

**Shelter NSW Submission**  
**Rapid Assessment Framework**  
**NSW Department of Planning, Industry, and Environment**  
**Date 12.2.2021**

## Introduction

Shelter NSW appreciates the opportunity to comment on the Department of Planning, Industry, and Environment (DPIE), proposed Rapid Assessment Framework. Shelter NSW supports the Government's objective to provide clear guidance and increase the efficiency and transparency of the assessment process for a major project while also improving community engagement standards.

Shelter NSW's submission responds to the growing demand for the NSW planning system to deliver on its promise of a more equitable city, and this includes the capacity to deliver affordable rental housing in one of the most expensive housing markets in the world.

An objective of the Environmental Planning and Assessment Act 1979 (d) is to promote the delivery and maintenance of affordable housing. However, there is a growing acknowledgment that a key barrier in meeting this objective and addressing both housing need and affordability is the expanding complexities of the planning system, various legislation, policy and public authorities.

Shelter NSW has provided feedback on the proposed changes and associated documentation in the Rapid Assessment Framework package. This feedback is informed by Shelter NSW's involvement with community organisations who are engaged with several 'State Significant Development' (SSD) housing projects and associated community engagement initiatives which do not support the delivery of an equitable and sustainable city. We hope these insights help the Government in meeting its overall goals, while also addressing some of the current system failures.

## About Shelter NSW

Shelter NSW has operated since 1975 as the NSW State peak housing policy and advocacy body. Our vision is to create a sustainable housing system that provides a secure home for all. Our work is focused on systemic advocacy and advice on policy and legislation to resolve housing inequality. We are especially concerned with addressing the housing affordability needs of lower-income households who struggle to afford good quality, well-located housing<sup>1</sup> and advocating for people who struggle to manage their housing and are at risk of homelessness.

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<sup>1</sup> In 2017–18, 47.8% of low-income households in greater capital city areas and 35.6% of low-income households in the rest of the states and territories were considered to be in rental stress. Source Australia



Our approach involves engaging, collaborating, and connecting with stakeholders, consumers, Government, private and not-for-profit organisations. Our research centres on ways to mitigate inequity and discover ways to address the unmet housing needs which are not being addressed by the current housing supply system.

### Proposed Rapid Assessment Framework

As the Government notes, the Rapid Assessment Framework is a suite of planning-related policy reforms aimed at ensuring that development projects of State significance are supported by better assessment, better coordination, and better community engagement.

The State Governments Rapid Assessment Framework includes the following:

1. The proposed regulation amendment, and an accompanying Explanation of Intended Effect (EIE) that explains the changes.
2. Draft industry-specific Secretary's Environmental Assessment Requirements (SEARs) for health, warehouse and distribution centres, as well as development in State significant precincts.
3. New draft guidelines to assist in improving the quality of environmental assessments:
  - a. State Significant Development guideline
  - b. State Significant Infrastructure guideline
  - c. Engagement guideline
  - d. Cumulative impact guideline
4. A proposed system for recognizing certain accredited professional schemes for environmental assessment practitioners, and an associated Registered Environmental Assessment Practitioner guideline.

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Institute of Health and Welfare 2019. (<https://www.aihw.gov.au/reports/australias-welfare/housing-affordability>)



## Shelter NSW Response to the Proposed Rapid Assessment Framework

### Section 1 - Environmental Impact Statement (EIS) and the Secretary's Environmental Assessment Requirements (SEARs) for a major project

The Government states that a key objective regarding the proposed EIS and SEARs<sup>2</sup> process is to provide clear requirements for the assessment of each significant impact. The argument is made that the first stage in the EIA is the scoping process. This will identify all the matters that impact on a community affected by a development proposal. This in turn will produce a higher level of community satisfaction when it gets to the assessment and approval stage. However, from Shelter NSW's experience, the proposed guidelines do not address many of the current problems which affect community engagement and satisfaction.

Shelter NSW has recently been involved with a number of SSD and encountered a deep level of community dissatisfaction with the current process. The Waterloo Redfern & Metro Station Redevelopment project is one such example, with community complaint based on the following;

The land on which the Waterloo/Redfern & Metro Station Redevelopment is situated is a Government owned site and has been the subject of various SSD planning proposals since the early 2000s. Consultation with the community on the Masterplan was carried out over many years. This extensive consultation process meant that the community understood the issues reflected in the Master Plan. However, in May 2018 it was announced that the Redfern Metro Quarter would be decoupled from the rest of the Masterplan. The Redfern Metro site would still go through the SSP process but the adjoining Redfern/Waterloo Public Housing Master plan component would go to the City of Sydney Council for assessment and approval. As a result, the development proposal for the Redfern Metro Quarter substantially changed over time.

The Redfern Metro Quarter Concept DA went on exhibition in December 2019 and included a community facility. However, in the new detailed Design DA in December 2020, this space became a childcare centre.

The Redfern Metro Quarter May 2018 planning proposal made no mention of student housing. However, the December 2020 Concept DA included 474 student accommodation units, referred to as 'affordable housing', which triggered significant community concern.

This response is partly because the Redfern Waterloo precinct is already substantially impacted by large-scale student housing complexes. This is evident in the City of Sydney City

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<sup>2</sup> Critical State Significant Infrastructure Standard Secretary's Environmental Assessment Requirements (SEARs) December 2015



Council Housing Audit (June 2020) which shows that in 2020 there were already 10,668 student accommodation units in the LGA. One of the biggest student housing providers, Iglu, already has significant developments across the road from the Redfern Metro Quarter with 265 student units at 66 Regent Street Redfern, and another development underway at 80 – 88 Regent Street Redfern which includes 185 units, many of which house 4 or 5 students. Other student accommodation units near to the Redfern Metro Quarter site are at 104-106 Regent Street (earmarked to deliver 500 student accommodation units) and 90 - 102 Regent Street (407 student accommodation rooms).

The ‘affordable housing’ reference to this student accommodation also causes community alarm because these units are not affordable. They are primarily focused on providing accommodation for wealthy overseas students, as evident in the following asking rents;

- A small studio apartment in the iglu Regent Street Redfern development is \$529 a week
- A single bedroom in a 4-share apartment at iglu Chatswood’s development is \$379 a week<sup>3</sup>.

Shelter NSW believes that the case study outlined above shows how the current SSD and community engagement procedure do not deliver community satisfaction, especially when the end product does not reflect what was outlined during the consultation. Based on our involvement, Shelter NSW has observed community dissatisfaction generally stemming from the following;

1. The public are confused over the numerous assessment and approval pathways. These can range from state planning authority, local council, to Independent Planning Committees, a variety of planning authorities and the Minister.
2. Planning authorities are often involved in formal negotiations with the applicant prior to and throughout the project, removed from public knowledge. Feedback from the community has indicated that they are often completely unaware of these negotiated agreements until they come to light after the planning proposal is complete.
3. The development assessment process is often broken up into different stages and approval pathways. The initial stages include the EIS, master plan, and rezoning process which can include extensive consultation. Based on feedback, the process starts to fall apart after this. The different stages in the masterplan are assessed separately with site-specific design proposals. These later stages usually go on exhibition years after the original consultation and they do not reflect the original masterplan specification or the agreed consultation outcomes.
4. During consultation the community often raise concerns regarding accumulative impacts but they aren’t taken into consideration because they are beyond the individual SSD site specific nature of the DA.
5. In some situations, the master planning process and consultation is undertaken by one applicant and then sold on. The purchaser then has a completely different understanding of

<sup>3</sup> University Living: <https://www.universityliving.com/> & IGLU <https://iglu.com.au/>.



the development and makes major amendments. As a result, the end project does not reflect the agreed masterplan specification or original consultation outcomes.

### Shelter NSW Recommendations

- As part of the Rapid Assessment Framework, there should be a clear line of informed agreement from the community consultation through to the Masterplan and the actual development proposal. This could be done through the development of a Geographic Information System (GIS) which overlays and integrates the framework of the original data and later stages.

## Section 2 - State Significant Development and Infrastructure Guideline – How to Deliver Affordable Housing

A 'State Significant Development' is deemed as such due to the size, economic value or potential impacts that such development may have. As such, the majority of SSD present a prime opportunity to deliver on the State Government's 5% to 10% Affordable Housing Targets as outlined in the Greater Sydney Metropolitan and District Plans<sup>4</sup>.

SSD developments deliver substantial uplift in land value via the associated planning benefits and lead to a loss of existing affordable housing stock in areas undergoing redevelopment and gentrification.

The Redfern Metro Quarter is again a stark example. The Government owns the land so it's a public asset. The SSD development proposal and associated masterplan for the site have delivered substantial planning benefits to the developers - Mirvac and John Holland.

The Redfern Metro Quarter is located on a new light rail station, eventually connected to the existing Bankstown Line. In addition to the light rail, other planning benefits include a 24-storey tower with 150 residential apartments (twenty-four of these units available as affordable housing), a 25-storey student housing block with 474 units, a 17-storey building comprising office and retail and one building comprises 70 public housing units.

Although the Redfern Metro Quarter has delivered some affordable housing in line with the NSW Government's stated commitment (outlined in the Greater Sydney Metropolitan and District Plans) Shelter NSW has become increasingly concerned that many of these opportunities to develop a small percentage of affordable housing via the planning system are being lost.

Another example of this is in the Parramatta LGA where substantial redevelopment is being experienced. Here too numerous rezoning and development proposals that have delivered substantial planning benefits have failed to deliver any affordable housing contributions, in

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<sup>4</sup> Greater Sydney Region Plan - A Metropolis of Three Cities



spite of the Council's clear acknowledgement that rental stress in Parramatta is a major problem.

The Council's Local Strategic Planning Statement (LSPS) 2036<sup>5</sup>, and Local Housing Strategy (LHS) July 2020<sup>6</sup>, indicated that 24% of households in the Parramatta LGA were in housing stress. In response, the Council proposed a 6.3% affordable housing target to deliver 8,800 affordable housing dwellings by 2036. These reports also recommended that Council seek to deliver Affordable Housing via the planning system and approach the State Government for inclusion into State Environmental Planning 70 – Affordable Housing (AH SEPP 70).

A review by Shelter NSW in 2020 of Gateway determinations just in the Parramatta LGA found that the total number of new residential dwellings approved was 2,228. With a 10% Affordable Housing target, this could translate into approximately 223 dwellings (see Appendix 1 for detail data on for Parramatta in 2020).

In light of these findings, Shelter NSW wrote to Parramatta Council in 2020 on a Gateway rezoning and redevelopment proposal for 135 George Street and 118 Harris Street Parramatta. The development would deliver 358 new dwellings and 181 jobs. The development also had a planning agreement for the site. Shelter NSW wrote to Council asking if the negotiated planning agreement would include an affordable housing contribution in line with Council's stated report and policy position. Regrettably, Council only indicated that they were unsure whether an affordable housing contribution would be sought and they would need to check with another section of Parramatta Council to discuss the matter further.

On a separate Gateway proposal for 8 -14 Great Western Highway Parramatta to deliver 399 dwelling units, Shelter NSW wrote to the NSW Department of Planning, Industry, and Environment pointing out that this development provided a good opportunity to deliver a percentage of affordable housing, located close to jobs and services in Parramatta.

The Department wrote back pointing out that although they appreciated the request for the inclusion of affordable housing, they would encourage Shelter NSW to instead discuss this matter with Parramatta City Council. The Department also stated that for an affordable housing contribution to be sought, the Council must first investigate and identify the areas most appropriate via a proposed 'Housing Diversity Precinct' and make an argument with the DEIP for inclusion into the AH SEPP 70.

What has become clear in Shelter NSW's discussion with local Council is that the DPIE process for inclusion into SEPP 70 is expensive and takes years of negotiation before

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<sup>5</sup> PCC Local Strategic Planning Statement City Plan 2036.

(<https://www.cityofparramatta.nsw.gov.au/sites/council/files/2020-08/CoPLocalStrategicPlanningStatement.pdf>)

<sup>6</sup>PCC Local Housing Strategy (LHS) July 2020. ( <http://test.cityofparramatta.nsw.gov.au/sites/council/files/2020-09/Local%20Housing%20Strategy%202020.pdf>)

Shelter NSW Response to City of Parramatta Council Draft Local Strategic Planning Statement & Local Housing Strategy. November 2019 ([https://shelternsw.org.au/wp-content/uploads/2020/11/Parramatta\\_LSPS\\_LHS\\_Shelter\\_NSW\\_Submission.pdf](https://shelternsw.org.au/wp-content/uploads/2020/11/Parramatta_LSPS_LHS_Shelter_NSW_Submission.pdf))



approval is received. Councils are first required to undertake a 'Local Strategic Planning Statement' (LSPS) and 'Local Housing Strategy' (LHS). Shelter NSW undertook a review of these reports across both metropolitan and regional NSW and the vast majority identified a significant gap and need for more social and affordable housing. Besides having to deliver an LSPS and a LHS, Councils are then required by the DPIE to undertake an economic viability analysis before they can be included in the AH SEPP 70. In the meantime, a significant percentage of major developments within the greater Sydney region, Newcastle and Wollongong are being assessed and approved often via the SSD approval pathway with no affordable housing contribution.

### **Shelter NSW Recommendation**

Shelter NSW recommends that the DPIE support the delivery of affordable housing on developments going through an SSD gateway process in line with the objective of the Environmental Planning and Assessment Act 1979 (the Act) (EP&A Act) (to promote the delivery of affordable housing) and the Greater Sydney Commission's Region Plan and District Plans that include an Affordable Rental Housing Target of 5-10% in new residential developments.

### **Section 3 - DPIE Cumulative and Social Impacts Guidance for SSD**

On the matter of 'Cumulative Impacts' as identified in the DPIE Assessing Guide<sup>7</sup>, the management of these is a shared responsibility - involving all three levels of Government working closely with industry and the community. However, many community members and stakeholders have indicated that the current system fails, at least in part due to a perception by the DPIE that consultation with local government in turn represents the community which is not the case.

The cumulative impact guidance from the DPIE also states that the proponent will be required to evaluate the cumulative impact of the whole project. A concern with this approach is that the framework deals with each project individually and therefore fails to address the real cumulative impacts generated as a result of adjoining or nearby developments.

Shelter NSW believes that the scoping process will need to go beyond an individual site by site assessment procedure. As highlighted in Section One of this submission, the Redfern Metro Quarter SSD ignored the substantial cumulative and social impacts connected with the oversupply of high-cost student accommodation along Regent Street Redfern.

Shelter NSW agrees with the DPIE that good community participation combined with a strong requirement to address the broader cumulative and social impacts will be key to

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<sup>7</sup> Assessing Cumulative Impacts Guide. Guidance for State Significant Projects December 2020. Published by NSW Department of Planning, Industry and Environment [https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub\\_pdf/00+-+Planning+Portal+Exhibitions/Major+Projects+reform/Assessing+Cumulative+Impacts+Guide.pdf](https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub_pdf/00+-+Planning+Portal+Exhibitions/Major+Projects+reform/Assessing+Cumulative+Impacts+Guide.pdf)



delivering better environmental and social outcomes. However, the DPIE Social Impact Assessment Guideline doesn't address the issue of housing-related impacts. In omitting this issue, it does not identify and mitigate the impact of these significant development proposals on the lives of vulnerable or marginalised people, including people on low incomes, people living with disabilities and people in insecure housing.

This is most evident on several Government owned sites, including the redevelopment and sale of public housing under the NSW Land and Housing Corporation's 'Communities Plus' framework. Major sites being assessed under the SSD approval pathway include those in the following areas: Arncliffe, Ivanhoe, Redfern, Riverwood, Telopea, Villawood, and the initial stage of Waterloo<sup>8</sup>.

These redevelopments have not addressed the substantial social and accumulative impacts they will have on the lives of vulnerable communities, often aging or living with disabilities. The impact is even greater for those people who were moved from their home in areas such as Millers Point to new communities, only to be moved on again a few years later.

Generally, these major 'Communities Plus' projects fail to meet the proposed policy guidelines for the following reason:

The first stage in these projects is usually undertaken by Land and Housing Corporation who deal with the preferred tender process. Many decisions are made at this stage regarding redevelopment and design outcomes,

The Department of Communities and Justice (DCJ) has the primary responsibility for responding to the social impact and accumulative impacts. This is usually focused on the dislocation and rehousing of residents/tenants. The primary mitigation measure seems to be a commitment by DCJ to provide residents/tenants with a right of return. However, the stated re-development period for these projects is often 10 to 15 years and the new 30% allocation of social housing dwellings being delivered by the developer does not match waiting list demands in terms of bedroom types<sup>9</sup>.

'Communities Plus' redevelopment projects are broken up into separate functions and the scoping, assessment and preparing requirements are often disconnected and run over many years with limited or little joint oversight. The overall process therefore fails to address both the social and accumulative impacts.

Shelter believes that these redevelopment projects could be undertaken as staged developments and should aim to re-housing people from one stage to another so they can stay connected to their communities.

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<sup>8</sup> Parts of the SSD Planning Proposal for Redfern Waterloo changes to being partly an SSD and partly approved by Council in November 2019.

<sup>9</sup> Developers have shown a preference for studio and one-bedroom dwellings while waiting list demand is for 2 or 3 bedrooms.





## Shelter NSW Recommendations

Shelter NSW recommends that;

- Land and Housing Corporation 'Communities Plus' SSD projects also be required to meet all the 'Proposed Rapid Assessment Framework' guidelines regarding community consultation, addressing the social and accumulative impact like any other developer.
- there be clear guidelines for residents who will be dislocated and rehoused in 'Communities Plus' projects, ensuring they be included in the scoping and consultation process. It is important that they be consulted regarding what their future housing needs might be, given their right of return.
- the cumulative impact guidelines from the DPIE be amended so that the framework addresses the cumulative impacts linked to adjoining or nearby developments.

### Section 4 - A proposed system for recognising certain accredited professional schemes for environmental assessment practitioners, and an associated Registered Environmental Assessment Practitioners

State Significant Developments are often highly problematic and, as the name suggests, significant development proposals. With this in mind, one must question why the State Government would introduce a system for accredited professionals to undertake this very complicated assessment and consultation process, thus removing it from a clear public accountability framework. It is also hard to imagine how the proposed Registered Environmental Assessment Practitioners could adequately address the community consultation requirements.

The private certification process has caused numerous concerns regarding proper community consultation. Of particular note is the issue of who will conduct the public consultation process during the preparation of an EIS and prepare the 'community agreements' when they are required.

#### Shelter NSW Recommendation

Shelter NSW believes this initiative will lead to substantial community dissatisfaction with the whole planning and development process. In addition, it could result in a "power grab" and lead to very poor environmental and social outcomes from a community's perspective. For this reason, Shelter NSW does not support the proposal to create a system of accredited professional schemes of appointed practitioners.



Thank, You

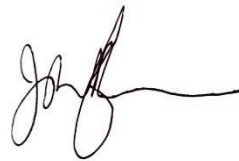
Shelter NSW appreciates the opportunity to comment on the NSW Department of Planning, Industry, and Environment's Rapid Assessment Framework. We hope that our comments provide some valuable insights to our strategic planning work in the housing space. We are also happy to engage with the Department on the issues raised in our submission. If you wish to discuss our submission in more detail, please contact Stacey Miers on 0410 633 272 or by email at [stacey@shelternsw.org.au](mailto:stacey@shelternsw.org.au) or our CEO John Engeler on 0410 402 212 or by email at [John@shelternsw.org.au](mailto:John@shelternsw.org.au)

Sincerely Yours,



Principal Policy Officer Shelter NSW  
Stacey Miers

Sincerely Yours,



Chief Executive Officer Shelter NSW  
John Engeler



## Appendix A - Case Study: Major Development with no Affordable Housing in Parramatta LGA 2020

Gateway Determination 294 Dwellings	
Local Government Area	Parramatta
Location	14-20 Parkes Street, Harris Park
Date & Reference Number	DA/179/2020 (1/9/2020)
Planning Proposal	Amendments to Parramatta 2011 LEP 11/5/2020 Determination Sydney Central City Planning Panel
Development	Mixed Use Development Deliver 294 Dwellings 39 storey building Site specific DCP June 2020
Note	Site sold in 2017 for \$40 Million

Gateway Determination 399 Dwellings	
Local Government Area	Parramatta
Location	8-14 Great Western Highway Parramatta
Date & Reference Number	PP_2020_COPAR_006_00 (1/9/2020)
Planning Proposal	Amendments to Parramatta 2011 LEP 9 <sup>th</sup> June 2020
Development	Mixed Use Development 65 story building July 2020 Deliver 399 Dwellings Increase the height of building and floor space ratio controls (Increases to FSR of approximately 10:1) Include provisions that require a minimum 1:1 commercial FSR Exceeds exiting height control by 15% due to design excellence standards (going from 65 storeys to 75 storeys) 5,766sqm of gross commercial floor space, Largest developments proposed south of the Parramatta Transport Interchange

Gateway Determination 650 dwellings	
Local Government Area	Parramatta
Location	197 and 207 Church St and 89 Marsden St, Parramatta



<b>Date &amp; Reference Number</b>	Gateway determination 23/1/2020 PP_2020_COPAR_010_00 RZ/4/2015 - D07358670 PP_2016_PARRA_015_00
<b>Planning Proposal</b>	Amendments to Parramatta 2011 LEP
<b>Development</b>	650 dwellings Proposed 80 storeys Mix of two and three storey retail and commercial buildings including an item of local heritage significance On 12 August 2020, a revised planning proposal for the sites was submitted to allow for: a maximum height of part 105m and part 12m, increase the maximum FSR of 10:1, insert a site-specific provision for a minimum commercial floor space area equivalent to an FSR of 1:1 amendment the existing Car Parking rates include provision to enable levying for contributions towards the funding of State public infrastructure 15% design excellence bonus The proposal seeks to increase height and density, require a minimum commercial floor space and exclude certain areas from the gross floor area calculation.

<b>Gateway Determination 218 dwellings</b>	
<b>Local Government Area</b>	Parramatta
<b>Location</b>	114-116 Harris Street Parramatta
<b>Date &amp; Reference Number</b>	Lot/Section/DP:/SP35413 and SP53257 PP-2020-2302 Gateway Implementation
<b>Planning Proposal</b>	Amendments to Parramatta 2011 LEP
<b>Development</b>	Deliver 218 dwellings, 83 jobs, 2015m2 commercial floor space. The planning proposal seeks to amend the Parramatta LEP 2011 by amending: 1) the maximum building height in the Height of Buildings Map (Sheet HOB_010) from 54 metres (15 storeys) to 126 metres (32 storeys); 2) the maximum FSR in the Floor Space Ratio Map from 4:1 to 10:1. 3) the Special Area Provisions Map to identify the subject site; 4) to include new site-specific provisions as follows:



	<a href="http://leptracking.planning.nsw.gov.au/proposal/details.php?rid=6779">http://leptracking.planning.nsw.gov.au/proposal/details.php?rid=6779</a>
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<b>Gateway Determination 169 dwellings</b>	
<b>Local Government Area</b>	Parramatta
<b>Location</b>	355 and 375 Church Street, Parramatta
<b>Date &amp; Reference Number</b>	Council planning approval 19/8/2020 375 Church Street Parramatta 2150 Lot/Section/DP:1000 /791977 355 Church Street Parramatta 2150 Lot/Section/DP:1 /668821 PP_2020_COPAR_008_00
<b>Planning Proposal</b>	The planning proposal seeks to amend the Parramatta Local Environmental Plan (LEP) 2011 to increase height and FSR, and other Site-specific controls
<b>Development</b>	169 additional dwellings – building consisting of a 31-storey mixed-use 1. Introduce site specific incentive height control 2. Increase FSR from part 3:1 and part 4:1 to 6:1 (exclusive of design excellence) 3. Introduce other site-specific provisions; a) building standards b) maximum car parking rates for residential and commercial uses c) maximum car parking rates for Take Away Food and Drink Premises amendments to on site mixed-use residential and commercial use. Building is inclusive of a three (3) to four (4) storey podium and two (2) towers (31 and 28storeys) over a single basement level for car parking. A site-specific DCP for the planning proposal process. The Applicant has indicated willingness to negotiate a Voluntary Planning Agreement (VPA) alongside this Planning Proposal Draft DCP

<b>Gateway Determination 358 dwellings</b>	
<b>Local Government Area</b>	Parramatta



<b>Location</b>	Address: 135 George Street and 118 Harris Street, Parramatta (Albion Hotel)
<b>Date &amp; Reference Number</b>	Date of determination 31/7/2020 135 George Street Parramatta Lot/Section/DP: Lot 135 /DP 748984 118 Harris Street Parramatta Lot/Section/DP: Lot 4 /DP 388895
<b>Planning Proposal</b>	Amendment to the Parramatta LEP 2011
<b>Development</b>	358 dwellings (originally 258 dwellings) 181 jobs Amend the Parramatta Local Environmental Plan (LEP) 2011 as follows: 1) Amend the maximum building height to 144m. 2) Amend the maximum FSR to 10:1. 4) Inclusion of site-specific controls re minimum commercial floor space area equivalent to an FSR of 1:1 and allows for any additional commercial premises floor space in excess of this to be exempt from the maximum FSR as long as this does not result in the proposal exceeding 165.6 metres in height. Additional FSR of 0.5:1 A provision that ensures that the proposed building does not cause additional overshadowing to the Experiment Farm heritage item between the hours of 10:00AM and 2:00PM on 21 June. A provision that applies the maximum car parking rates previously endorsed by Council as part of the Parramatta CBD Planning Proposal

<b>Gateway Determination 140 dwellings</b>	
<b>Local Government Area</b>	Parramatta
<b>Location</b>	295 Church Street, Parramatta
<b>Date &amp; Reference Number</b>	Date of determination 23/2/2018 Retuned to the department for amendments 1/6/2020PP_2016_PARRA_002_02
<b>Planning Proposal</b>	Amendments to Parramatta 2011 LEP
<b>Development</b>	(140 dwellings)



	<p>The proposal seeks to increase the maximum FSR to 10:1 (plus design excellence bonus) and permit a maximum building height of 150m (other than the front 10m facing Church Street which will have a maximum building height of 12m) for land at 295 Church Street, Parramatta.</p>
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**Total number of residential dwelling 2,228**  
**10% = 223 dwellings**

**Reference**

NSW Department of Planning, Industry and Environment. December 2020. Assessing Cumulative Impacts Guide. [https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub\\_pdf/00+-+Planning+Portal+Exhibitions/Major+Projects+reform/Assessing+Cumulative+Impacts+Guide.pdf](https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub_pdf/00+-+Planning+Portal+Exhibitions/Major+Projects+reform/Assessing+Cumulative+Impacts+Guide.pdf)

NSW Department of Planning, Industry and Environment. Planning Secretary’s Environmental Assessment Requirements - [Industry-specific SEARs - Identified Sites and Precincts \(shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com\)](https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub_pdf/00+-+Planning+Portal+Exhibitions/Major+Projects+reform/Assessing+Cumulative+Impacts+Guide.pdf)

NSW Department of Planning, Industry and Environment. December 2020. Cumulative and Social Impacts Guidance for State Significant Projects Published by NSW Department of Planning, Industry and Environment

NSW Department of Planning, Industry and Environment. December 2020. Undertaking Engagement Guide Published by NSW Department of Planning, Industry and Environment [dpie.nsw.gov.au](https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub_pdf/00+-+Planning+Portal+Exhibitions/Major+Projects+reform/Undertaking+Engagement+Guide.pdf) Title: Undertaking Engagement – Guidance for State Significant Projects. [https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub\\_pdf/00+-+Planning+Portal+Exhibitions/Major+Projects+reform/Undertaking+Engagement+Guide.pdf](https://shared-drupal-s3fs.s3-ap-southeast-2.amazonaws.com/master-test/fapub_pdf/00+-+Planning+Portal+Exhibitions/Major+Projects+reform/Undertaking+Engagement+Guide.pdf)

