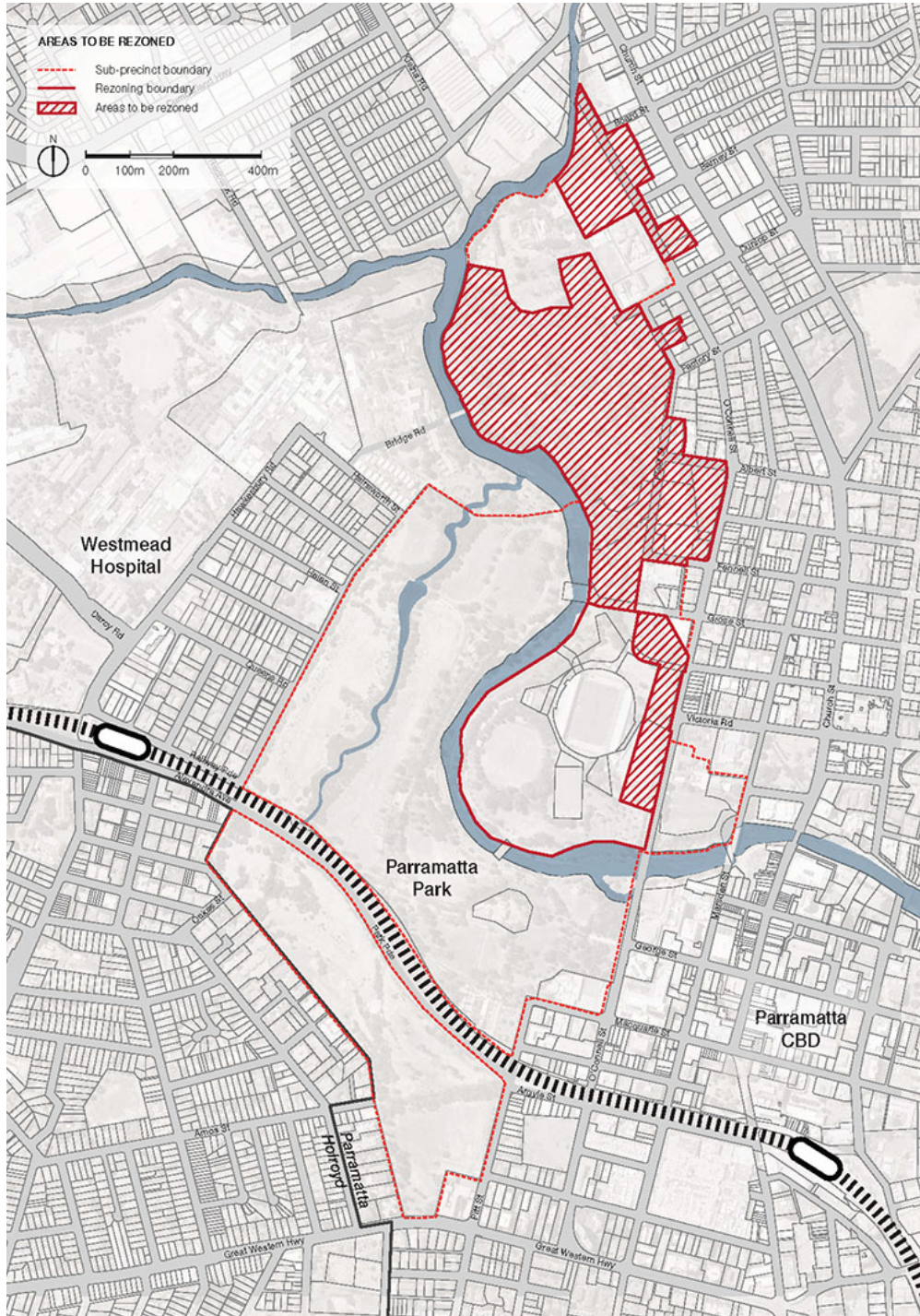


Figure 3: The area subject to the amended planning framework

1.2 SITE HISTORY

The PNUR area has a rich Aboriginal and early European history and settlement. Archaeological evidence of Aboriginal settlement dates back more than 30,000 years. The significance of the site includes post contact and European settlement of the area and social connections to buildings and places within the PNUR area.

European settlement commenced in Parramatta in November 1788 at the Old Government House and Domain within Parramatta Park. The Cumberland Precinct includes many buildings and places associated with colonial development and institutional development and use.

These buildings and places include:

- The Female Factory
- The Parramatta Lunatic Asylum
- Parramatta Gaol
- Parramatta Girls Industrial School
- Cumberland Hospital.

Many of the buildings and places are either unused or under-utilised and many are in danger of having their heritage value diminished due to limited maintenance capacity.

The diversity of the past uses and development is reflected in the diverse ownership of land in the PNUR area which includes eight NSW Government agencies.

1.3 FRAMEWORK MASTERPLAN

In early 2014, a Framework Masterplan for the PNUR area aimed to:

- guide government decision making for the PNUR
- facilitate the delivery of the identified urban renewal opportunities
- preserve and protect the significant heritage values of the site.

The Framework Masterplan provided the base business case to pursue the renewal and the means for continued cooperation between the various State agencies with land ownership in the PNUR area.

Cabinet endorsement of the Framework Masterplan led to UrbanGrowth NSW's preparation of studies and investigations to support the proposed planning framework.

1.4 PROJECT OBJECTIVES

The redevelopment and renewal of the Cumberland Precinct and parts of the Sports and Leisure Precinct within the PNUR area will:

- provide for a range of new development to facilitate the protection and re-use of significant heritage places and buildings in the PNUR area
- establish the PNUR as a world-class example of urban transformation
- deliver sustainable design emphasising adaptive re-use of heritage assets
- transparently consult with the community and key stakeholders
- facilitate a whole of government approach to urban renewal

- improve connectivity between North Parramatta and the Parramatta River
- provide housing options in close proximity to transport and employment opportunities
- facilitate the redevelopment and re-use of strategically located, under-utilised NSW Government-owned lands
- promote development that will support NSW Government land use and transport targets
- create well connected dynamic places with a 24-hour activity cycle
- provide a sound business case to provide long-term financial benefits to NSW.

1.5 THE ROLE OF URBANGROWTH NSW

UrbanGrowth NSW will undertake the role of government coordinator of the site on behalf of the various government landowners. UrbanGrowth NSW will coordinate and undertake further detailed site investigation phases prior to redevelopment, including archaeological investigations to protect and understand the heritage values of the site and to minimise the development risk for future purchasers of development lots within the PNUR area.

UrbanGrowth NSW will also facilitate or coordinate site establishment and enabling works such as new roads, site remediation and fauna management.

Many of these works or undertakings are transitional steps between the implementation of the appropriate planning framework and the preparation and lodgement of development applications for redevelopment works or subdivisions to create the development lots identified in the ILP prepared for the PNUR area.

The proposed planning framework is supported by a series of undertakings from UGNSW for further works and investigations as detailed in Attachment 17. This includes a timeframe for the undertaking of the works or activities.

1.6 REPORT STRUCTURE

This Planning Report comprises:

- Part A – Introduction
- Part B – The Parramatta North Urban Renewal: a description of the proposed land uses and built form
- Part C – Assessment: the proposed amendments to the planning framework including urban design, heritage, traffic and transport, economic and ecological impacts.

The Study is supported by specialised consultant reports included as attachments. The technical studies have been undertaken in accordance with the Key Study Requirements issued by the Department of Planning and Environment which have informed the proposed heritage re-use, urban form and structure and the environmental assessment. The signed Key Study Requirements are included at Attachment 1.

2.0 LOCALITY DESCRIPTION

The following sections provide an overview of the site, its location and landownership.

2.1 LOCATION

The PNUR area is located to the west and north west of the Parramatta CBD, east of the Westmead Medical Precinct (separated by the Parramatta River) and close to the Rydalmere Education Precinct and major public transport links.

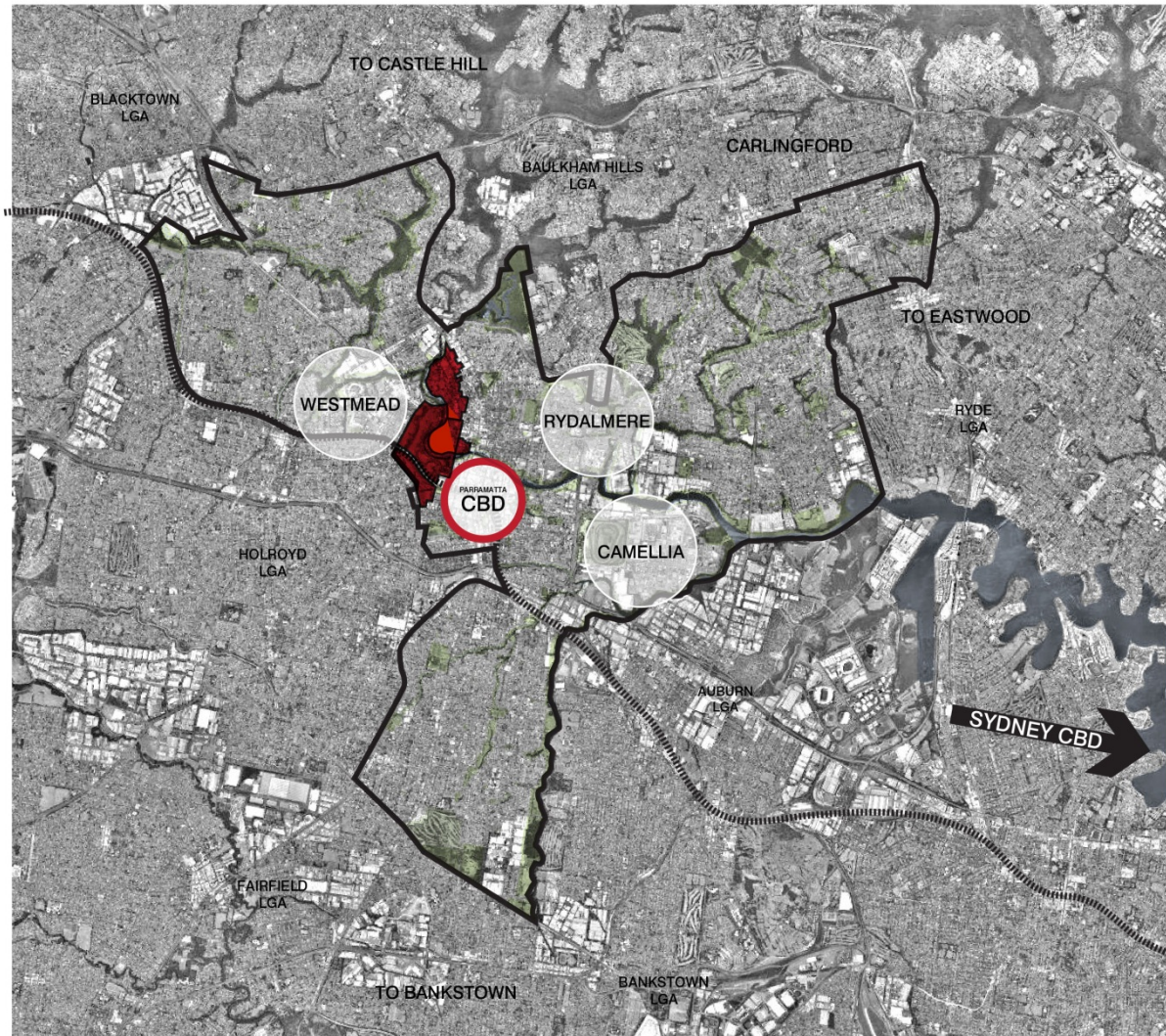


Figure 4: Location Diagram

This Study relates only to the Cumberland Precinct and Sports and Leisure Precinct within the PNUR area, exclusive of the Parramatta Gaol lands. This is described as the Study Area. The Cumberland Precinct is in the northern part of the PNUR area and is broadly delineated by the meander of the Parramatta River to the west and north, O'Connell Street to the east and Grose Street to the south. The Sports and Leisure Precinct sits in the centre of the PNUR area, delineated to the west and south by the Parramatta River, O'Connell Street to the east and Grose Street to the north.

Combined, the two precincts comprise the areas of the PNUR to the east of the Parramatta River and west of O'Connell Street. The lands to the west of the Parramatta River contain Parramatta Park, including Old Government House and Domain.

Of the 375,020m² Cumberland Precinct, 301,155m² of land is in the Study Area; of the 212,069m² Sport and Leisure Precinct, around 24,956m² is in the Study Area.

2.2 EXISTING LAND USES

Land uses and facilities in the Sports and Leisure Precinct include:

- Parramatta Stadium and associated facilities
- Parramatta City Council public pool
- Parramatta Leagues Club
- open space parkland
- at-grade venue car parking.

The built facilities and associated structures occupy around two-thirds of the precinct in the north east. The balance of the precinct is predominantly landscaped open space and sports fields with some incursion of at-grade car parking.

Land uses within the Cumberland Precinct include:

- Cumberland Hospital
- the NSW Linen Service
- allied health related uses
- the former Parramatta Gaol.

The precinct contains buildings of State and local heritage significance as well as potential Aboriginal archaeological sites. Buildings are dispersed throughout the precinct, serviced by an irregular road access network and broadly surrounding a central oval. These clusters of buildings are interspersed with vegetation and are framed by an almost continuous band of vegetation framing the eastern bank of the Parramatta River. The vegetation makes the foreshore inaccessible in many locations.

2.3 SURROUNDING TRANSPORT NETWORK

The Sports and Leisure Precinct is at the western terminus of Victoria Road, a major east-west arterial road connecting Parramatta to the Sydney CBD and many significant centres. Its eastern boundary is formed by O'Connell Street which, south of Victoria Road, is an arterial link road into the Parramatta CBD.

The Cumberland Precinct is serviced by buses along its eastern edge with routes running along Victoria Road, O'Connell Street and nearby Church Street which can service both precincts. These routes are generally within 200-300 metres of the Precinct.

Parramatta rail station links the Precincts to Blacktown and Penrith to the west, Liverpool to the south and Sydney to the east. The study area is also within the areas being investigated by Transport for NSW for light rail services.

2.4 SURROUNDING AREAS

The north eastern area of the Parramatta CBD nearest to the PNUR area is emerging as a mixed-use residential precinct with tall, multi storey residential tower forms.

To the east of the Study Area, uses range between educational uses, residential accommodation ranging from single dwellings to three-storey residential flat buildings, interspersed with non-residential uses of former dwellings. Further east, retail and commercial uses are located along Church Street and Victoria Road.

To the north east of the site, generally along O'Connell Street, building forms are typically three-storey residential flat buildings and commercial and retail land uses in the areas to the east of the former Parramatta Gaol. This area is identified by Council and in the Draft Metropolitan Strategy for Sydney 2031 as a potential Urban Activation Precinct. The Parramatta City Council resolved in September 2014 to include the area as part of the Parramatta CBD.

To the north of the Cumberland Precinct on the opposite bank of the Parramatta River, the Northmead industrial area includes large format industrial buildings. To the north west of the Cumberland Precinct is a small pocket of cottages bound by further industrial development to the west and three-storey residential flat buildings fronting Briens Road, Northmead.

To the west of the Cumberland Precinct beyond Parramatta Park is the Westmead Medical Precinct which is adjoined by a residential area bound generally by Hawkesbury Road, Hainsworth Street, Park Avenue and Railway Parade. Development in this area is predominantly three-storey residential flat buildings interspersed with taller higher density residential buildings. This pocket of land is separated from the PNUR area by Parramatta Park.

2.5 LEGAL DESCRIPTION AND LAND OWNERSHIP

The legal descriptions of the Study Area are provided in Table 1.

Legal Description	Landowner
Lot 1 DP 1143431	New South Wales Land and Housing Corporation
Lot 10 DP 1143951	Health Administration Corporation
Lot 11 DP 711377	Housing Commission of New South Wales
Lot 1 DP 618753	The State of New South Wales
Lot 4 DP 808447	Health Administration Corporation
Lot 1 DP 810533	New South Wales Land and Housing Corporation
Lot 4 DP 810533	Health Administration Corporation
Lot 5 DP 810533	Health Administration Corporation
Lot 6 DP 810533	Health Administration Corporation
Lot 1 DP 848537	New South Wales Land and Housing Corporation
Lot 1 DP 998240	Minister for Disability Services
Lots 1 and 2 DP862127	The State of New South Wales
Lot 3 DP 808447	Health Administration Corporation
Lots 961 and 964 DP 42643	Parramatta Stadium Trust
Part MS 80-3000	Crown Land – Parramatta Park Trust

Table 1: PNUR Lands

3.0 VISION, STRATEGIC CONTEXT AND JUSTIFICATION

NSW Government metropolitan planning identifies Parramatta as a Regional City, with the Draft Metropolitan Strategy for Sydney to 2031 identifying it as a 'city shaper' opportunity.

The Strategy envisions an increasing role for the Parramatta CBD and the wider Parramatta area to accommodate new housing and the second largest concentration of employment outside the Sydney CBD. This planning outlook is supported by the NSW Long Term Transport Master Plan, State Infrastructure Strategy and the expansion of the Global Economic Corridor.

The following section outlines the vision for the PNUR and the suitability of the site for urban transformation.

3.1 [VISION FOR PARRAMATTA NORTH URBAN RENEWAL](#)

Parramatta is located on the inner reach of Sydney Harbour. Firstly inhabited by the Burramattagai people and then later by early 1788 European settlement, the land along the Parramatta River features tangible and intangible Aboriginal and European heritage.

Several heritage buildings and places of the PNUR area are recognised under World, National, State and Local heritage listings. The Aboriginal heritage of the PNUR area is embedded in the landscape, often as buried archaeological deposits before European settlement. The Cumberland Precinct contains both Indigenous history and exceptional European heritage items, providing physical evidence of the formative years of NSW and the settlement of Parramatta. It has been in continuous institutional use since the construction of the Female Factory in 1818.

Although the area's European development dates back to 1788 it is not well known nor appreciated due to its current land uses. These heritage assets could be re-used in a way that acknowledges their value and promotes their existence and historical significance. This would align with the Draft Metropolitan Strategy priority to protect State-significant heritage sites and values in the West Central and North West Subregion.

Many of the under-utilised buildings in the PNUR area are partially or completely vacant; most require major restoration works and are a financial liability to their NSW Government custodians. Without intervention, these buildings will continue to degrade, making them more difficult and expensive to restore and protect.

The PNUR seeks to utilise the site's heritage and environmental attributes to provide a vibrant and well located mixed-use precinct. The PNUR will provide an enhanced public domain network of new roads, paths and cycleways to access natural attributes such as the Parramatta River foreshore as well as heritage buildings and places.

This revitalisation and renewal introduces new residential and non-residential uses that will:

- protect and enhance significant heritage assets
- serve as an exemplar of adaptation and re-use of heritage buildings and places
- provide housing and employment opportunities close to three major employment centres, consistent with NSW Government policy
- restore the environmental attributes of the Parramatta River foreshore
- provide public access into and through the site;

- provide new open space and pedestrian and cycle routes
- take advantage of potential future transport infrastructure investment
- add to and diversify the economic and cultural life of Parramatta.

The Study has investigated an amended planning framework for the PNUR area which is anticipated to achieve:

- around 4,100 dwellings, 28,000 m² gross floor area (GFA) of adaptive re-use of retained heritage buildings and up to 4,000 m² GFA of retail space in the Cumberland Precinct
- around .34,000m² GFA of mixed-use (predominantly commercial) floor space in the Sports and Leisure Precinct.

3.2 STRATEGIC CONTEXT

The PNUR is adjacent to the Parramatta CBD at the western end of the Global Economic Corridor and adjacent to the specialised precincts of Westmead Health and Rydalmere Education (Figure 5).

7256_11.2 Draft SEPP report framework report

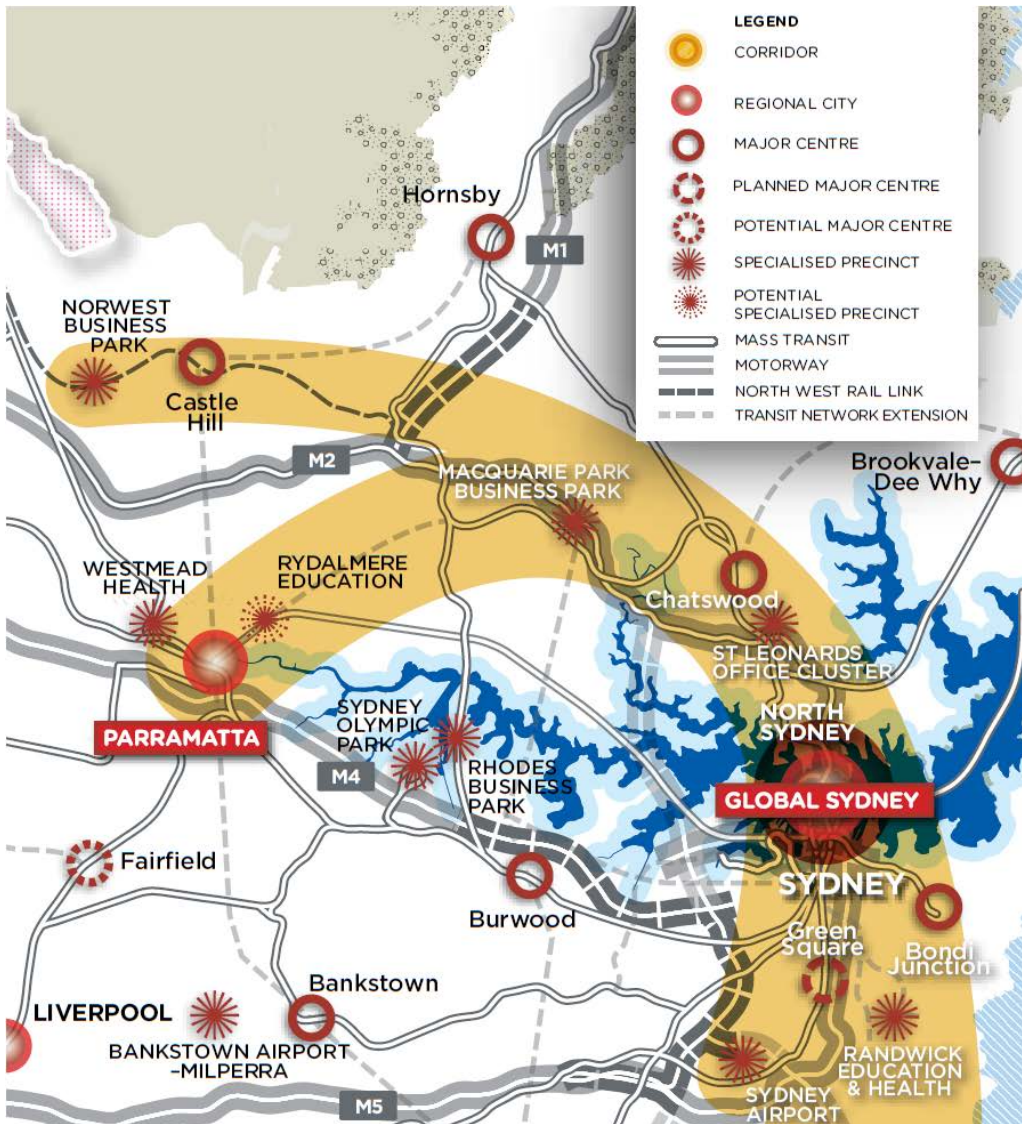


Figure 5: Extract from Draft Metropolitan Strategy 2031 identifying the Global Economic Corridor

Relevant elements of the State and local planning framework are detailed below.

3.2.1 *Draft Metropolitan Strategy for Sydney 2031*

Parramatta is located within the West Central and North West Subregion under the Draft Metropolitan Strategy for Sydney 2031. The Strategy identifies Parramatta as a Premier Regional City, second CBD and one of nine city shapers. The PNUR area is identified as part of an urban renewal opportunity in the Strategy including North Parramatta to the east of the PNUR (refer to Figure 6).

The Strategy aims to:

- pursue a program of Urban Activation Precincts (Action 2.1)
- ensure Local Plans include capacity for employment and economic growth in Strategic Centres and Specialised Precincts (Action 2.5)
- align subregional and local planning with the NSW Long Term Transport Master Plan (Action 3.1)
- grow Parramatta CBD surrounds
- connect and support the Specialised Precincts and employment hubs of Westmead and Rydalmere
- provide housing and employment at the western extension of the Global Economic Corridor
- protect State significant heritage sites to positively contribute to the West Central and North West Subregion's culture and diversity.

The PNUR area has the potential to contribute to the minimum dwelling target identified in the Draft Metropolitan Strategy of 74,000 dwellings in the Subregion by 2021, with the dwellings on the site being highly accessible to employment and services.



Figure 6: Extract from Draft Metropolitan Strategy 2031 identifying PNUR within a potential urban renewal area

3.2.2 SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)

State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land) (SEPP 32) aims to promote the orderly and economic use and development of land by enabling urban land that is no longer required for the purpose for which it is zoned or used for to be redeveloped for multi-unit housing and related development.

SEPP 32 does not strictly apply to the Study Area as it is already zoned to permit residential flat buildings and multi-unit housing. This Study instead recommends revised planning controls to facilitate increases in height and density controls.

The PNUR area satisfies the criteria for regional significance set out in clause 8 of SEPP 32 as it is:

- served by existing public infrastructure, transport and community facilities
- close to employment and leisure opportunities
- larger than one hectare and able to deliver more than 50 dwellings.

While the preparation of a regional environmental plan is not proposed, the implementation of increased housing opportunities in a well located area is consistent with the aims of SEPP 32.

3.2.3 *SEPP 55 – Remediation of Land*

State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) aims to provide for a State-wide planning approach to the remediation of contaminated land. In particular, SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Clause 6 of SEPP 55 states that an environmental planning instrument should not include a zone that would change the use of the land, particularly for residential, educational, child care or hospital uses unless the planning authority is satisfied that the potential risk to human health has been considered.

The PNUR area is zoned B4 Mixed Use, RE 1 Public Recreation and RE2 Private Recreation under the provisions of Parramatta City Centre LEP 2007 and Parramatta LEP 2011. The sensitive land uses included at clause 6(4)(c) of SEPP 55 are already permitted land uses on the land.

As there is no requirement for sensitive land uses that are not already permitted or undertaken on the land, no further action is required under SEPP 55. Preliminary environmental site investigations (see Section 13.2) have found that the areas that could be of potential environmental concern are able to be addressed through standard remediation and management techniques. Future Development Applications under Part 4 of the *Environmental Planning and Assessment Act 1979* will still be required to address and satisfy the requirements of clause 7 of SEPP 55.

3.2.4 *SEPP 65 – Design Quality of Residential Flat Development*

State Environmental Planning Policy 65 – Design Quality of Residential Flat Development (SEPP 65) and the supporting Residential Flat Design Code (RFDC) seek to improve the quality of residential flat development through 10 design quality principles. Both will apply to future residential flat development on the land.

The ILP and proposed DCP provisions address the design principles of SEPP 65 and the RFDC (see the urban design assessment prepared by AJ+C Architects at Attachment 2).

The DCP provisions propose that any building of five storeys or greater within the PNUR area should be considered by the Parramatta City Council's Design Excellence Advisory Panel.

Reviews of future Development Applications and a requirement for proposals to address SEPP 65 will meet the objectives of SEPP 65 and the RFDC.

3.2.5 *SEPP (Building Sustainability Index: BASIX) 2004*

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (BASIX) aims to minimise the demand of residential development upon energy demand and the State's potable water supply.

Future development applications will need to demonstrate that the BASIX requirements have been met. There are no known reasons why these requirements could not be met by future development.

3.2.6 *Infrastructure SEPP 2007*

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) aims to identify matters that should be considered in the assessment of development adjacent to identified infrastructure.

Division 17 Roads and Traffic and Division 15 Railways of ISEPP are relevant to the PNUR. Clause 104 of Division 17 identifies the capacity or size of developments that should be referred to RMS.

Section 7 and Attachment 3 detail the assessment of the transport network impacts of the PNUR prepared by GTA in consultation with Transport for NSW and Parramatta City Council. The assessment identifies network upgrade requirements and recommendations to mitigate and manage the impacts.

The PNUR area is not currently affected by a rail corridor. The site is close to an area being investigated for a mass transport system. If this proceeds, the assessment requirements of clauses 85 and 86 of the ISEPP may apply.

Clause 87 and 102 of the ISEPP relate to the impacts of noise and vibration from rail and road infrastructure. If the relevant thresholds are exceeded by future development of the land, any development applications will need to demonstrate how the impacts of road and rail noise have been mitigated.

3.2.7 *SEPP (State and Regional Development) 2011*

State Environmental Planning Policy (State and Regional Development) 2011 sets out the determination regime for certain types of development.

Future development applications for the PNUR area are proposed to be determined under Part 4 of the *Environmental Planning and Assessment Act 1979*. Development with a capital investment value of more than \$20 million is deemed regional development and will see Council's determination function exercised by the Sydney West Joint Regional Planning Panel.

3.2.8 *Parramatta 2038 Community Strategic Plan*

Parramatta 2038 is Parramatta City Council's 25-year community strategic plan to guide the long-term vision for Parramatta as the heart of the economic region of greater Western Sydney. Its six objectives relate to economy, environment, connectivity, people, culture and leadership.

PNUR supports and reinforces the primacy of the Parramatta CBD, will contribute to Parramatta's cultural values and will increase the opportunities and facilities available to the community. Its development is consistent with Parramatta 2038's environmental objectives, including support for transport uses other than private vehicles; protecting and enhancing the Parramatta River foreshore; and encouraging environmental performance levels consistent with Council's requirements.

3.2.9 *Draft Parramatta City Centre Planning Framework Study*

The Draft Parramatta City Centre Planning Framework Study was commissioned by Parramatta City Council to review the current planning framework, identify opportunities and constraints impacting development in the Parramatta CBD and develop and recommend a planning framework to firmly establish Parramatta as Sydney's Premier Regional City. Proposed statutory amendments to the planning framework applying to the Parramatta City Centre have been formulated to ensure housing and employment targets are capable of being met.

The Draft Study includes a revised definition of the boundary of Parramatta City Centre. The expanded city centre boundary now includes the Cumberland Precinct as well as the areas to the east of the Cumberland Precinct. This recognises the proximity of the PNUR area to the existing CBD and the capacity of the PNUR area to support Parramatta's intended status.

The Draft Study includes proposals to increase the floor space ratio (FSR) in the vicinity of the PNUR area to 6:1 and remove building height limits to encourage taller and more slender buildings.

The density and scale of development proposed for the PNUR area is consistent with the development outcomes contemplated by the Draft Study.

3.2.10 *Transport for NSW Light Rail Study*

Transport for NSW is investigating the light rail routes proposed by Parramatta City Council in the Western Sydney Light Rail Feasibility Study Parts 1 and 2. Once identified, preferred routes will be subject to detailed design and feasibility. Four potential routes have recently been shortlisted, including routes that could serve the PNUR area.

Any light rail route that serves the PNUR area will expand the transport options available; however, modelling and urban design undertaken for this Study does not rely on a light rail transport solution. Light rail will be a positive additional opportunity for the PNUR area if it is delivered.

3.2.11 *Westmead Health and Medical Research Precinct*

The Westmead Precinct Concept Plan for the Westmead Health and Medical Research Precinct (June 2013) was prepared by the Westmead Alliance. The Concept Plan recognises of the strategic importance of the Westmead Medical Precinct to health services and research for Sydney due to its central location and connections to the Global Economic Corridor.

Given its close location and potential to provide housing so close to employment opportunities, the PNUR has the potential to support and complement the Precinct's growth as envisaged in the Concept Plan.

3.2.12 *Parramatta Stadium Masterplan*

The Parramatta Stadium Masterplan provides for the growth of the stadium as Parramatta and Western Sydney's primary sports and entertainment venue. The concepts contained in the ILP for the Sports and Leisure Precinct seeks to underpin this role and support the activation of the O'Connell Street frontage to improve the public domain. The ILP is considered to be consistent with and supportive of the underlying principles of the Masterplan.

3.2.13 *Parramatta Affordable Housing Policy 2009*

Council's Affordable Housing Policy broadly maintains the proportion of available affordable housing in Parramatta at eight per cent of the available housing stock and aims to expand the dwelling types and support investment in affordable housing. The policy establishes an advocacy framework for Council to lobby for and champion affordable housing in the local government area.

At this stage affordable housing is not proposed as part of the PNUR. The site is subject to heritage constraints that will require significant capital expenditure. Preserving heritage assets as an integral outcome of the renewal process is considered an appropriate compromise; adding affordable housing is an additional financial burden that the project cannot support.

3.3 PROJECT JUSTIFICATION

The PNUR area, particularly the Cumberland Precinct, comprises land and buildings owned by eight NSW Government agencies. Immediate intervention will stabilise and preserve these buildings and secure options for their re-use. The creation of development opportunities will

generate revenue that can help to fund this preservation work. UrbanGrowth NSW will manage and deliver these preservation and enabling works in a coordinated manner to overcome potential land ownership conflicts.

Coordinated development will unlock the social and economic value of these under-utilised lands. Integrating new development onto the site will also provide economic benefits during and after the construction phase and deliver community and social infrastructure such as open space, open space connections, a new mixed-use precinct and public access to the eastern foreshore of the Parramatta River.

3.4 INTEGRATION WITH PARRAMATTA AND WESTMEAD

The provision of accommodation opportunities in conjunction with the protection and re-use of significant heritage buildings and places adds to the urban fabric of Parramatta. The proposed planning framework provides a mixed-use precinct that is ideally located and accessible to the centre of Parramatta, Westmead and Rydalmere, and located at the western extent of the Global Economic Corridor.

The revitalisation of the PNUR area will strengthen the contribution to the character of the area. Its activation will contribute to the social and economic vitality of Parramatta.

The PNUR area complements the neighbouring Westmead Medical Precinct and will support potential public transport or active transport links to and from the Precinct. Residential accommodation close to this employment area could potentially be supported by new allied medical and research facilities within the retained and adapted heritage buildings within the PNUR area.

3.5 OPPORTUNITIES TO COMPLEMENT AND DIVERSIFY THE ECONOMIC BASE OF PARRAMATTA

The revision to the planning framework proposed provides the opportunity for numerous benefits to complement and diversify the economic base of Parramatta:

- protection and restoration of significant heritage buildings and places
- adaptive reuse of 28,000m² of retained heritage floor area
- 4,000m² of new retail space
- transformation of the Sports and Leisure Precinct into an entertainment destination for Western Sydney supported by 34,000m² of mixed use, predominantly commercial space
- around 4,100 new dwellings
- improved access into and through the site
- improved access to, and restoration of, the eastern bank of the Parramatta River
- additional housing opportunities in an attractive and well-serviced location.

PART B: PROPOSED AMENDMENT TO THE
PLANNING FRAMEWORK

4.0 LAND USE AND PLANNING CONTROLS

The Cumberland Precinct and Sports and Leisure Precinct are subject to Parramatta LEP 2011 and Parramatta City Centre LEP 2007.

Parramatta City Council has proposed a consolidation of both LEPs so that a single LEP applies to the Parramatta Local Government Area. This proposal has been referred to the Department of Planning and Environment for final assessment. It is anticipated, therefore, that the amendments proposed to facilitate the PNUR will be to the Parramatta LEP 2011. If the LEPs have not been consolidated, both existing statutory instruments will require modification.

4.1 CURRENT LAND USE ZONES

Parramatta LEP 2011 covers the entire Cumberland Precinct and applies the following zones:

- B4 Mixed Use
- B6 Enterprise Corridor
- R2 Low Density Residential
- R4 High Density Residential.

The majority of the Cumberland Precinct is zoned B4 Mixed Use under Parramatta LEP 2011.

The Sports and Leisure Precinct is partly within the area covered by the Parramatta LEP 2011 and partly within Parramatta City Centre LEP 2007. The zones currently applying to the Sports and Leisure Precinct are:

- RE2 Private Recreation (Parramatta LEP 2011)
- RE2 Private Recreation (Parramatta City Centre LEP 2007)
- RE1 Public Recreation (Parramatta City Centre LEP 2007).

4.2 PROPOSED LAND USE ZONES AND DEVELOPMENT STANDARDS

A B4 Mixed Use zone is proposed for the majority of the PNUR area with the exception of the central open space area within the Cumberland Precinct (reference O/S 3). This central open space area is proposed to be rezoned RE2 Private Recreation from the current B4 Mixed Use zone. This approach adopts the B4 Mixed Use zone already applying to the majority of land within the PNUR area. The B4 Mixed Use zone accommodates a range of residential accommodation potential while also providing flexibility to adaptively re-use retained heritage buildings. Rezoning the central open space area to RE2 Private Recreation offsets the land within the Sports and Leisure Precinct that is currently zoned RE2 Private Recreation that is proposed to be rezoned to B4 Mixed Use. The land subject to the proposed amendments to the planning framework is shown in Figure 3.

This amendment to the current land use zones includes the area to the north and east of Parramatta Stadium fronting O'Connell Street. The balance of the Sports and Leisure Precinct will remain zoned RE2 Private Recreation (the stadium) and RE1 Public Recreation (the park land to the west and south of the stadium). The combined zone map for both LEPs, provided in Figure 7, shows the existing pattern of land use zones. Proposed zones are indicated in Figure 8.



Figure 7: Current Zones

The proposed LEP amendment is currently structured to amend both LEPs; if the consolidated plan is finalised in time, the revision to the planning framework will only require amendments of the maps associated with Parramatta LEP 2011.

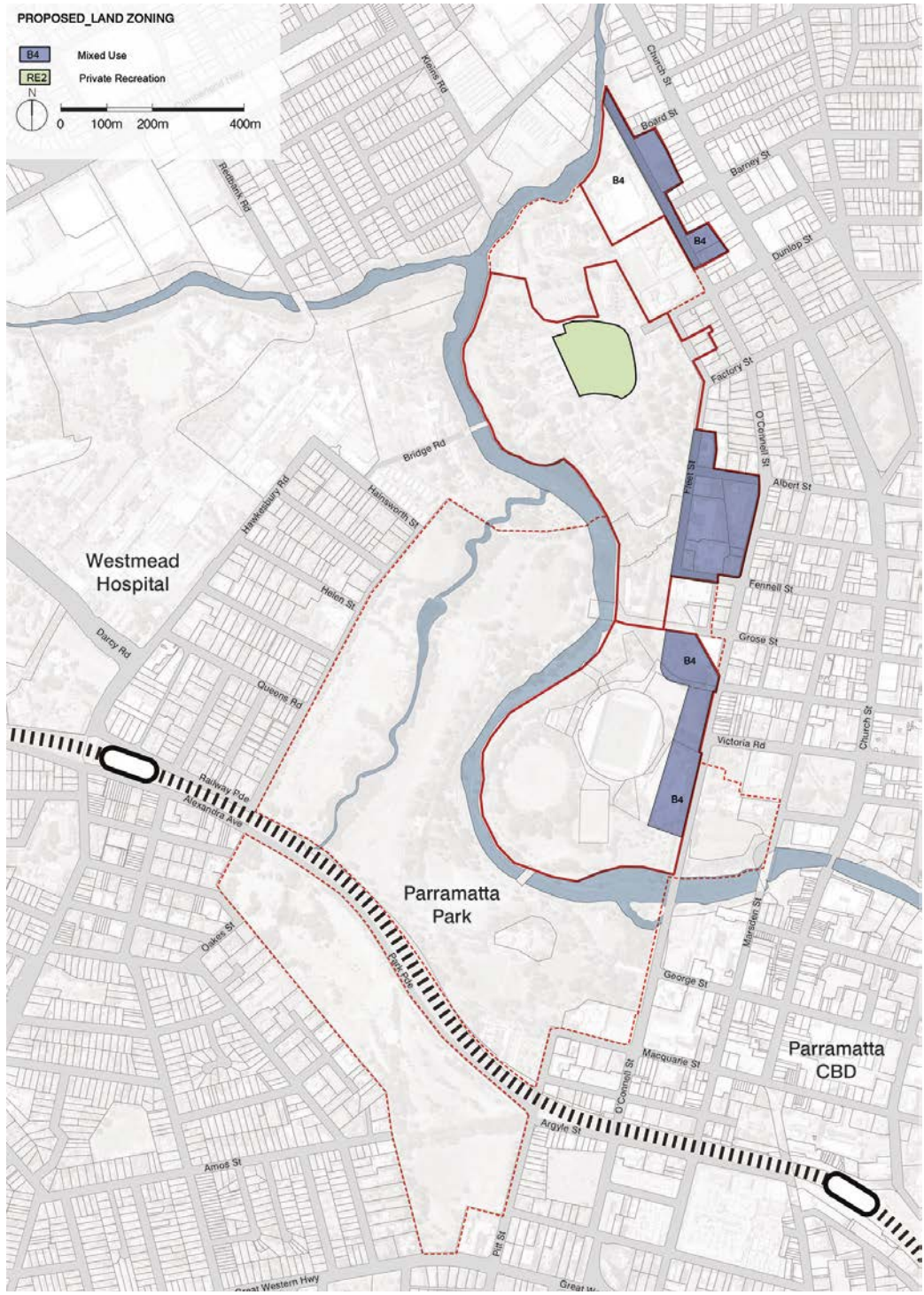


Figure 8: Proposed zone map

No amendments are proposed or sought to the land use tables for the B4 Mixed Use or RE2 Private Recreation zone under either LEP.

4.3 HEIGHT OF BUILDINGS

Relevant Height of Buildings maps will be amended to facilitate the proposed redevelopment of the PNUR area. The current height controls shown in Figure 9 show that the Study Area is subject to a maximum height of 15 metres.

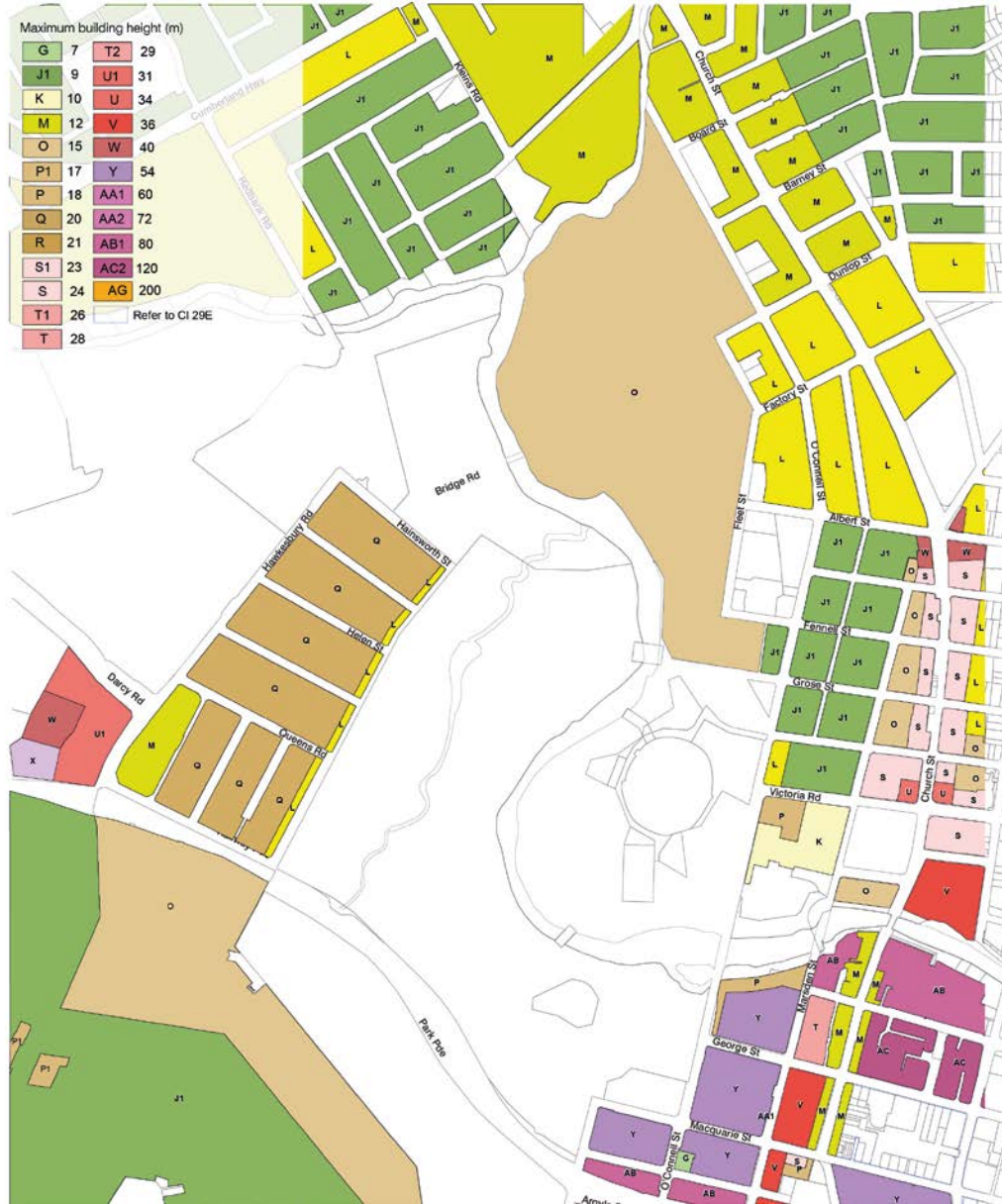


Figure 9: Existing Height of Buildings map

The proposed amendment will introduce a range of building heights. The proposed maximum building heights (Figure 10) accord with the ILP. The ILP has been informed by detailed consideration of the site constraints and opportunities and a community consultation charrette process. The site's rich pre and post-colonisation heritage has been considered and respected in the proposed distribution of building heights and forms across the Study Area.

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Heritage considerations have fundamentally guided and influenced the ILP, in particular the proposed positioning of taller buildings to minimise their impact on important buildings and views from areas of heritage significance, particularly Old Government House and Domain.

This has resulted in graduated height controls. Taller buildings are generally provided to the east side of the Cumberland Precinct to avoid conflict with important views and heritage places.

A nominal six metre height limit has been placed on the open space areas to accommodate and recognise existing and proposed amenities such as grandstands or similar recreation structures. The predominant use of these areas, consistent with the ILP, remains as open space.

Further guidance on the management of the proposed built form and location of taller building elements is included within the DCP provisions, as discussed in Section 5.2.

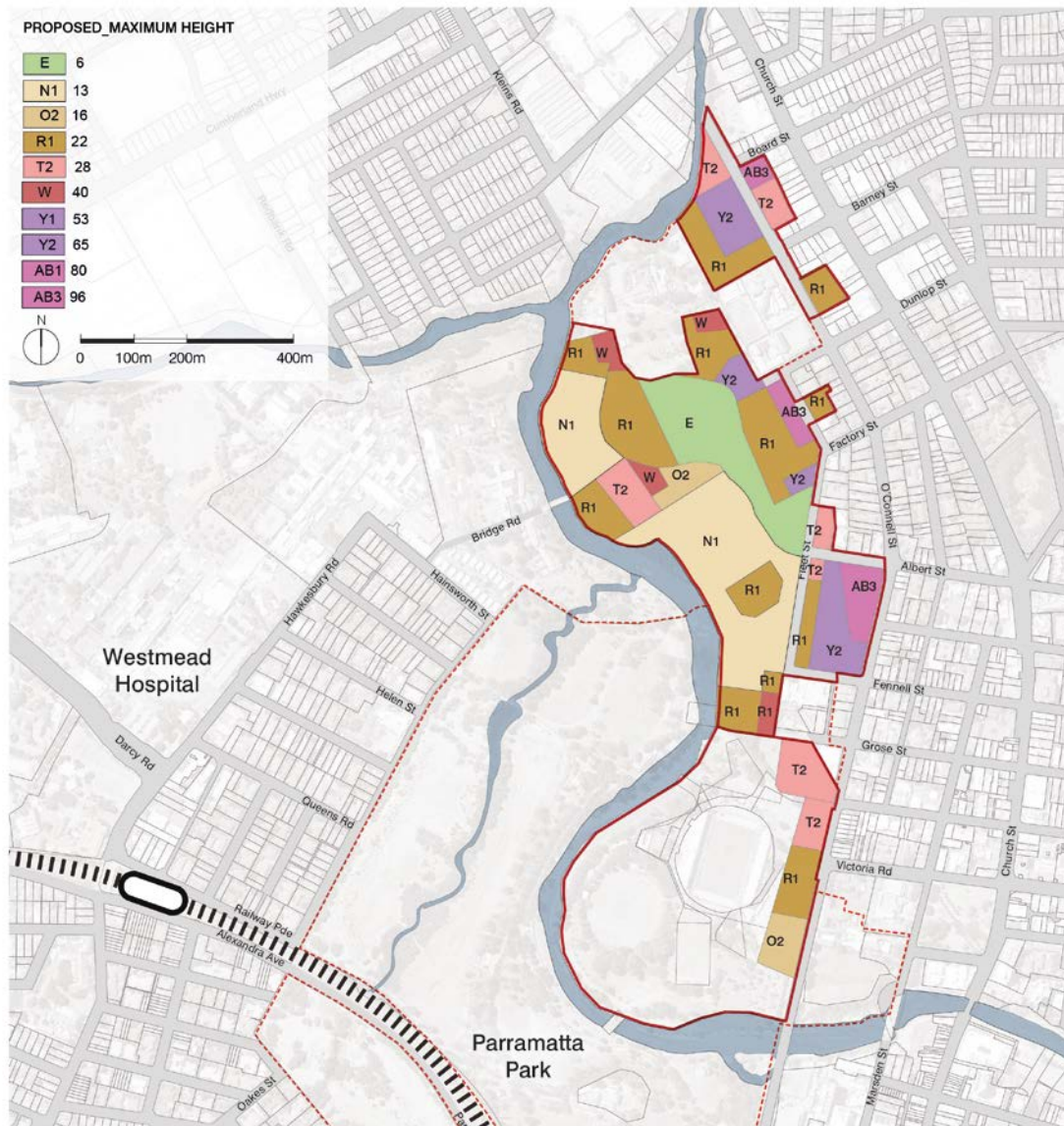


Figure 10: Proposed height of building map

4.4 FLOOR SPACE RATIO

The site is subject to floor space ratio (FSR) controls and the map at Figure 11 is proposed to be amended to reflect the ILP prepared for the site. Current FSRs range from 0.5:1 to 1.5:1. The land within the Sports and Leisure Precinct is not subject to a FSR development standard.



Figure 11: Existing FSR map

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It is proposed that the Study Area be removed from the FSR map and statutory control applied through a maximum new GFA control.

The proposed GFA map (Figure 12) would be included in the Key Sites map of the Parramatta LEP 2011. This approach reflects the detailed urban design assessment that has been pursued to formulate the ILP.

The ILP identifies the Study Area broken down into a series of development lots. These development lots will be included within the amended LEP “Key Sites Map”. It is proposed that the maximum additional GFA provisions be implemented via the Key Sites maps of the Parramatta LEP 2011. The Key Sites Map will identify the maximum quantity of new GFA that can be developed on that development lot, exclusive of retained heritage buildings. Each development lot is provided with detailed development provisions which form part of the proposed. This approach reinforces the link between the statutory LEP controls and the detailed guiding principles contained within the proposed DCP provisions.

This approach adds a further layer of incentive to protect and maintain heritage buildings, as opposed to an FSR approach that would not penalise their demolition or removal, as replacement floor space potential would be embedded in any FSR development standard. This approach also ensures that areas within the PNUR that are not intended to be developed do not include a GFA allowance.

The maximum GFA approach reflects the detailed consideration, consultation and analysis and provides statutory clarity and certainty to the consent authority and the community in regards to the anticipated development outcomes for the Study Area.

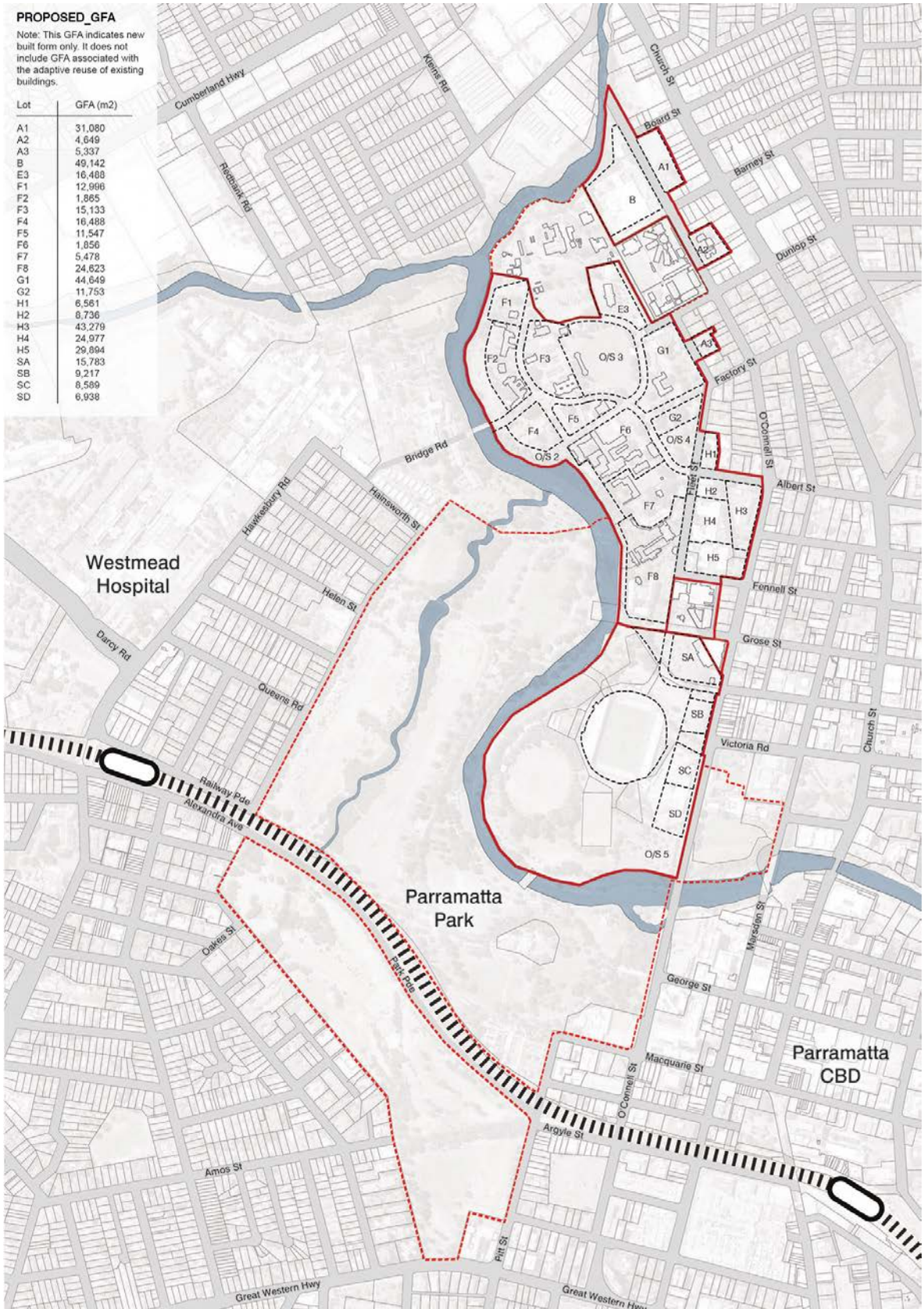


Figure 12: Proposed additional GFA Map

PART C: ASSESSMENT

5.0 URBAN DESIGN

A detailed urban design assessment was prepared by AJ+C (Attachment 2) in consultation with specialised inputs, particularly heritage, as well as the Landscape Rezoning Report prepared by Context Landscape Design (Attachment 9).

The ILP (Figure 13) divides the Study Area into development lots, with each having a detailed layout plan to guide future development. The ILP and the development lot controls will form part of the DCP provisions.

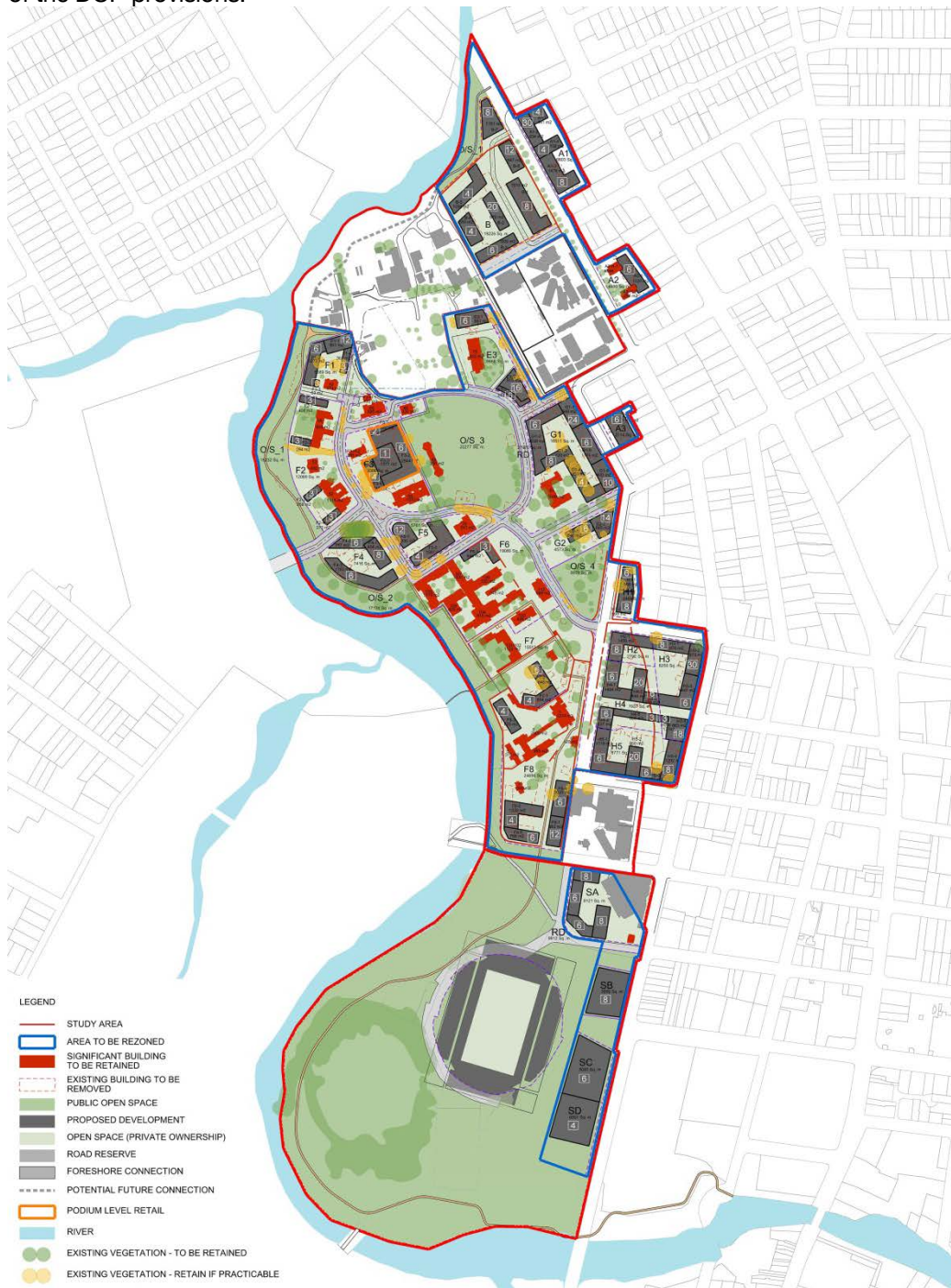


Figure 13: Indicative Layout Plan prepared by AJ+C

5.1 URBAN DESIGN STRUCTURE

The ILP is based on a detailed analysis of the site constraints and opportunities (Figures 14 and 15). This analysis has informed the preparation of a series of design principles comprising:

- a network of interlinked open spaces that build on the existing mature landscape setting
- a foreshore park that extends along the northern bank of the Parramatta River and connects the CBD with Lake Parramatta
- a clear, safe and logical pedestrian network
- a built form distribution that balances the need to activate existing heritage buildings while also providing appropriate landscape curtilage
- view corridors into open space areas
- connectivity to the local street grid
- a road hierarchy that balances connectivity and permeability with the need for pedestrian priority
- strong built edges that reflect the inner city character of the suburb as a progression of the Parramatta CBD
- links across the Parramatta River
- a north-south connection between the Cumberland Precinct and Sport and Leisure Precinct
- a curtilage around Parramatta Stadium to allow for match day crowds and future expansion
- new development sites around Parramatta Stadium that provide space for future activation of the precinct
- to scale development down around the existing heritage buildings
- to define open spaces with strong edges
- to position towers on the edges of the precincts
- to locate towers off open space areas to minimise visual impact
- to locate taller buildings away from significant view corridors
- to create appropriate relationships between heritage buildings and new development
- to create a varied edge to the foreshore with a combination of large and intimate spaces
- to create a varied skyline that is a scaled down continuation of the developing Parramatta CBD skyline
- to use street wall edges to create a human scale to streets and the public domain.

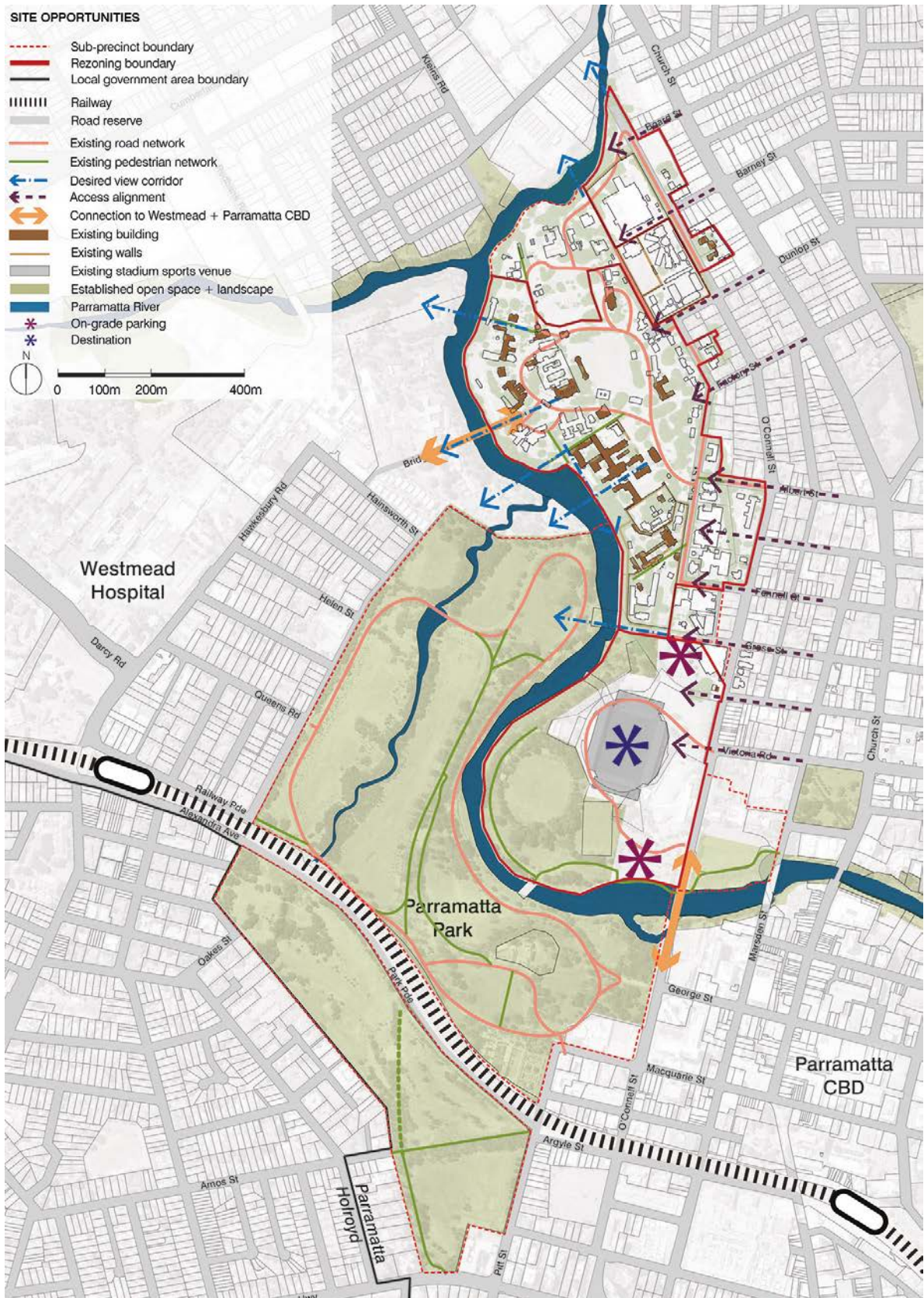


Figure 14: PNUR Site opportunities – AJ+C

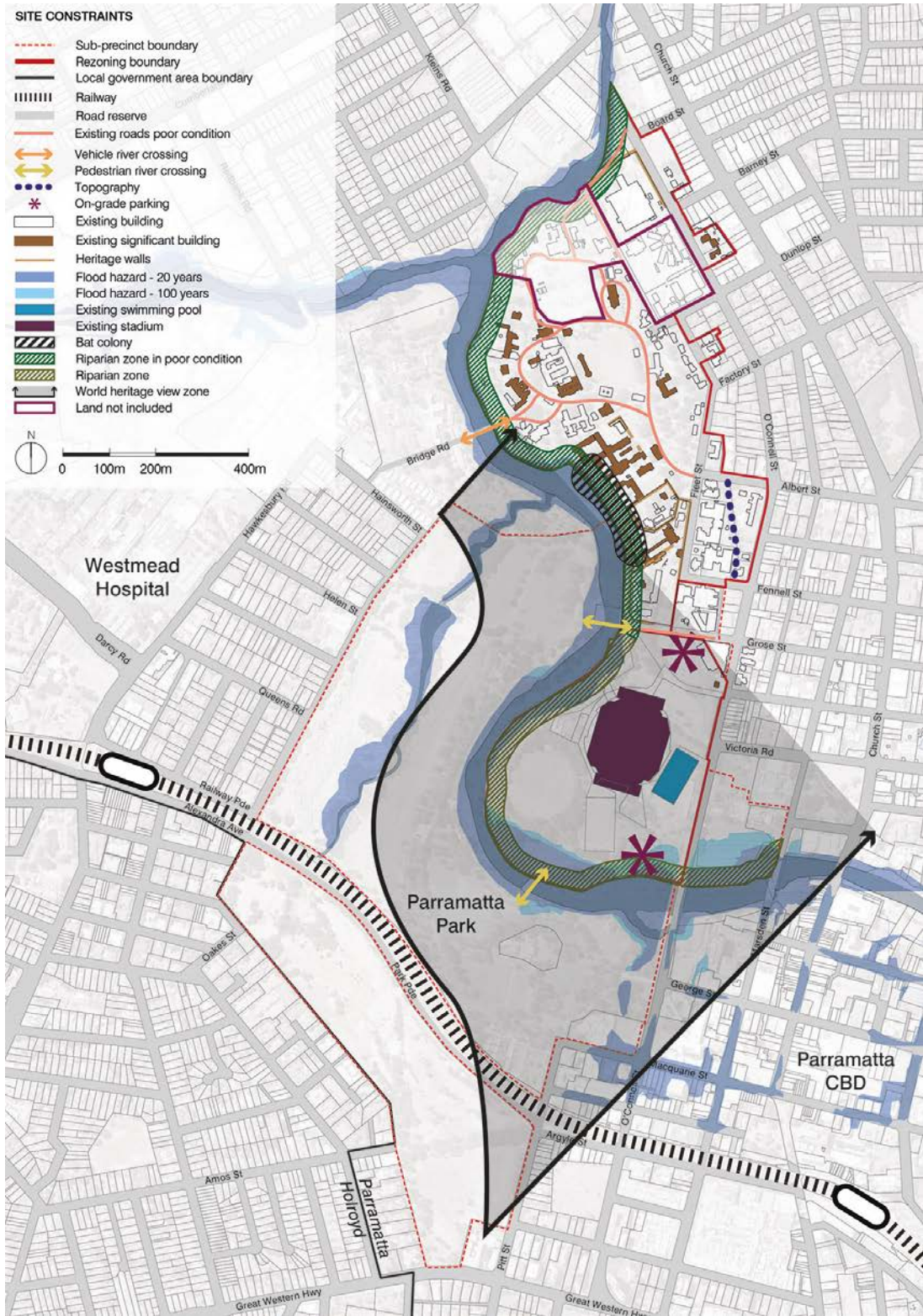
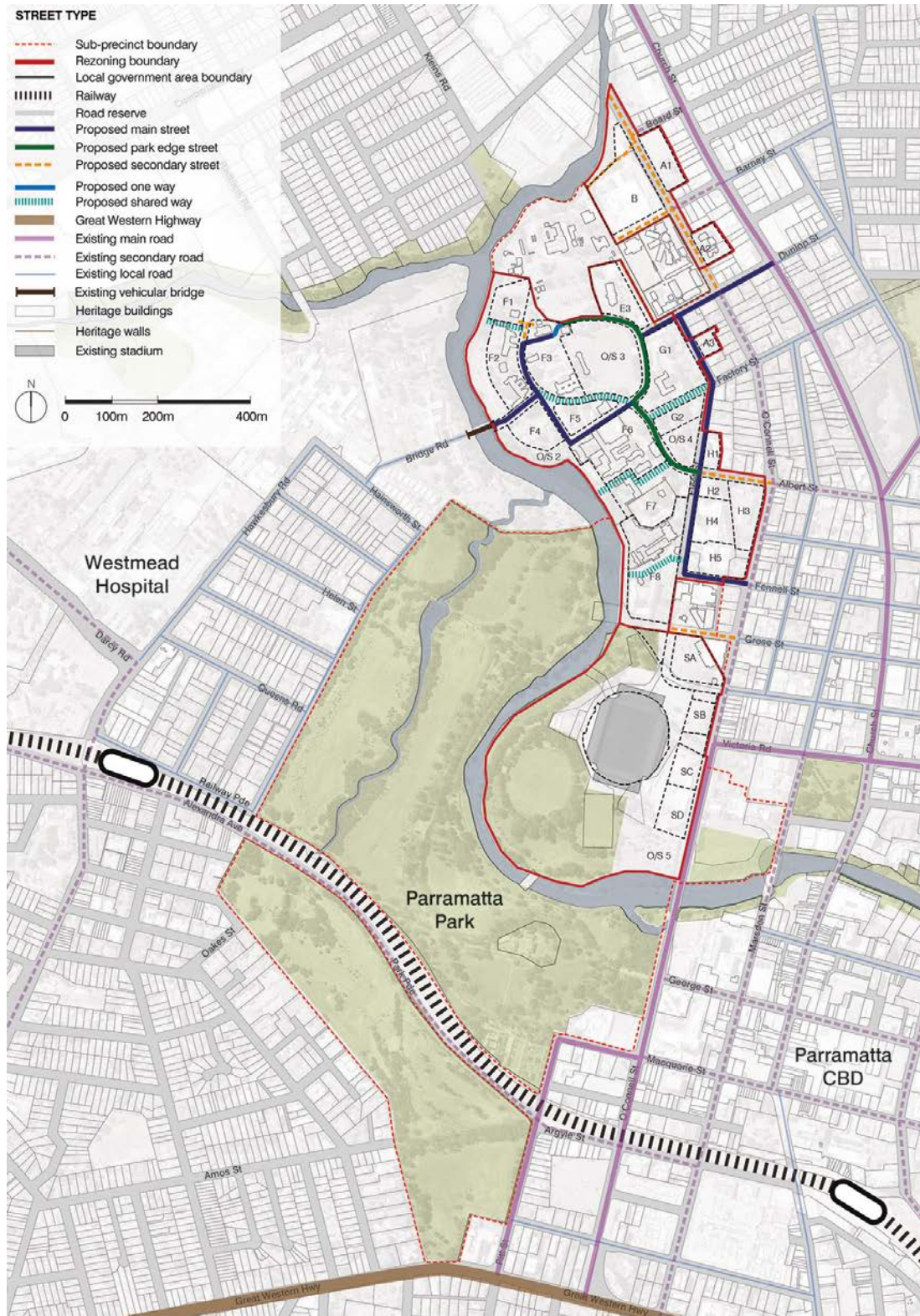


Figure 15: PNUR Site Constraints – AJ+C

- The ILP has been informed by a series of plans:
- structure plan and circulation hierarchy (Figure 16)
 - open space provision (Figure 17)

- built heritage significance plan (Figure 19)
- landscape heritage significance plan (Figure 20)



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Figure 16: PNUR Circulation hierarchy – AJ+C

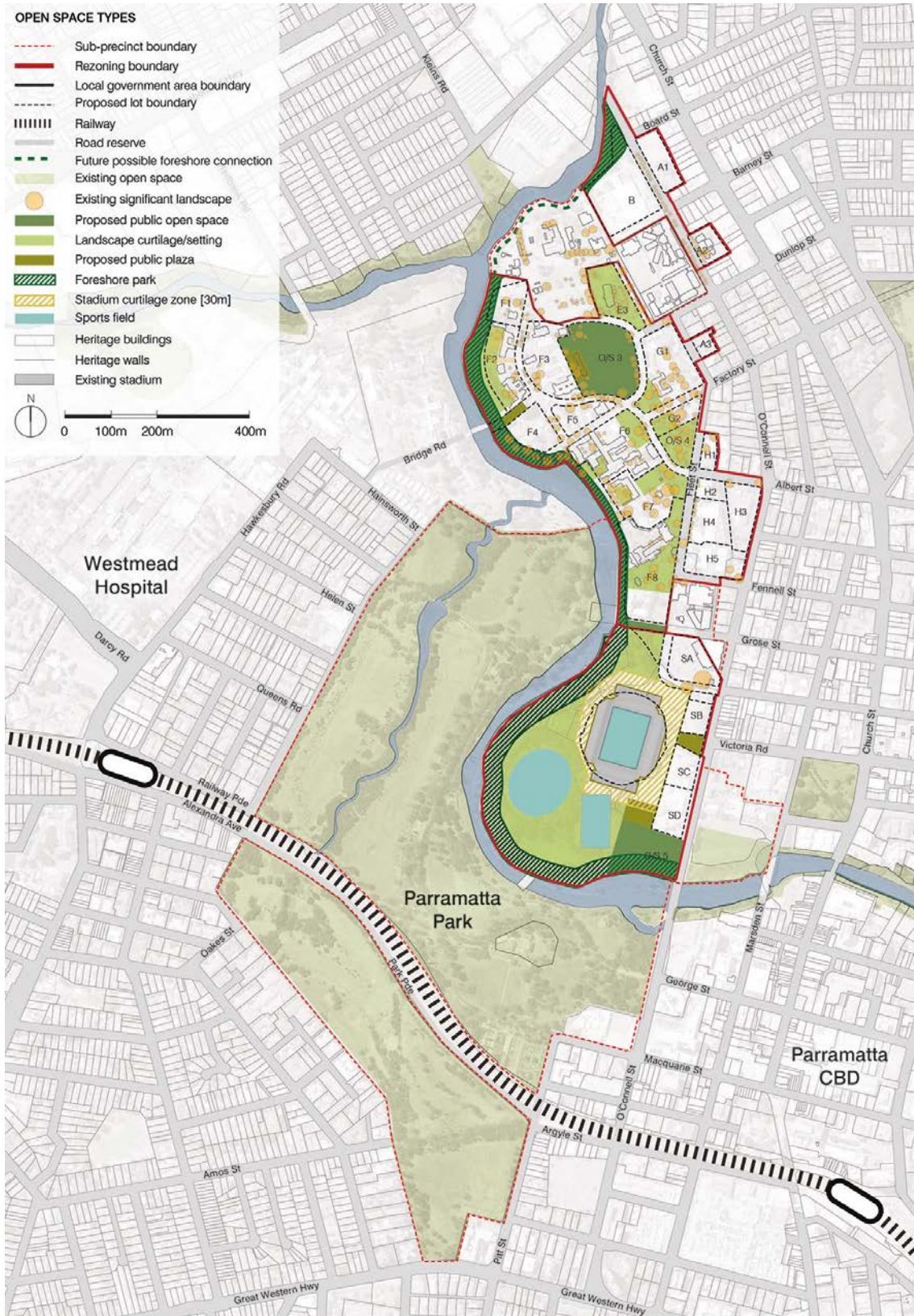


Figure 17: PNUR Open space provision – AJ+C

These opportunities and constraints have informed the development lot division of the two precincts. Each development lot is provided with specific development controls including:

- street wall heights and setbacks
- building separation
- building footprints
- heritage protection
- landscape provision
- gross floor area.

The Draft Parramatta City Centre Planning Framework Study includes a recommendation to redefine the Parramatta CBD to include the Study Area as well as recommendations on future planning controls that would apply to the Study Area. This includes consideration of FSR development standards of 6:1 with no height limit on land adjacent to the PNUR area.

While the eastern edge of the PNUR area proposes heights of up to 30 storeys (greater than currently contemplated) the future planning framework in the vicinity is anticipated to accommodate development of a compatible height and scale.

The ILP has considered potential impacts on neighbouring properties, including appropriate solar access and other criteria contained within the Residential Flat Design Code (RFDC). Shadow analysis for mid-winter and the equinoxes (see Attachment 2) applies the RFDC benchmark of achieving two hours solar access in mid-winter for dense urban areas. This is considered to be the appropriate benchmark as the future character of the locality would be described as a dense urban area given the proposal to permit in adjacent areas buildings with FSRs of 6:1.

The analysis based upon the building mass of the ILP has demonstrated that good solar access is provided to new public and private open space. The building mass outlined in the ILP has been designed to minimise impacts upon adjoining residential land.

5.2 DEVELOPMENT CONTROL PLAN

The ILP and development parcel controls are proposed to be implemented as DCP provisions. Parramatta DCP 2011 would be amended to include the Study Area as Special Precincts under Part 4 of the DCP. As an amendment to the existing DCP, Council's standard DCP provisions will apply, except where requirements of the PNUR Special Precinct Controls require specific provisions. A draft amendment to the Parramatta DCP 2011 is included at Attachment 15.

5.2.1 *Proposed ILP Development lots*

The ILP divides the Study Area into development lots (refer to Figure 12). Tables 2 and 3 summarise the proposed additional GFA, including the preferred land uses and identification of the proposed neighbourhood centre.

The Study Area has been modelled and assessed to accommodate new retail floor space of up to 4,000m² within development lot F3. This site is in the centre of the Cumberland Precinct and adjacent to a large central open space area (O/S 3) to accommodate service retail capacity to service the needs of the incoming population. The two areas will combine to become a local neighbourhood focus given their proximity to the proposed pedestrian path and cycleway, the river foreshore walk and the existing river crossing to the Westmead Medical Precinct.

The B4 zone to apply to the Study Area permits a range of residential and non-residential land uses. A proposed provision in the DCP will limit the floor area of any retail premises outside development lot F3 to a retail floor area no greater than 100m². This will accommodate

neighbourhood shop-style retail use such as cafes throughout the Study Area while protecting the primacy of existing retail centres.

The following tables identify the proposed super lots, the site area, additional GFA permitted and the preferred land use. Specific dwelling yields have not been specifically calculated for each development lot as SEPP 65 consideration, final dwelling sizes and bedroom mix will only be determined at detailed design and marketing stage. All future development applications will be subject to a 'design excellence' process and be assessed under Part 4 of the EP&A Act

Development lot	Max additional GFA (m ²) (excluding existing heritage GFA)	Preferred land uses
A1	31,080	Residential
A2	4,649	Adaptive re-use / residential
A3	5,337	Residential
B	49,142	Residential
E3	16,488	Adaptive re-use / residential
F1	12,996	Adaptive re-use / residential
F2	1,865	Adaptive re-use / residential
F3	15,133 (a max. 4,000m ² GFA can be retail)	Adaptive re-use/local neighbourhood centre
F4	16,488	Residential
F5	11,547	Adaptive re-use / residential
F6	1,856	Adaptive re-use
F7	5,478	Adaptive re-use
F8	24,623	Adaptive re-use / residential
G1	44,649	Adaptive re-use / residential
G2	11,753	Residential
H1	6,561	Residential
H2	8,736	Residential
H3	43,279	Residential
H4	24,977	Residential
H5	29,894	Residential
O/S1		Open space
O/S2		Open space
O/S3		Open space
O/S4		Open space

Table 2: Cumberland Precinct development lot summary

Development lot	Max additional GFA (m ²)	Preferred land uses
SA	15,783	Office/entertainment/sport
SB	9,217	Office/entertainment/sport
SC	8,589	Office/entertainment/sport
SD	6,938	Office/entertainment/sport

Table 3: Sports and Leisure Precinct development lot summary

5.2.2 *Proposed Built Form Controls*

Each development lot includes built form principles against which future development can be assessed. These controls include build-to alignments which identify where buildings should provide strong edges to frame the public domain to new roads, as well as circulation paths and minimum setbacks to buildings of heritage significance that are to be retained.

Apart from street alignment setbacks, setbacks of podiums and towers are proposed to be guided by the building separation rules of thumb contained within the RFDC or any future amendments to SEPP 65. These guidelines provide appropriate scope to respond to the site attributes and the detailed design development matters that arise through this process.

The proposed DCP provisions include maximum floor plate controls to modulate tower sizes. Above 12 storeys tower floor plates are not to exceed 850m² and no unrelieved length of elevation is to exceed 50 metres. Each development lot is also to accommodate a minimum of 20% of the development lot as deep soil landscaped area.

Residential amenity, solar access and similar requirements will be guided by the existing controls contained within the Parramatta DCP 2011 for the relevant development types.

5.2.3 *Design Excellence*

Bonuses for height or gross floor area are not proposed for design excellence; instead, design excellence is expected for all development. The proposed DCP provisions include a requirement that all development involving buildings of ten or more storeys, or significant heritage buildings identified in the built heritage management strategy, are considered by Council's Design Excellence Advisory Panel (DEAP) which reviews and provides design excellence for development within the Parramatta Local Government Area. Future development applications within the Study Area would be mandated to be considered by the Panel both before and after the lodgement of development applications. Applicants would also be encouraged to undertake formal pre DA lodgement meetings with Council.

Engagement with this panel by future applicants is considered to be a practical use of an existing successfully operating process administered by Council. The DCP provisions for the PNUR seek to mandate pre and post DA lodgement engagement with the DEAP. For development outside the PNUR pre lodgement engagement with the DEAP is voluntary. For the PNUR it is proposed that pre lodgement with the DEAP be mandatory for specified development.

Proponents of applications involving buildings up to nine storeys high would continue to have the option to voluntarily pursue the Panel process.

6.0 HERITAGE

The PNUR area's heritage attributes provide the potential to create a diverse urban environment that adapts, re-uses and interprets many layers of heritage significance.

Several assessment reports have informed and guided the proposed planning framework and supporting ILP and DCP provisions. The approach has been to avoid development in areas of high archaeological significance and retain the archaeology of these areas in situ. The most significant places will be retained and protected and buildings have been identified that, subject to appropriate recording and interpretation, can be removed.

Assessments have included:

- Aboriginal Archaeological Assessment of the Parramatta North Urban Renewal Precinct – Comber Consultants (Attachment 4)
- Baseline Archaeological Assessment and Statement of Heritage Impact, Historical Archaeology – Casey and Lowe Archaeology and Heritage (Attachment 5)
- Built Heritage Assessment – TKD Architects Attachment 6)
- Baseline Assessment of Social Significance – Musecape (Attachment 7)
- Cultural Landscape Heritage Assessment – Musecape (Attachment 8).

6.1 ABORIGINAL ARCHAEOLOGY

The Aboriginal archaeological assessment confirms that the Study Area is important to the local and broader Aboriginal community. The Study Area has the potential to contain evidence of past occupation through to contemporary social associations with the area, presenting potential to yield evidence of Aboriginal occupation.

The assessment recommendations that have guided the ILP and Draft DCP provisions include:

- excluding Parramatta Park from the rezoning
- retaining view lines to and from Parramatta Park
- undertaking research on Aboriginal incarceration and contemporary associations with the Study Area.

As the Study Area does not include the land within Parramatta Park to the west of the Stadium, the amended planning framework is consistent with the first recommendation.

The view lines to and from Parramatta Park have been considered in the cultural landscape assessment. The underlying principle of the ILP has been to locate taller building opportunities to the north and eastern sections of the PNUR area, while retaining the Parramatta River eastern shoreline enhancing vegetation and retaining heritage buildings in the western and southern areas.

The assessment report recommendations have also included provisions for site testing to be undertaken as part of future development proposals. These have been included in the proposed DCP provisions.

6.2 HISTORICAL ARCHAEOLOGY

The assessment of historical archaeology has considered the potential impact of development within areas of archaeological significance and recommended a management regime for development within the development lots in the Study Area.

This assessment and recommendations have guided the preparation of the ILP and DCP provisions. Development will be avoided in areas identified as having archaeological significance to allow the following areas to be retained in situ (refer to Figure 18):

- The Female Factory and Asylum
- Mill races associated with the government water mill
- Marsden's Mill.

The ILP demonstrates that the areas identified as having the greatest potential archaeological sensitivity have been substantially avoided. UrbanGrowth NSW will prepare an archaeological management strategy informed by archaeological testing and research.

The assessment has also concluded that development within the Sports and Leisure Precinct consistent with the ILP is unlikely to impact on areas of archaeological significance.

A series of recommendations to be incorporated into the proposed DCP provisions include:

- Where possible, other potential sites with archaeology of State and local significance should be retained in situ. Where this is not possible, these areas should be subject to detailed archaeological investigation.
- Some areas assessed as having archaeology of State significance may not meet this level of significance under revised guidelines to be issued for the assessment of heritage significance, such as the Female Weatherboard Division, Isolation Ward, and the Norma Parker Centre. These areas should be subject to archaeological testing and assessment to determine if they contain a significant resource and reassessed as part of an overall archaeological assessment.
- The many potential sites and areas of local significance within the Cumberland Precinct need to be subject to detailed archaeological assessment that identifies appropriate recommendations for their management.
- All statements of significance within the Study Area need to be updated in accordance with the 2009 guidelines Assessing Significance for Historical Archaeological Sites and 'Relics'.
- All artefacts from the Cumberland Precinct need to be stored in an on-site repository in perpetuity to be used for research.

The proposed DCP provisions include the required levels of site investigation to support any development application lodged in the area.

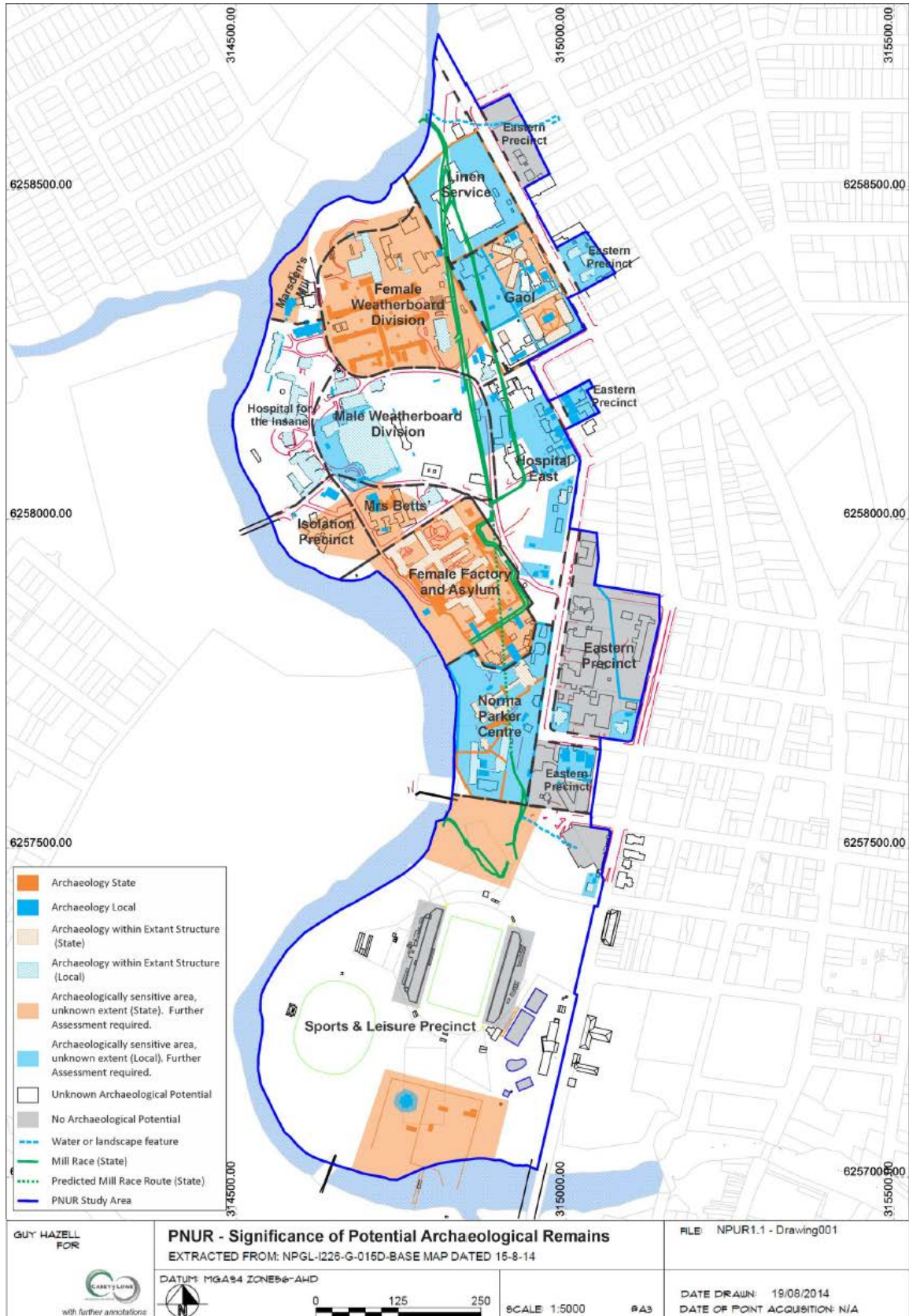


Figure 18: Archaeological Significance Assessment prepared by Casey and Lowe

6.3 BUILT HERITAGE ASSESSMENT

The built heritage assessment confirms that the ILP and the proposed DCP provisions have been developed cooperatively to minimise the potential for adverse impacts on the heritage values of the Study Area.

The assessment has provided a series of recommendations on the retention and re-use of the buildings, identification of built elements that can be removed, and the need for archival recording and adaptive re-use. All items of Exceptional and High significance on the State Heritage Register for the Precinct are retained within the ILP.



Figure 19: Identification of heritage significance prepared by TKD Architects

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Table 4 identifies that all 25 buildings identified as having Exceptional significance and all 22 buildings of High significance are to be retained. Buildings to be demolished comprise 15 of Moderate significance and 32 of Little significance. The remaining eight buildings to be demolished have no rating of heritage significance.

Buildings on site	Buildings retained	to be	Buildings to be demolished
Exceptional	25	Exceptional	25
High	22	High	22
Moderate	15	Moderate	0
Little	32	Little	0
Intrusive	11	Intrusive	0
No rating	8	No rating	0
Total	113		47

Table 4: Identification of significant buildings to be retained and demolished

The assessment provides specific recommendations for guiding future development throughout the Study Area. These recommendations will assist in the preparation of and determination of future development applications that will occur in the PNUR area.

This built heritage management strategy will guide the appropriate adaptive re-use of these heritage buildings. It is likely that the most significant buildings will remain in public ownership, particularly buildings that of exceptional heritage and social significance.

These guiding principles have been encapsulated within the ILP and DCP provisions.

The assessment has identified that:

“...the ILP and Draft DCP have been developed by a project team that has worked to achieve a sustainable long-term future for the two precincts to facilitate the ongoing conservation of their significant heritage values through appropriate adaptive re-use of the significant buildings and spaces and integration of new development. The potential for adverse impacts on significant buildings and structures are generally associated with:

- *new uses that would require considerable modifications;*
- *alterations and additions that would not appropriately respond to significant fabric, spaces, details, architectural character, settings and curtilages;*
- *infill development that would not appropriately respond to the significant historic setting within which it is located and/or would impact significant fabric, spaces, physical and visual relationships, views, settings and curtilages;*
- *new development within the vicinity that would detract from the setting and curtilage of significant buildings and structures and impact key views to and from them; and*
- *site services and infrastructure that could result in physical and visual impacts on significant spaces, fabric, details, architectural character, settings and curtilages.*

Although the ILP responds to the heritage significance of the place and the Draft DCP proposes some development controls, a number of additional actions are recommended to

- *ensure the conservation of significant buildings and structures and to avoid, minimise or*
- *mitigate adverse impacts on their heritage significance*

The DCP controls include specific provisions relating to the retention of landscape elements and features, setbacks to buildings and requirements for demolition. The ILP and development lot tiles respond to the heritage assessment to establish a pattern of development that responds to the heritage considerations of the site. In addition to these DCP controls UrbanGrowth NSW will prepare a Built Heritage Management Strategy prior to development lots being released and will provide a detailed framework for the management and retention of significant buildings and structure within the PNUR area.

Recommended additional actions include:

- (1) Prepare a Built Heritage Management Strategy that establishes how the significant buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct are managed into the future.
- (2) Prepare a procurement/divestment strategy that sets out which properties should remain in government ownership and which could pass into private ownership.
- (3) Undertake urgent cleaning, maintenance and repairs to ensure that significant buildings and structures are made weather tight and on-going deterioration of their fabric is prevented.
- (4) Implement measures to ensure that the buildings and structures are made secure from damage due to vandalism, graffiti and/or arson attack etc.
- (5) Interpret the history and heritage significance of the Cumberland Precinct and Sports and Leisure Precinct and their significant institutions, buildings and structures consistent with the PNUR Interpretation Strategy.
- (6) Consider opportunities to participate directly in Commonwealth, State and Local government heritage management initiatives and/or resource/funding partnerships and programmes and encourage other agencies and community groups to do so.
- (7) Review and update as necessary the existing statutory listings that apply to the PNUR area (and the Cumberland Precinct and Sports and Leisure Precinct in particular) to ensure that inconsistencies and errors are removed and an appropriate level of statutory protection is provided for each of the significant buildings and structures.
- (8) Establish site-specific exemptions and/or conservation agreements and agreed delegations with relevant consent authorities to minimise the need for unnecessary development applications, notifications or referrals.

The recommendations and heritage assessment outcomes have guided the preparation of the ILP. Where further management plans are recommended UrbanGrowth NSW will prepare these plans prior to the release of development lots.

6.4 CULTURAL LANDSCAPE HERITAGE ASSESSMENT

The cultural landscape heritage assessment of the Study Area prepared by Musecape Pty Ltd (Attachment 8) confirms the findings of previous studies that the PNUR area's cultural are of Exceptional heritage significance at a State and, potentially, National level, with historical, associational, aesthetic, social, technical/research values. Some components are rare and/or representative. The significant features and places are identified in Figure 20.

The Study Area includes elements and examples of many of the NSW historical themes and have interpretive potential for present and future generations. The sympathetic adaptive re-use and development will enable the conservation of significant buildings and landscapes, with potential benefits in terms of interpretive and cultural tourism opportunities.

A suite of controls and a tripartite agreement between the Australian Government, NSW Government and Parramatta City Council guides the protection of the significant views relating to Old Government House and Domain. The proposed planning framework and ILP does not conflict or seek to alter these existing controls. The assessment undertaken has considered views in addition to those relating to Old Government House and Domain.

The assessment confirms that the findings have been utilised to inform the ILP for the precincts and to contribute to site specific DCP provisions which will guide the fine grain development of the land. The redevelopment of the PNUR area is expected over a 15 to 20 year timeframe and will include the progressive removal of existing trees and vegetation. To manage and mitigate against the loss of existing tree canopy UrbanGrowth NSW have committed to the preparation and implementation of a tree maintenance and succession planting plan. This plan will co-ordinate the renewal and replacement of canopy planting throughout the PNUR over the life of the development phase of the project.

6.5 VIEW ANALYSIS

In order to understand the change in key views a study has been undertaken to project a possible massing outcome onto a re-creation of views assessed from a report commissioned by Parramatta City Council undertaken by Planisphere. The assessment is included in the Parramatta North Urban Renewal Cultural Landscape Heritage Assessment – Musecape Pty Ltd (Attachment 8) and summarised in the Urban Design report (Attachment 2).

The following methodology was used:

- The view was identified
- A site visit was undertaken and the view recreated as accurately as possible
- The proposed massing was modelled in 3D space on a topographical GIS plan
- The view location was determined in the 3D model and a computer render produced to match the focal length and size of the original image
- The 3D render was projected onto the Photograph using landmarks buildings to confirm the relative position

The assessment has concluded that compatible adaptive reuse of retained heritage buildings and sympathetic new development within the precincts will enable the conservation of significant built and landscape items, with enormous benefits in terms of interpretive and cultural tourism opportunities for Parramatta and NSW. The report finds that the proposed rezoning and subsequent development will not have any unacceptable adverse impacts on Significant views to or from the Old Government House & Domain World Heritage Property.

Impacts on significant views other than those identified as important are assessed as being within the limits of acceptable change for the precincts. All impacts on significant views will be attenuated by design excellence in new buildings, with location, design and exterior finishes chosen to minimise adverse visual effects.

No significant trees in the Sport and Leisure Precinct will be affected by the proposed rezoning and subsequent development. In the Cumberland Precinct a number of significant trees will need to be removed to accommodate new development on sites that have been chosen to maximise protection of the settings of retained significant buildings. While the loss of significant trees is regrettable, it must be remembered that they are living things with a finite safe and useful life expectancy. This report recommends provision for all removed significant trees to be replaced

with at least as many specimens of the same species so that the historic landscape character of the Cumberland Precinct will be conserved.

There is also a recommendation for a succession planting plan to allow for the staged replacement of significant trees to respect and retain the historic and aesthetic values of the precinct. UrbanGrowth NSW has committed to completing this succession plan.

This report concludes that the draft ILP and DCP achieve an acceptable balance between conservation of cultural landscape heritage values and the adaptive reuse and new development that will be necessary for a viable outcome from the proposed rezoning.

Parramatta North Urban Renewal Cultural Landscape Heritage

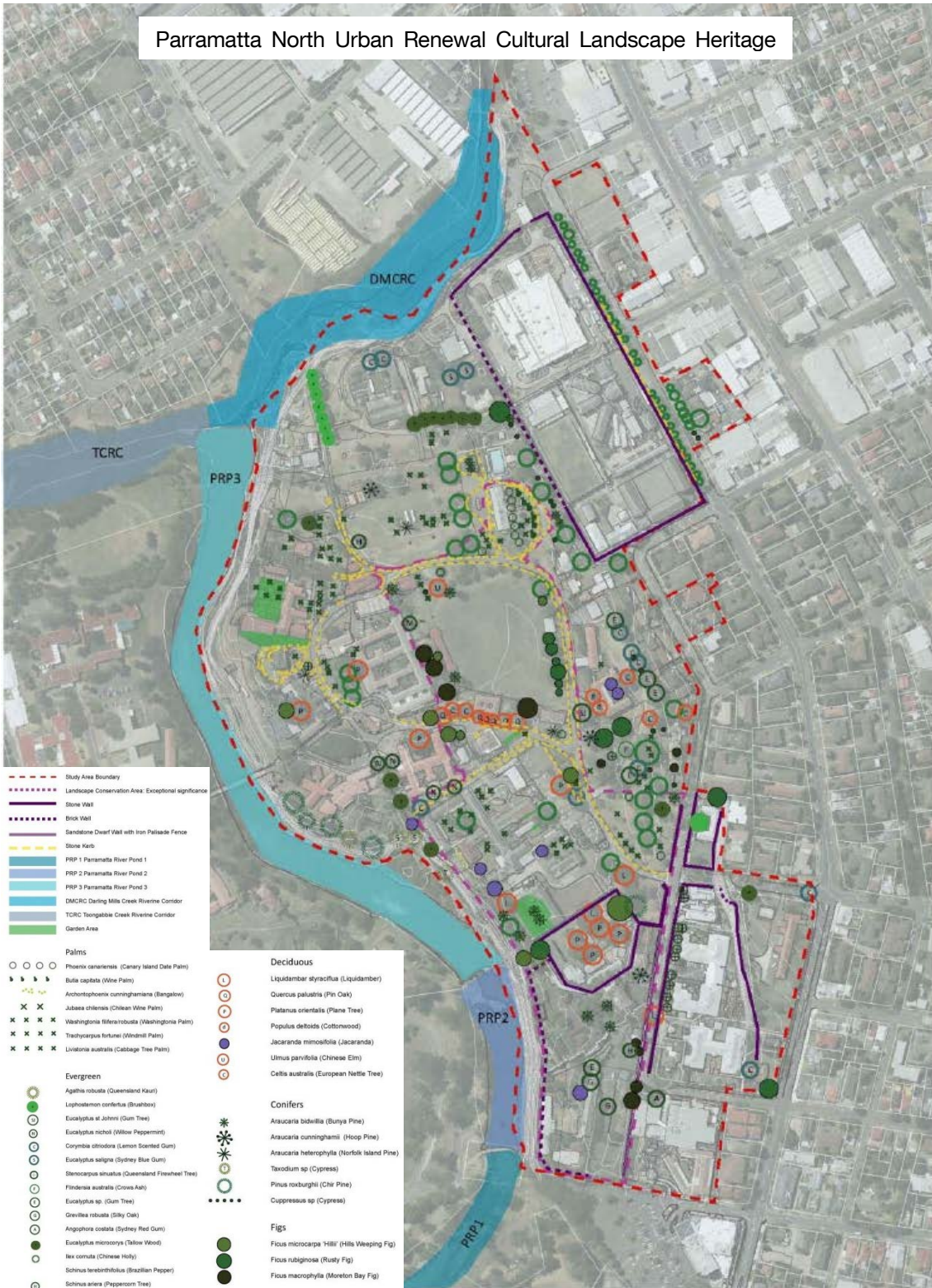


Figure 20: Landscape heritage opportunities and constraints

The assessment has concluded that:

Compatible adaptive reuse of retained heritage buildings and sympathetic new development within the precincts will enable the conservation of significant built and landscape items, with enormous benefits in terms of interpretive and cultural tourism opportunities for Parramatta and NSW. The report finds that the proposed rezoning and subsequent development will not have any unacceptable adverse impacts on significant views to or from the Old Government House & Domain World Heritage Property. Impacts on significant views other than those identified as important for the OGH & D WHP are assessed as being within the limits of acceptable change for the precincts. All impacts on significant views will be attenuated by design excellence in new buildings, with location, design and exterior finishes chosen to minimise adverse visual effects.

No significant trees in the Sports and Leisure Precinct will be affected by the proposed rezoning and subsequent development. In the Cumberland Precinct a number of significant trees will need to be removed to accommodate new development on sites that have been chosen to maximise protection of the settings of retained significant buildings. While the loss of significant trees is regrettable, it must be remembered that they are living things with a finite safe and useful life expectancy. This report recommends provision for all removed significant trees to be replaced with at least as many specimens of the same species so that the historic landscape character of the Cumberland Precinct will be conserved. There is also a recommendation for a succession planting plan to allow for the staged replacement of significant trees to respect and retain the historic and aesthetic values of the precinct.

This report concludes that the draft ILP and DCP achieve an acceptable balance between conservation of cultural landscape heritage values and the adaptive reuse and new development that will be necessary for a viable outcome from the proposed rezoning.

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Principles and guidelines for the Study Area are reflected in the ILP and supporting DCP provisions.

The recommendations for the Cumberland Precinct include:

- (1) retain and conserve significant trees wherever possible and prepare a succession planting plan to maintain landscape character of Precinct
- (2) selective removal and thinning of self-sown vegetation along the western edge of the Precinct to open up significant views from Parramatta Park and Cumberland West (e.g. view from Glengariff/Wisteria House to hospital buildings on east side of river), subject to environmental constraints associated with the Grey-headed Flying Fox colony
- (3) no new buildings in the riparian corridor, apart from potential reconstruction of significant lost built elements, subject to archaeological and environmental constraints
- (4) develop a sympathetically designed and located pedestrian / cycle track within the precinct subject to archaeological and environmental constraints to allow greater public access along the river and to enhance appreciation and interpretation of retained heritage buildings and their settings
- (5) establish appropriate curtilages and settings for retained significant buildings, particularly Bethel House and the Recreation Hall
- (6) retain view north along New Street to Parramatta Gaol wall and entrance
- (7) retain views of Parramatta Gaol north and south along O'Connell Street

- (8) design new buildings on the east side of Fleet Street to interpret the change in level resulting from past quarrying
- (9) retain and conserve sandstone walls and kerbs along Fleet Street wherever possible. Road widening may necessitate relocation of wall and kerb on one side of the street
- (10) design and site new development at southern end of Precinct fronting O'Connell Street to allow views into and out of the site and minimise visual impact when viewed across river
- (11) configure any new development between Fleet Street and Greenup Avenue to conserve views to Administration Building
- (12) retain and enhance views out over the river from the courtyards of the Vernon buildings and the Parramatta Lunatic Asylum buildings
- (13) open up and enhance visual links between retained significant buildings within the Precinct
- (14) retain and enhance the arc of view from north east to south east from the pavilion over the sports oval
- (15) sympathetic infill at rear of Parramatta Gaol Superintendent's Residence and Deputy Superintendent's Residence to be designed so that the historic residences remain as distinct elements in the streetscape
- (16) investigate opportunities for opening up views along Barney Street through the newer section of Parramatta Gaol wall and along the southern edge of Linen Services into hospital site
- (17) retain and conserve Recreation Hall and its setting so it can be appreciated 'in the round', with any new development immediately to the north of the Recreation Hall (i.e. site of swimming pool) to be stepped back to avoid dominating the Recreation Hall
- (18) any new development north and west of former Female Division site to be located and designed to minimise visual impact on views from Governor Phillip's landing place at the confluence of Darling Mills Creek, Toongabbie Creek and Parramatta River to the former Marsden's Mill site
- (19) consideration to design for any new building and landscaping on the site of the former weatherboard Female Division buildings to interpret the footprint of the demolished structures.

The recommendations for the Sports and Leisure Precinct include:

- (1) no new building development on the Old Government Farm site, Parramatta Swimming Centre car park, Old King's School Oval, Eels training ground and the areas of Parramatta Park linking them
- (2) consideration to removal of the Parramatta Swimming Centre car park and returning the area to parkland
- (3) new development fronting O'Connell Street to comply with planning controls in the draft tripartite Conservation Agreement for Area A.2 of the Highly Sensitive Area – Parramatta Stadium Site, Parramatta Pool and Car Park and incorporated in the Parramatta DCP 2011.
- (4) retain and conserve significant trees and prepare a succession planting plan to maintain landscape character of Precinct
- (5) interpret the former alignment of Pine Avenue which led from the Ross Street Gatehouse to the Parramatta River and the Dairy precinct on its western side

6.6 ASSESSMENT OF SOCIAL SIGNIFICANCE

The baseline assessment of social significance of the Study Area undertaken by Musescape Pty Ltd (Attachment 7) investigated social values significant to the heritage sites and provides a brief thematic history of these sites. The study examined the overarching social values of the Study Area and recommends how to manage the social significance through rezoning and redevelopment to facilitate community building, economic development and sustainable heritage tourism.

Detailed assessments, based on a wider review of academic sources and oral histories, will be required to inform specific redevelopments. Guidance on these outcomes are included within the proposed DCP provisions.

The Study Area is significant for its social values which contribute to the overall heritage significance of the site. The social significance is derived from a number of elements reflective of the area's highly varied use over time and associations to pre and post European settlement.

The land is significant to Aboriginal people as occupation and food-gathering ground; for its spiritual, social and cultural associations; and for its ability to inform contemporary Aboriginal society.

The Sports and Leisure Precinct has social significance to Parramatta and Western Sydney for its association with the World Heritage-listed Parramatta Park and for its association with organised professional, competitive and recreational sporting activities in Western Sydney since 1847.

The Cumberland Precinct has, since 1818, been associated with institutions concerned with the welfare of disadvantaged and vulnerable people, especially women.

The study proposed a series of recommendations addressing the Study Area generally and for particularly important sites, specific recommendations. These recommendations have influenced and guided the preparation of the ILP and the schedule of actions to be undertaken by UrbanGrowth NSW provided at Attachment 17.

The general recommendations and conclusions include:

That the social values associated with the heritage significance of the Precincts in the PNUR area be recognised as unique to the identity of the land proposed for urban renewal and as having significance to particular groups and communities;

That the social values which contribute to the significance of the PNUR area are respected and reflected in the rezoning process by ensuring future uses of the site are compatible with those social values and are not diminished by redevelopment associated with urban renewal;

That further processes (including research, investigation, consultation and oral history recording) which help to further reveal, expand and enhance our understanding of the tangible and intangible social values are implemented in the next phase of urban renewal for this site;

That the limits of tolerance to loss, change and alteration which affect the understanding and protection of social values and which are embedded in the fabric of sites, structures and in open spaces across the PNUR area are identified in the process of urban renewal and appropriate mitigation strategies which support and facilitate outcomes of urban renewal are implemented;

That a strategy which guides the interpretation of the social values and significance of the PNUR area be undertaken to inform future redevelopment (including new infrastructure and the retention and/or renewal of heritage sites, structures and spaces); and that during the urban renewal process there are mechanisms for agencies and community groups to facilitate programs which enhance access to, appreciation of and understanding of, the social significance of the area during its redevelopment; and

That the outcome of a site-wide interpretation strategy inform opportunities created by urban renewal will provide accessible, relevant and imaginative methods to convey intangible and tangible social values to a wide and diverse audience and contribute to the identity of the PNUR area as a driver and an exemplar for community building across in a sensitive heritage, business local and international heritage tourism.

The site and location specific recommendations include:

For the Sports and Leisure Precinct:

Respect the social values of this land to Aboriginal people and recognise the significance of this site and its associations with Parramatta Park and World Heritage values.

Explore opportunities to add to our understanding of the importance of early European settlement and agriculture which can contribute to the heritage significance of Parramatta.

Retain the association of sporting interests in this Precinct in ways which enhance the public open space and access to facilities. Consider opportunities to review the amenity of the Parramatta War Memorial Swimming Pool in its current location.

For the Female Factory

Respect the exceptional social significance of this site in the context of Australian social history since 1818 and the retain remaining evidence of the first purpose-built institution for the welfare of convict women, including built heritage and spaces which interpret the administrative, living, working and punitive conditions; the hierarchical classification system, and associations with former individuals (eg the clock).

Retain, conserve and restore the buildings for a viable future use which respects the human and built scale of the buildings and is appropriate to the tangible and intangible social significance of the buildings.

Avoid intrusions, unsympathetic built forms and new uses which inhibit the ability of the site to interpret key social values.

For the Lunatic Asylum

Respect the tangible and intangible evidence of buildings, structure, landscape features and settings (including buildings adapted and/or repurposed from the former Female Factory) which interpret the patient segregation, classifications and moral treatment philosophies of the late 19th and early 20th century. Retain, conserve and re-use items in ways which do not detract from their social significance and enhance their ability to interpret it. Avoid intrusions which detract from the human scale and open character of the setting.

Retain features associated with communal activities for staff and patients including the Amusement Hall, cricket ground and shelter shed for community use.

Protect evidence of patient labour in landscape features, including the ha ha, roads, kerbs, fountains and plantings.

Retain and conserve the work of Arnold St Clair.

For the Norma Parker Centre

Respect the sanctity of this site for its tangible and intangible values and its significance to former residents and retain its intactness. Retain, conserve and restore the former Roman Orphanage buildings and Bethel House as a site which acknowledges the members of the Stolen Generation, Forgotten Australians and victims of child abuse and its recognition as an international Site of Conscience.

7.0 TRAFFIC AND TRANSPORT

A detailed assessment of traffic and transport by GTA (Attachment 3) modelled the proposed circulation networks and development yields reflected in the ILP. The assessment was underpinned by traffic generation modelling which assumed no additional public transport infrastructure. Any future transport infrastructure implemented near the PNUR area, such as a mass transport system, would likely reduce the modelled impacts.

The traffic modelling has exaggerated the development scenarios and modelled traffic generation based on 6,000 dwellings and no additional public transport measures. The modelling has been reviewed by RMS and upgrades and costs reviewed by TfNSW. The assessment is consistent with RMS guidelines in considering the impact of the additional traffic generated by the proposal and introduced into the existing traffic network. Assessment of cumulative impacts against other proposed development in the broader locality is not appropriate and would be inconsistent with the RMS guidelines.

7.1 TRANSPORT NETWORK

The ILP has identified the layout and provision of existing and proposed roads and circulation patterns within the Study Area. The road network has sought to build on the existing circulation patterns, particularly within the Cumberland Precinct in recognition of their contribution to the heritage landscape and interpretation of the heritage significance of the area.

The transport networks and connectivity encapsulated within the ILP includes pedestrian paths and cycleway networks as both on and off-road paths. Where desirable and feasible a river foreshore path has also been provided for.

The proposed DCP provisions include required typical sections of the roads proposed within the road network hierarchy.

7.2 TRAFFIC AND TRANSPORT REVIEW

The assessment looked at the implications of the proposed amended planning framework having and considered:

- existing traffic and parking conditions surrounding the site
- suitability of the proposed parking in terms of supply (quantum)
- the traffic-generating characteristics of the proposed development
- transport impact of the development proposal on the surrounding road network.

The assessment used traffic and parking surveys, traffic movement counts and queue length surveys and assessed the existing mode share and transport options available within the vicinity of the Study Area (Figure 21).

The assessment of traffic impacts has identified works or measures required to manage and mitigate the impacts of the development on the transport network. These include physical infrastructure improvements to the network and measures to manage transport demand and encourage mode shifts away from private vehicle travel. The travel demand measures reflect the PNUR area's location on the edge of Parramatta CBD and its status as a major transport hub and regional centre.

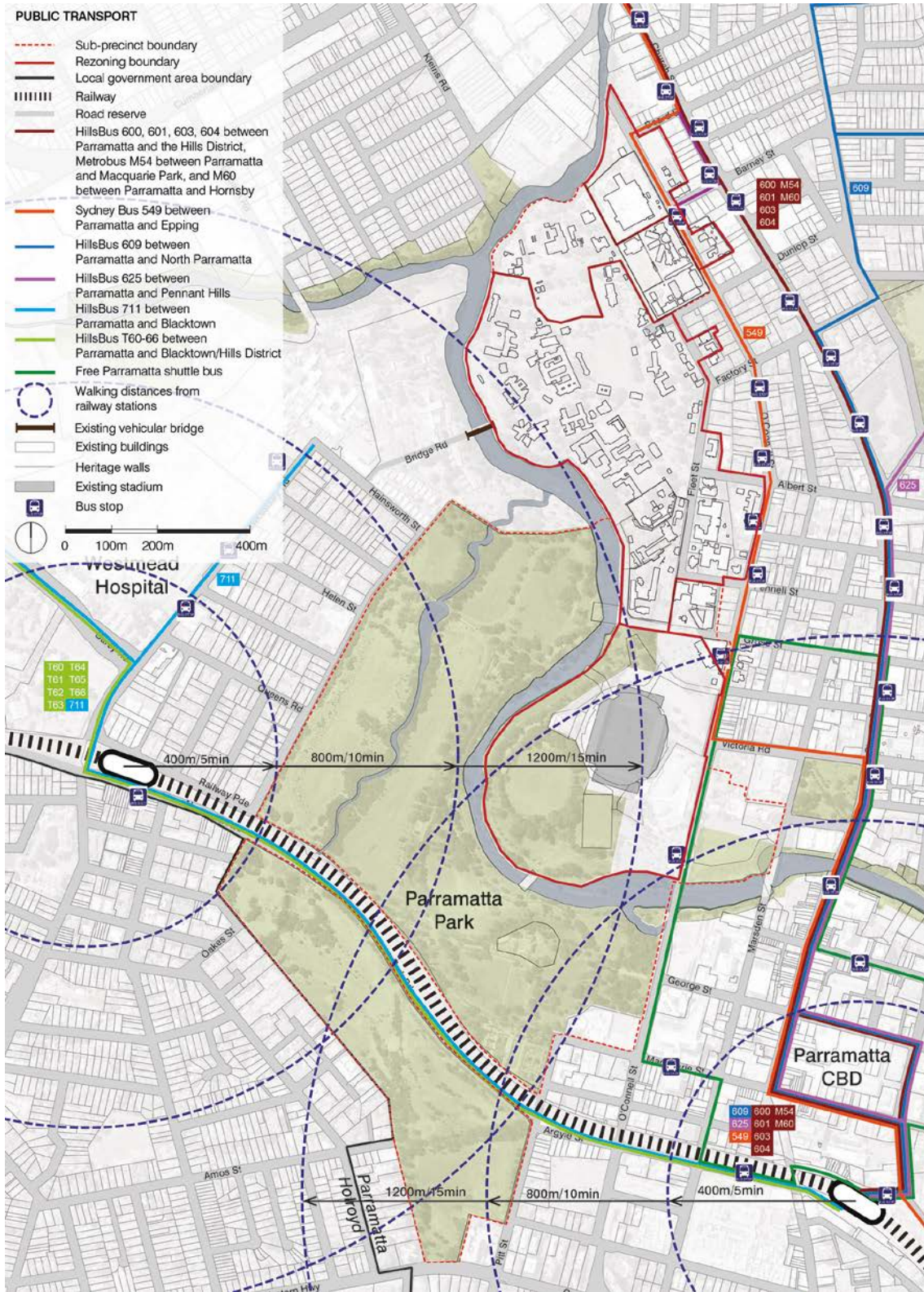


Figure 21: Existing public transport accessibility – AJ+C

7.3 TRANSPORT INFRASTRUCTURE UPGRADES

The transport assessment identified upgrades to intersections in the vicinity of Study Area to accommodate traffic generated by the development. Upgrades will occur as required and will reflect the traffic growth as development takes place. These upgrades will require testing and confirmation if significant changes occur to transport infrastructure, such as a mass transport system. The likely upgrades indicated in Figure 22 include:

- Church Street/Board Street – upgrade to a partial signal (west side of Church Street only).
- Church Street/Barney Street – additional right turn lane from Church Street; Reconfigure Barney Street approach lanes.
- Intersections on Church Street between Factory Street and Grose Street - an additional through lane for southbound traffic in the AM peak; an additional northbound through lane for the PM peak for the intersections on Church Street between east of Barney Street and Grose Street.
- O’Connell Street intersection at Barney Street and Factory Street – upgrade to a signal.
- O’Connell Street intersection at Dunlop Street and Fennel Street – upgrade to a one-lane roundabout.
- O’Connell Street/Victoria Road signalised intersection – revise lane configuration.

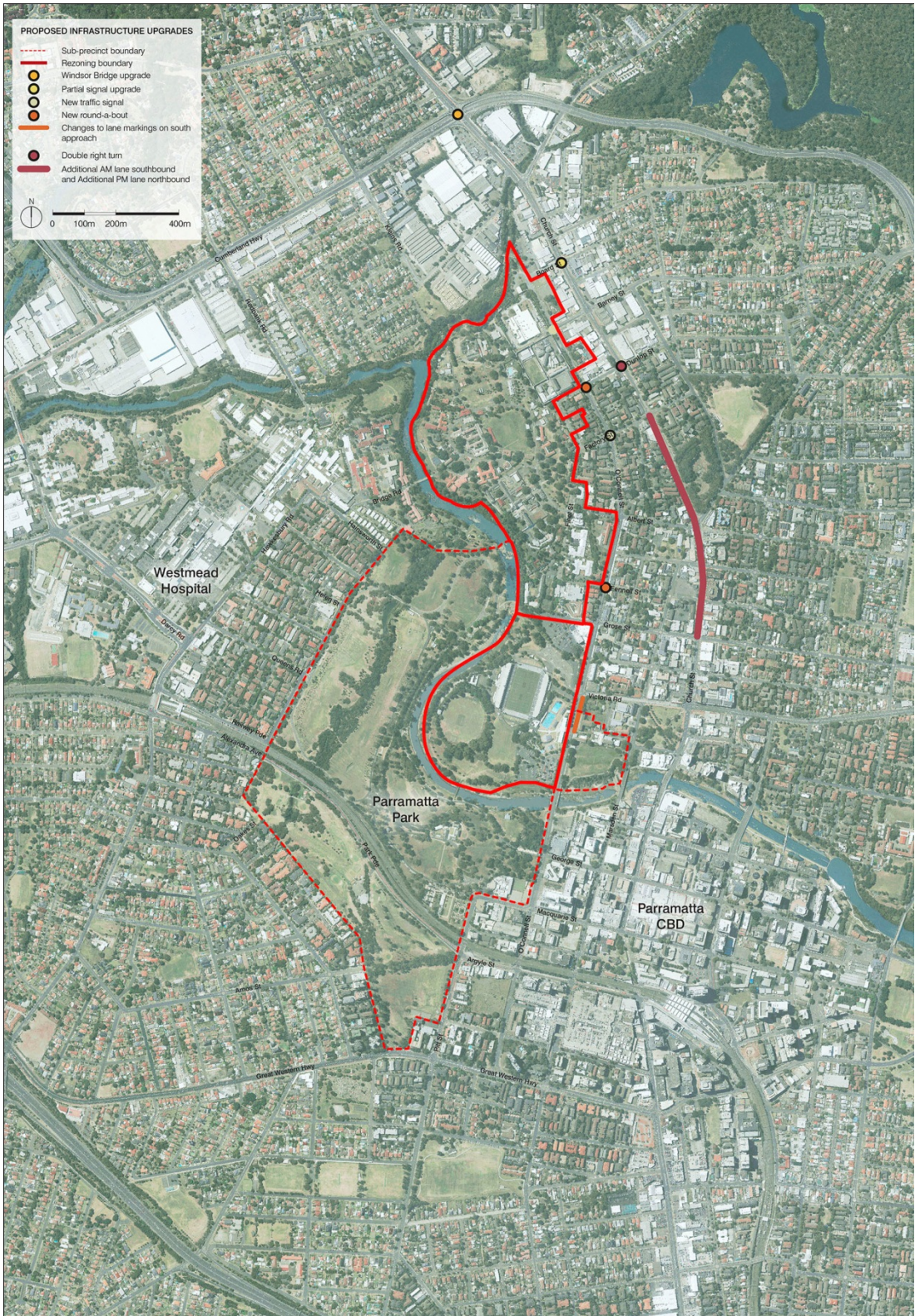


Figure 22: Road infrastructure upgrades – AJ+C

The delivery of the required upgrades will be coordinated by UrbanGrowth NSW and will be implemented as traffic generation demand requires. UrbanGrowth NSW will also be responsible

for the coordination and delivery of the new cycleway to the river foreshore generally running north to south.

The timing and staging of the upgrades will be driven by demand arising from proposed development. It is likely that the development and traffic infrastructure upgrades will commence in the northern areas of the PNUR area.

The road and circulation hierarchy (Figure 16) has been developed to create slow zones and pedestrian and cycle safe areas. Detailed future development applications will determine the provision of traffic calming measures.

7.4 TRAVEL DEMAND MANAGEMENT

Parramatta City Council’s inclusion of the PNUR area as part of the Parramatta CBD and the associated transport options available and under consideration provide a range of options to manage travel demand and to encourage transport options other than private vehicle travel. The PNUR area’s existing attributes, particularly the Parramatta River foreshore, readily support pedestrian and cycleway networks to augment existing facilities and provide attractive bicycle connections from the north into the Parramatta CBD and to destinations east along the River.

Proposed traffic impact mitigation measures include:

- limited parking ratios consistent with existing Parramatta CBD requirements
- bus improvements
- cycle parking /facilities
- car sharing/car club cars
- preparation of a green travel plan.

These measures are summarised in the following sections.

7.4.1 *Parking Ratios*

Future development within the PNUR area will be subject to the car parking ratios under Parramatta City Centre LEP 2007 and Parramatta DCP 2011. Limiting car parking encourages alternate transport options in a well-served location such as the PNUR area. Proposed car parking rates are summarised in Table 5.

Proposed use	Maximum number of parking spaces
Commercial	A maximum of 1 parking space to be provided for every 100m ² of gross floor area.
Housing: 1, 2 and 3 bedrooms	A maximum of 1 parking space to be provided for every dwelling plus 1 parking space to be provided for every 5 dwellings for visitors.
Shops	A maximum of 1 parking space to be provided for every 30m ² of gross floor area.

Table 5: Proposed car parking rates for the PNUR area

7.4.2 *Bus Improvements*

An existing free bus shuttle route operates along O’Connell Street connecting the Sports and Leisure Precinct to the Parramatta transport interchange. It is proposed that the route of the

shuttle be expanded to run further to the north providing greater access to the shuttle service. It is anticipated that the expanded shuttle service would operate on 10 minute intervals during weekday peaks.

7.4.3 *Bicycle Facilities*

The ILP includes the provision for cycleway and shared cycleway connections through the Study Area. These proposed paths connect with and augment existing cycle paths. These facilities provide a further transport option as well as a recreation amenity and public access into and through the site.

Resident and visitor bicycle parking is to be provided in accordance with Council's DCP requirements and in the public domain to include bicycle parking and storage provision.

7.4.4 *Car Share Facilities*

The proposal to accommodate a residential and non-residential population provides an ideal mix and density to expand existing car share programs operating in the Parramatta CBD. The provision of car share parking spaces will be encouraged consistent with the provisions of Parramatta DCP at Section 3.6.1 which requires one car share space for any residential development of more than 50 residential units.

7.4.5 *Green Travel Plans and Construction Traffic*

The preparation and implementation of measures such as green travel plans for future residents, location of car share spaces, construction traffic assessment and local traffic management schemes are premature at this stage. These matters will be considered and addressed when development applications are lodged.

Construction activity will occur over the 15 to 20 life span of the renewal, and is likely to commence to the north of the PNUR area. Construction timing and the release of development lots will be phased and managed by UrbanGrowth NSW. The preparation of a construction traffic management plan is considered to be premature for this phase of the project.

8.0 BIODIVERSITY AND SUSTAINABILITY

An assessment of the ecological impacts of the proposed development is included at Attachment 10. This addresses ecologically sustainable development (ESD) requirements and consistency with BASIX.

8.1 ECOLOGICAL ASSESSMENT

An assessment of the ecological impacts of the development by Eco Logical Australia (Attachment 10) includes the draft Ecological Management Plan for the Grey-headed Flying Fox camp. The ecological values of the site that may be impacted include:

- Grey-headed Flying Fox – the camp, individuals, and foraging resources. This species is vulnerable under the NSW *Threatened Species Conservation Act 1995* (TSC Act) and Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- East Coast Freetail Bat and Eastern Bentwing Bat – both vulnerable under the TSC Act.
- River-flat Eucalypt Forest – an endangered ecological community under the TSC Act.
- Hollow bearing trees – an important resource for fauna, including threatened species.

The assessment has found that development consistent with the ILP will not require the removal of remnant vegetation and that the Flying Fox camp will be managed in situ with future development designed and constructed to minimise potential impacts to the camp.

The impact assessment has concluded that the proposal is unlikely to result in a significant impact to threatened ecological communities or threatened species if mitigation and management measures are implemented. The assessment has concluded that a species impact assessment under the TSC Act is not required.

An assessment undertaken relative to the consideration of the status of the Flying Fox under the EPBC Act has determined that the proposal is unlikely to result in a direct impact to the Flying Fox or its habitat, but will result in indirect impacts associated with future construction activity in adjacent areas. Certainty on the legal status of potential indirect impacts of the impacts under the EPBC Act can only be determined through a referral to the Commonwealth. Accordingly a separate referral of the proposed activity is to be made directly to the Commonwealth under the EPBC Act.

The proposed management measures for the Flying Fox camp are outlined in a draft Ecological Management Plan at Attachment 10. The management plan acknowledges that the higher density dwelling yield at the eastern periphery of the Cumberland Precinct, in conjunction with the retention and restoration of the existing heritage buildings close to the Flying Fox camp provides a buffer between the camp and future residents. This minimises the potential for conflict.

As detailed in Attachment 17 UrbanGrowth NSW will finalise and implement the recommended environmental management plan for the Grey-headed Flying Fox camp prior to development lot release.

8.2 BASIX

The ILP has considered the design principles of SEPP 65 and the associated RFDC. As buildings are not yet designed it is not yet possible to demonstrate compliance with BASIX. The building envelopes detailed in the ILP are consistent with SEPP 65 and would not impede future development being able to demonstrate compliance with BASIX and, where relevant Section J, of the Building Code of Australia.

Any development must also comply with the energy efficient design requirements of the Parramatta DCP 2011.

8.3 ESD PRINCIPLES

Ecologically sustainable development (ESD) principles defined in the Environmental Planning and Assessment Regulation 2000 at clause 7(4) of Schedule 2 and are considered below.

8.3.1 *The Precautionary Principle*

Existing mitigation measures to minimise impacts to the environment include:

- compliance with BASIX or Section J of the Building Code of Australia
- implementation of water-sensitive urban design requirements in with Parramatta DCP 2011
- requirements for residential flat buildings to meet SEPP 65
- adaptive re-use of heritage buildings utilising the embedded energy and resources in these structures
- stormwater controls consistent with Parramatta DCP 2011
- facilitating an urban renewal in a well-served location that can promote alternate transport options.

8.3.2 *Inter-generational equity*

The measures that demonstrate intergenerational equity include:

- facilitating urban renewal redevelopment in a way that encourages transport usage other than private vehicle and in a location which could benefit from future transport infrastructure upgrades
- delivering increased housing choice and availability close to employment areas
- retaining the Parramatta River riparian corridor and its inherent environmental and recreational attributes
- protecting, re-using and interpreting significant heritage items and places.

8.3.3 *Conservation of biological diversity and ecological integrity*

Mitigation measures proposed for the ecological integrity and biological diversity include:

- update the Grey-headed Flying Fox management plan consistent with the Draft National Recovery Plan for the species
- avoid clearing River-flat Eucalypt Forest and prepare a vegetation management plan to restore and enhance native vegetation and reduce or eradicate weeds
- reduce the impact of key threatening process through improved site management of ecological values
- retain hollow bearing trees, or compensate for the loss of these trees with artificial structures, such as nest boxes for specific fauna, such as microbats, possums and birds

- where possible, retain figs trees
- avoid works in the riparian corridor
- if native vegetation is cleared, re-use logs as habitat features in rehabilitation areas and re-use any ground habitat in the form of large woody debris (e.g. logs, stumps and branches) and sandstone that require removal during construction in rehabilitation works.

8.3.4 *Improved valuation, pricing and incentive mechanisms*

The principle that environmental factors should be included in the valuation of assets and services has been considered in the design initiatives that encourage the sustainable use of water and energy. The re-use and retention of existing materials in heritage significant buildings that will be retained and adapted will be encouraged.

9.0 ECONOMIC FEASIBILITY

An economic impact assessment (Attachment 11) has considered the economic impact of the proposal and the retail impact of the proposed support retail floor space within the PNUR.

9.1 MARKET DEMAND AND FEASIBILITY

UrbanGrowth NSW has prepared a business case for the proposed development that considered the costs for delivery of enabling works and restoration works to heritage significant buildings.

Although from a traditional development perspective the significant project costs outweigh the project revenues, the project has been identified as achieving a benefit cost ratio of 1.21, representing a return in present value terms of \$1.21 for every dollar of cost. The benefit cost ratio represents the broader economic benefits of the project including NSW Health relocation, upgrade of heritage assets and the overall benefit to Western Sydney that the project delivers.

The project analysis has identified that the PNUR is economically viable using the benefit cost ratio scale and represents a positive investment by the NSW Government in Western Sydney.

Market analysis has also identified a significant undersupply of new housing in the area that the PNUR could address.

These considerations have been the subject of extensive financial modelling and feasibility testing which support the proposed approach.

9.2 RETAIL IMPACT

The ILP contemplates 4,000m² GFA of retail floor space in the Cumberland Precinct. The assessment has considered the impact in retail turnover at surrounding existing centres though the introduction of new retail floor space as part of the redevelopment of the PNUR.

The proposed retail uses will serve a minor retail role to primarily address the convenience retail demand generated by 4,100 additional dwellings and 28,000m² GFA of adapted heritage floor space.

With the incoming population expected to generate a retail floor space demand of 34,000m² the provision of up to 4,000m² of retail floor space equates to approximately 10% of the total expected growth in demand for additional retail floor space. The demand and need for additional retail floor space will be provided in the existing surrounding centres.

The assessment found there would be no adverse impacts to surrounding centres as the demand for the retail floor space would be generated by the future occupants of the PNUR area. The assessment further identifies that the development is likely to result in a positive impact on existing centres due to the increased pool of expenditure that could be captured by existing and surrounding centres.

9.3 ECONOMIC IMPACT

The redevelopment of the PNUR area comprises a construction value of approximately \$1.62 billion over the projected 15 to 20 years of redevelopment. Of the \$2.2 billion construction spend, the modelling estimates that \$772.9 million will be generated in industry output for businesses within the Parramatta LGA.

The project has been estimated to equate to 5,600 full time equivalent (FTE) jobs for the local economy over the 15 to 20 year construction period or 280 to 375 FTE jobs a year. For the NSW economy as a whole the estimate is 10,200 FTE jobs over the construction period or 510 to 680 FTE jobs a year.

Once occupied, the PNUR has been estimated to directly generate a total industry output of \$544.2 million per annum in Parramatta and \$626.3 million for NSW (inclusive of Parramatta).

9.4 HERITAGE COSTS

A detailed condition report of the heritage buildings has not been undertaken to definitively prepare cost estimates of the restoration works. Enabling works will be coordinated by UrbanGrowth NSW and will include stabilisation and heritage restoration works. The investment in these works is significant and the formulation of the business case has assumed the need for substantial restoration costs.

10.0 UTILITIES

An assessment of the PNUR on infrastructure and flooding undertaken by Hyder Consulting (Attachment 11) confirms the site is serviced and these services can be augmented to satisfy any demand generated by the redevelopment. The impact on existing utility infrastructure and the capacity for augmentation is addressed in Section 11.0.

10.1 POTABLE WATER AND WASTEWATER

Water and waste water services are provided by Sydney Water Corporation (Sydney Water). Water mains run generally along the eastern boundary of the site while the sewer main runs centrally through the site on a north south axis. Initial investigations have identified that the proposed development is likely to require upgrading of trunk infrastructure. Sydney Water is modelling the proposed development to determine the extent of upgrade or augmentation that may be required.

10.2 POWER

Endeavour Energy is responsible for electricity distribution in the PNUR area. Investigations and discussions with Endeavour Energy have identified that the site can be served from two existing substations up to the end of the demand forecasting period of 2014. The demand and substation capacity will continue to be monitored as required. The development will be required to fund lead in works (up to five 11kV feeders) from the North Parramatta Zone Substation to the site and, if required, any relocation/demolition of existing assets within the site.

10.3 NATURAL GAS

Natural gas is distributed by Jemena. An existing secondary gas main runs along the eastern boundary of the site.

Preliminary consultation has identified that if upgrades are required to the gas network to service the development, it will be a commercial decision of Jemena on whether to pursue these upgrades. Any upgrades would be undertaken at no cost to the development, except for the cost of trenching to install network mains within the site.

10.4 TELECOMMUNICATIONS

Preliminary investigations anticipate that fibre to the premises will be selected by NBN Co for telecommunications services to the PNUR area. The development would be required to meet the cost of installing fibre-ready pit and pipe infrastructure and then transfer ownership of these assets to NBN Co when fibre is installed by NBN Co.

11.0 LOCAL INFRASTRUCTURE AND CONTRIBUTIONS

The development of the PNUR area will generate a demand for facilities and services. The proposed mechanisms for the augmentation of the necessary facilities are discussed below.

11.1 PROJECTED COMMUNITY PROFILE

Population growth projections for the suburbs surrounding the PNUR has identified that to 2031 the population profile is expected to comprise:

Age group	Percentage of population
0-24	30%
25-34	23.1%
35-49	20.7%
50-59	10%
60-69	7.7%
70+	8.5%

Table 6: Population profile projection to 2031

By 2031, 23.1 per cent of Parramatta's population is expected to be people in the 25-34 year age group, followed by the people aged 0-24 years who are projected to account for 30 per cent of the population of Parramatta. This shows a distinct trend to a younger population representing the future workforce.

The research has also identified the projected shift in household types as shown in Table 7 below.

Household type	Percentage of total households
Couples only	25.8%
Lone person	26.2%
Other Households	48%

Table 7: Household type projection to 2031

Projections identify that lone households and couple only households are expected to account for 52 per cent of the new households in Parramatta. With the projected growth in lone households and the large proportion of population in the 25-34 year age group, accommodation demand is expected to be highest for studio, one and two bedroom dwellings.

11.2 INFRASTRUCTURE PROVISION

Infrastructure upgrades identified in the ILP include:

- new and upgraded roads
- upgraded road intersections

- new open space
- upgraded and augmented River foreshore public open space
- new pedestrian and cycleway network connections.

An overview of the proposed infrastructure works is provided in Table 8. A comprehensive list of infrastructure upgrades and additional works to be undertaken or coordinated by UrbanGrowth NSW is included at Attachment 17. This direct contribution to the community benefit must also be considered with the retention and stabilisation of significant heritage buildings pending their adaptive re-use.

Enabling and infrastructure works to be provided	
Work items to be undertaken	
External Servicing works	
	Potable water upgrades
	Wastewater upgrades
	Electricity feeder works
	Roads including stormwater
Site Reticulation works	
	Service trenching
	Electrical and communications
	Sewer
	Water
Regional infrastructure	
	Road upgrades/augmentation
	Bridges
	Stadium precinct works
	Regional Infrastructure contributions
Landscape and foreshore	
	Opens space embellishment
	Shared cycle path
	Oval upgrade, returfing and irrigation
	Playground equipment

Table 8: Proposed Infrastructure provision

It is intended that the new roads and trunk drainage facilities will be dedicated to Parramatta City Council.

The ownership and management of the proposed public open space areas is the subject of ongoing negotiations by UrbanGrowth NSW. The underlying intent is for these open spaces to be available for the use and enjoyment of the public and not just residents of the future development.

11.3 DEVELOPMENT CONTRIBUTIONS

The PNUR area is covered by two Section 94A contribution plans administered by Parramatta City Council. It is proposed that future development be subject to Section 94A levies in accordance with the plans applying to the area and in force at the time.

The payment of the Section 94A contributions will be in addition to the infrastructure upgrades outlined in Table 8.

11.4 PUBLIC USE OF COMMUNITY FACILITIES

Open spaces and foreshore open space will be available for public use and enjoyment. The ILP does not include built facilities for broader community use, though opportunities may arise through the detailed development phases, particularly relating to options for the adaptive re-use of heritage buildings.

11.5 PARRAMATTA POOL

The Study Area includes land currently occupied by the Parramatta swimming pool. The Study does not commit to the removal or demolition of this facility. The replacement or relocation of the facilities will be a matter for the Parramatta Park Trust as the landowner and Council as the operator of the facility. Council are reviewing the options and overall recreation needs strategy for the community and this will inform any future decisions on pool facilities.

The pool site, currently zoned RE1 Public Recreation, is proposed to be rezoned to B4 Mixed Use. The pool and hard paved areas east of the stadium comprise an area of 29,040m² that is currently zoned RE2 Private Recreation. The central open space area within the Cumberland Precinct is proposed to be rezoned from the current B4 Mixed Use. This open space park proposed to be rezoned to RE2 Private Recreation has an area of 22,277m². Use zone to RE2 Private Recreation which permits the pool as a land use and provides an offset against the loss of recreation zoned land. The application of the RE1 Public Recreation zone is not proposed at this stage as no government authority has agreed to it coming into public ownership. This could be a matter resolved during the assessment phase of the Study.

The land subject to the proposed amendments to the planning framework is shown in Figure 3.

12.0 STATE INFRASTRUCTURE

An ongoing facet of the UrbanGrowth NSW management of the PNUR includes discussions and negotiations with various State agencies, including NSW Education and Communities, Roads and Maritime Services, Sydney water and Transport for NSW. Other relevant agencies will be engaged by UrbanGrowth NSW as required.

UGNSW will continue to liaise with and coordinate appropriate embellishment of state infrastructure.

No new schools are proposed within the Study Area. Accordingly no assessment has been undertaken against NSW Education and Communities Planning for New Schools Guidelines.

Attachment 17 includes an overview of actions to be undertaken or managed by UrbanGrowth NSW as coordinator of the project on behalf of the NSW Government.

13.0 GEOTECHNICAL AND CONTAMINATION

Geotechnical and potential contamination has been considered by JBS&G (Attachment 13). Implications are outlined in the following sections.

13.1 GEOLOGY AND ACID SULFATE SOILS

The assessment undertaken by JBS&G Consulting of the geology of the site indicates that the site and surrounds are underlain by Ashfield Shale of the Wianamatta Group. The assessments do not identify any particular geological constraint to the development of the area. Similarly the review of available geological and groundwater data indicates that regional groundwater is anticipated to occur within sandstone/shale bedrock at significant depths.

Soil salinity is not identified as occurring on the land.

The acid sulfate soil risk maps for Prospect/Parramatta identify the PNUR area as an area of “no known occurrence of acid sulfate soils”. Similarly the area is mapped under the Parramatta LEP 2011 as being within Class 5 acid sulfate soils, in which development consent is required for development which may result in the lowering of the water table on adjoining land identified as Class 1, 2, 3 or 4 on the acid sulphate soil map. If development were likely to lower the water table an acid sulfate soils management plan may be required to be prepared; this is considered unlikely but will be determined at development application stage when matters such as extent of excavation are clearly understood.

13.2 CONTAMINATION

The proposal does not seek to rezone the land to permit potentially sensitive land uses that are not already permitted with development consent on the land. In any future development applications, the consent authority must be satisfied, as required by clause 7 of SEPP 55 – Remediation of Land that the land is not contaminated, or if it is contaminated is able to be remediated to be made suitable for the proposed use.

Preliminary environmental site assessments for the Study Area identified portions of the Sport and Leisure Precinct that have the potential to be contaminated with past land uses and activities on the site relating to:

- fill material which may have been used to establish current site levels
- hazardous building material formerly or currently located on the site
- application of pest control chemicals.

The preliminary environmental site assessment also identifies that the potential contamination is unlikely to preclude common remediation and or management techniques to render the site suitable for the proposed development. Accordingly, the potential for contamination is not considered a barrier to future development.

The preliminary environmental site assessment for the Cumberland Precinct has identified potential areas of environmental concern and potential concern relating to:

- historic and current fuel storage and dispensing facilities
- hazardous building material formerly or currently located on the site
- historic use of portions of the site for food production including market gardens and orchards

- storage and use of dangerous goods associated with industrial operations on the site such as depots and laundry
- application of pest control chemicals
- potentially impacted fill material used to create current site levels
- stockpiles of waste materials throughout the site
- fire damaged buildings
- potential contamination migration from fuel storage facilities.

As for the Sports and Leisure Precinct, the preliminary environmental site assessment for the Cumberland Precinct found the potential contamination is unlikely to preclude the use of common remediation and or management techniques to render the site suitable for development. The potential for contamination to occur is not considered a barrier to development.

14.0 WATER QUALITY

The Infrastructure and Flooding report prepared by Hyder Consulting (Attachment 12) considers high-level impacts and management of future development on water quality. Stormwater concept plans will be prepared with future development. The current consideration identifies the assessment framework against which future development applications should be prepared and assessed.

Assessment of the hydrogeology has not been undertaken as the depth of excavation required is not yet known. Future development applications will need to be supported by appropriate technical investigations into site geology and subsoil conditions to demonstrate that future development does not adversely impact the hydrology and hydrogeology of the PNUR area.

14.1 WATER SENSITIVE URBAN DESIGN

The development of the PNUR area will adopt the stormwater treatment targets of the Parramatta DCP 2011. The pollution reduction targets to be achieved are:

- Gross Pollutants (GP): 90%
- Total Suspended Solids (TSS): 85%
- Total Phosphorus (TP): 60%
- Total Nitrogen (TN): 45%

It is anticipated that these targets will be met utilising at source treatment measures rather than larger collection and treatment facilities.

Utilising the at-source treatment approach will require future buildings to collect rain water run-off for non-potable uses and provision of lot scale rain gardens or water sensitive urban design (WSUD) elements. These lot-scale treatment facilities will be supplemented by the incorporation of WSUD facilities such as rain gardens and tree pits into public spaces to meet the pollution reduction targets.

Development applications prepared and lodged will require the use of modelling software to demonstrate compliance with the stormwater treatment targets set out in Parramatta DCP 2011.

14.2 STORMWATER MANAGEMENT

Parramatta DCP 2011 guidelines for the management of stormwater will apply to future development of the PNUR area, along with Council's Design and Development Guidelines.

Future development applications and some enabling works will be required to provide detailed stormwater management design and justification. The assessment recognises that overland flows from upstream catchments will need to be managed through the site which is likely to include upgrades to the pit and pipe network through the PNUR area to limit overland flows.

On-site detention (OSD) will be required to accord with the Upper Parramatta River Catchment Trust's On-Site Detention Handbook, Fourth Edition (December 2005). The assessment expects that the required OSD will be provided within building footprints and will be likely to be incorporated with WSUD strategies prepared for future development applications.

The approach to ensure development meets Council's water quality and quantity management targets, in conjunction with the retention and augmentation of the riparian corridor, minimises the

potential for adverse impacts to riparian land. Future development applications will be required to demonstrate that proposed water management regimes meet the relevant assessment criteria.

15.0 FLOODING

The potential for flood impacts were considered in Hyder Consulting's Infrastructure and Flooding report at Attachment 12.

The report reviewed the Upper Parramatta River Catchment Floodplain Risk Management Study (Bewsher, 2003), the most recent published study into flood behaviour at the site. The study identifies that the 1% annual exceedance probability (AEP) is primarily contained within the banks of the Parramatta River at the site. The probable maximum flood (PMF) encompasses the majority of the site. The area is classified by Council as "Low Risk Flood Precinct" under Council's Local Floodplain Risk Management Policy. The Policy identifies that most land uses can be considered and the risk of flood damage can be mitigated through appropriate planning and building controls.

On the basis of the preliminary investigations flood levels for the 100-year average recurrence interval event at the site range between approximately Relative Level 13.0m to Australian Height Datum and Relative Level 8.00m to Australian Height Datum. The Probable Maximum Flood levels range from Relative Level 17.9m Australian Height Datum to Relative Level 13.0m Australian Height Datum. New floor levels will be provided above the relative flood planning levels established for the 100-year average recurrence interval event relative to the location of the proposed development.

Future development applications will be required to address Council's flood risk management requirements and provide design levels accommodating the appropriate flood planning level which should be established with detailed flood impact investigation at the time of application preparation.

The assessment found that the development controls detailed in Parramatta DCP 2011 are appropriate to manage flood risk for future development applications to be prepared and assessed within the PNUR.

The preparation of emergency response plans, should they be required, would be dealt with at development application stage. Preparation of such plans would be premature at this stage.

16.0 STAGING

The ILP identifies a number of super lots which in effect will be stages within the overall development. The proposed development is anticipated to occur over a 15 to 20-year timeframe and a delivery of approximately 350 to 400 dwellings annually.

The sequencing of the development is yet to be determined. UrbanGrowth NSW has identified that enabling works are likely to be pursued to facilitate the future development of the development lots. These enabling works would encompass matters such as establishment of the primary circulation networks and restoration of heritage significant buildings.

It is anticipated that development is likely to commence in the northern areas of the site.

17.0 CONSULTATION

A consultation outcomes report by Elton Consulting (Attachment 14) details the community consultation and engagement that fed into the ILP and the proposed planning framework .

The consultation involved multiple engagement including five (5) stakeholder charrettes and four (4) forums promoted in local press, by letterbox drop, by email invitation and by the distribution of flyers at public spaces including Parramatta Station, Parramatta RSL and Church Street, Parramatta and Parramatta Park to broaden the extent of engagement and awareness of the proposal in the community.

These direct engagement approaches were supported by a project website, dedicated email, newsletters, a toll-free number and print media advertising.

The feedback and participation in the charrettes has guided and informed the ILP and the DCP provisions.

In addition to the community consultation, members of the project team have met regularly with Parramatta City Council staff to discuss the evolution of the amended planning framework and desired approaches to the form and types of controls proposed. Discussions included recognition and implementation of Council's preference for any DCP provisions to be integrated into the Parramatta DCP 2011 and for any amendment to the LEPs applying to the PNUR area to include statutory limitations of maximum height of buildings and GFA, as proposed in this study.

In addition to the community engagement, Cumberland Hospital, Western Sydney Local Health District (WSLHD) Mental Health Services and WSLHD administration are working with Health Infrastructure and UrbanGrowth NSW to ensure staff, consumers and carers are well-informed about progress.

Planning for the long-term future of mental health services is being considered as part of a WSLHD Mental Health Clinical Services Plan that is in the early stages of development, and the related project for Westmead Hospital and the Westmead Medical Precinct.

Staff, consumers and carers have been advised that there are no plans to relocate health services from Cumberland East in the short term.

18.0 AGENCY REQUESTS RECEIVED AFTER THE ISSUE OF THE STUDY REQUIREMENTS

Subsequent to the issue of the study, additional submissions were received from the Environmental Protection Agency (EPA), Family and Community Services and the NSW Rural Fire Service.

18.1 EPA

The EPA's submission commented on the following areas:

Issue	Response
Air quality	<p>While specific air quality studies have not been undertaken for the proposal, transport and land use integration, achieved by locating housing close to employment opportunities, as well as the encouragement of travel by means other than private vehicle, will to reduce private vehicle related emissions.</p> <p>Future development will address relevant assessment requirements relating to air quality and the construction phase will comply with air quality standards for dust and noise emission.</p>
Water quality	Potential water quality impacts have been addressed at Section 14.0 and Attachment 12.
Noise	Where relevant, future development applications will be required to address and satisfy noise and vibration requirements for development in the vicinity of transport corridors. The ILP provides a clear delineation of intended and likely land use provision across the precincts.
Waste management	Future development applications will be required to address and satisfy relevant EPA waste management requirements and any requirements of Parramatta City Council.
Contaminated land	The requirements of SEPP 55 Remediation of Land have been addressed at Section 3.2.3 and Attachment 13.

18.2 FAMILY AND COMMUNITY SERVICES

The Family and Community Services submission seeks recognition of the need for housing diversity, dwelling mix and affordable housing. These matters are addressed briefly below.

Issue	Response
Housing diversity	The continued application of the B4 Mixed Use zone across the Study Area maintains substantial land use flexibility permitting a range of housing types and forms. The zoning does not preclude a full range of options being explored for the provision of housing opportunities as part of future development of the land.
Dwelling mix	The planning framework adopts the provisions of SEPP 65 and Parramatta DCP 2011 in relation to the need to provide a range of dwelling types and does not seek to impose larger than necessary minimum dwelling sizes avoiding oversized dwellings as a potential barrier to the provision of affordable housing.
Affordable housing	As addressed at Section 3.2.13 the project does not specifically propose to include affordable housing due to the significant costs associated with heritage protection requirements. The addition of a further economic impost on the project cannot be supported.

18.3 NSW RFS

No specific requirements have been identified. Regard has been requested relating to revegetation having the potential to create bushfire hazards. The overall concept includes a desire to manage the riparian vegetation along the river foreshore balancing the habitat values of this land with the management of the heritage landscapes and the relationship of the heritage buildings to this foreshore landscape. It is unlikely that these areas would result in the creation of contiguous areas of bushland greater than one hectare.

19.0 CONCLUSION

The redevelopment of the PNUR area will provide a framework for the protection and re-use of the area's significant heritage. Past proposals have not been financially feasible; as a consequence the site has remained in its current condition with no active intervention to protect its heritage, increasing the site's deterioration.

The site is ideally located as part of the logical extension to the Parramatta CBD and adjacent to a major employment centre. The proposed amended planning framework seeks to provide a scale of development that recognises its location as an extension of the CBD but in a manner that respects the heritage significance of the area.

The consideration of the numerous site constraints and opportunities has informed the preparation of an ILP that has considered:

- areas of archaeological sensitivity
- heritage significant buildings and places
- important views to and from heritage items
- the ability to interpret the site's history
- the need to provide a legible extension to the existing urban environment
- an urban framework of public spaces and circulation networks to facilitate new urban development
- retention of riparian lands and ecological habitat
- traffic and transport integration.

These considerations and the ILP have guided the preparation of the DCP provisions to be included within Parramatta DCP 2011.

This Study proposes the amendment of the land use zone to a single B4 Mixed Use across the Study Area. This approach reflects the zone already applying to the majority of the land. The B4 Mixed Use zone, which allows a range of residential and non-residential uses, is appropriate for the Study Area to facilitate adaptive re-use of the heritage buildings that will be retained.

The amendment to the statutory planning framework also proposes the application of new maximum building heights across the Study Area. These reflect the outcomes of the charrette process and the need to position taller buildings away from important views and heritage buildings as well as the ILP. In a similar manner, the Study proposes maximum additional GFA controls for each of the super lots identified in the ILP rather than FSR controls. This approach provides scope for additional GFA in addition to any heritage buildings being retained and has the added effect of providing further incentive to retain and re-use heritage buildings, as they are not proposed to contribute to the maximum GFA to be achieved on each development lot.

The amended statutory controls will be augmented by site-specific DCP provisions to be incorporated into Parramatta DCP 2011, maintaining a single DCP for the Parramatta Local Government Area.

The consideration and assessment of the Key Study Requirements identifies that the proposed amendments to the planning framework respond to the site characteristics and will achieve the project aims of:

- protecting and enhancing the significant heritage assets of the site

- providing housing and employment opportunities within the vicinity of three major employment centres
- restoring the environmental attributes of the Parramatta River foreshore
- providing public access into and through the site
- facilitating development with excellent access in a location that has the potential to support and utilise potential future transport infrastructure investment.

The Study and supporting reports support these objectives and should proceed to exhibition to provide the opportunity for further community input.



Attachments

Attachment 1: Study Requirements

7256_11.2 Draft SEPP report framework report

Attachment 2: Urban Design Report – AJ+C

7256_11.2 Draft SEPP report framework report

Attachment 3: Traffic and Transport Review – GTA Consultants

7256_11.2 Draft SEPP report framework report

Attachment 4: Aboriginal Archaeological and Cultural Heritage Assessment – Comber Consultants

7256_11.2 Draft SEPP report framework report

Attachment 5: Baseline Archaeological Assessment and Statement of Heritage Impact Historical Archaeology – Casey and Lowe

7256_11.2 Draft SEPP report framework report

Attachment 6: Built Heritage Assessment – TKD Architects

7256_11.2 Draft SEPP report framework report

Attachment 7: Baseline Assessment of Social Significance of Cumberland East Precinct and Sports and Leisure Precinct and Interpretive Framework – Musecape Pty Ltd

7256_11.2 Draft SEPP report framework report

Attachment 8: Parramatta North Urban Renewal Cultural Landscape Heritage Assessment – Musecape Pty Ltd

7256_11.2 Draft SEPP report framework report

Attachment 9: Landscape Rezoning Report – Context Landscape Design

7256_11.2 Draft SEPP report framework report

Attachment 10: Ecological Assessment and Ecological Management Plan – Eco Logical Australia

7256_11.2 Draft SEPP report framework report

Attachment 11: Economic Impact Assessment – AEC Group

7256_11.2 Draft SEPP report framework report

Attachment 12: Infrastructure and Flooding report – Hyder Consulting

7256_11.2 Draft SEPP report framework report

Attachment 13: Preliminary Environmental Site Assessment – JBS&G

7256_11.2 Draft SEPP report framework report

Attachment 14: Consultation Outcomes report - Elton Consulting

7256_11.2 Draft SEPP report framework report

Attachment 15: Draft SEPP

7256_11.2 Draft SEPP report framework report

Attachment 16: Draft Amendment to Parramatta DCP 2011

7256_11.2 Draft SEPP report framework report

Attachment 17: Schedule of actions for UrbanGrowth NSW as Government Co-ordinator

7256_11.2 Draft SEPP report framework report

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12 November 2014.

UrbanGrowth NSW commits on behalf of the NSW Government to undertake these tasks and investigations subject to approval of the planning framework and approval of the Treasury business case and Cabinet approval.

Item no.	Undertaking	Responsibility	Timing/threshold
Archaeology and Heritage			
1	<p>Prepare an Aboriginal Archaeological and Cultural Heritage Management Plan (AACHMP) that includes:</p> <ul style="list-style-type: none"> further research an updated history targeted geotechnical testing further consultation with the Aboriginal community in accordance with the Office of Environment & Heritage's (OEH) Aboriginal cultural heritage consultation requirements for proponents 2010. 	UGNSW	Prior to Development lot release.
2	<p>Prepare a built heritage management strategy to establish how the significant buildings and structures within the Cumberland Precinct and Sports and Leisure Precinct will be managed and appropriate adaptive re-use accommodated.</p>	UGNSW	Prior to Development lot release.
3	<p>Prepare an archaeology management strategy for archaeology in the Cumberland and Sports and Leisure Precincts. This will required further archaeological testing and a review of statements of significance for the archaeology within the precincts using current assessment guidelines.</p> <p>The archaeological testing will be preceded by:</p> <ul style="list-style-type: none"> Preparation of an Archaeological Research Design. Obtaining of a s60 Heritage Act 1977 approval and National Parks and Wildlife Act 1974 to allow for disturbance of any Aboriginal objects. 	UGNSW	Prior to Development lot release.

7256_11.2 Draft SEPP report framework report

Item no.	Undertaking	Responsibility	Timing/threshold
4	Preparation of a Heritage Interpretation Strategy.	UGNSW	Prior to Development lot release.
5	Preparation of a Public Art Strategy.	UGNSW	Prior to Development lot release.
6	Prepare a tree maintenance and succession planting plan (canopy renewal plan)	UGNSW	Prior to Development lot release.
Environmental Site Works			
7	Preparation of Remediation Action Plans and any necessary development applications to undertake site remediation works.	UGNSW	Prior to Development lot release.
Intersection upgrades and Traffic Management measures			
8	Church Street/Board Street – upgrade to a partial signal (west side of Church Street only).	UGNSW	As demand arises with the release of development lots.
9	Church Street/Barney Street – additional right turn lane from Church Street; Reconfigure Barney Street approach lanes.	UGNSW	As demand arises with the release of development lots.
10	Intersections on Church Street between Factory Street and Grose Street - an additional through lane for southbound traffic in the AM peak; an additional northbound through lane for the PM peak for the intersections on Church Street between east of Barney Street and Grose Street.	UGNSW	As demand arises with the release of development lots.
11	O'Connell Street intersection at Barney Street and Factory Street – upgrade to a signal.	UGNSW	As demand arises with the release of development lots.
12	O'Connell Street intersection at Dunlop Street and Fennel Street – upgrade to a one-lane roundabout.	UGNSW	As demand arises with the release of development lots.
13	O'Connell Street/Victoria Road signalised intersection – revise lane configuration.	UGNSW	As demand arises with the release of development lots.
Public Domain works and upgrades			
14	Coordination of any applications and implementation of open space upgrade and embellishment.	UGNSW	As demand arises to facilitate the release of development lots.
15	Coordination of any applications and implementation of new road construction.	UGNSW	As demand arises to facilitate the release of development lots.
16	Coordination of any applications and implementation of pedestrian/cycleways	UGNSW	As demand arises to facilitate the release of development lots.
17	Coordination of any applications and implementation of public domain	UGNSW	As demand arises to facilitate the release of

Item no.	Undertaking	Responsibility	Timing/threshold
	improvements such as playground equipment		development lots.
Fauna Management			
18	Finalise and implement the Ecological Management Plan for the Grey Headed Flying Fox camp	UGNSW	Prior to Development lot release.
External Infrastructure Servicing works			
19	Potable water infrastructure upgrades	UGNSW	As demand arises to facilitate the release of development lots.
20	Waste water infrastructure upgrades	UGNSW	As demand arises to facilitate the release of development lots.
21	Electricity feeder upgrade works	UGNSW	As demand arises to facilitate the release of development lots.
Site Infrastructure works			
22	Potable water and waste water reticulation	UGNSW	As demand arises to facilitate the release of development lots.
23	Service trenching	UGNSW	As demand arises to facilitate the release of development lots.
24	Stormwater management upgrades	UGNSW	As demand arises to facilitate the release of development lots.
25	Communication infrastructure provision	UGNSW	As demand arises to facilitate the release of development lots.