

State Environmental Planning Policy (Housing) 2021

SEPP Housing 2021		
Provision	Compliance Assessment	Section in EIS/RTS
Chapter 1 – Preliminary		
Section 3: Principles of Policy The principles of this Policy are as follows—` (a) enabling the development of diverse housing types, including purpose-built rental housing, (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability, (c) ensuring new housing development provides residents with a reasonable level of amenity, (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services, (e) minimising adverse climate and environmental impacts of new housing development,	Complies It has been well-established throughout the EIS and RTS that the proposed development is consistent with these principles. This SSDA will deliver a contemporary and high-quality residential flat building development that aligns with the strategic aims of the Melrose Park Growth Area, as defined by the Local Housing Strategy and the changing needs of the City of Parramatta. The development does this through the provision of varied and affordable housing options. The population of Parramatta is going to increase by 175,000 by 2036 according to the Local Housing Strategy. With many of the people being young adults and young families. Through this there needs to be housing variety provided which can be found in the proposed development with a mix 1, 2, 3-bedroom apartments within the development. This will help	<u>EIS</u> Section 3 Section 8 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1 Appendix 6: Architectural Drawings – Building B2 Appendix 7: Architectural Drawings – Building B3 Appendix 13: ESD Report

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(f) reinforcing the importance of designing housing in a way that reflects and enhances its locality, (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use, (h) mitigating the loss of existing affordable rental housing.	alleviate supply pressure currently exerted on the market. The location is along the alignment of the Parramatta Light Rail Stage 2, 2km west of Meadowbank Station, recreational facilities, and social infrastructure. The proposal will exhibit excellence in sustainable design.	Appendix 24: Social Impact Assessment <u>RTS</u> Section 4 Section 5.3 Section 5.4 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2 Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3
Chapter 2 Affordable Housing		
Part 2 Development for affordable housing		
Division 1 In-fill Affordable Housing		
15A Objective of division	Complies	<u>EIS</u>

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The objective of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.	The proposed development will supply a total of 15% of the total units in the development as new in-fill affordable housing to help ease supply-side issues	Section 8 Appendix 5: Architectural Drawings – Building B1 Appendix 55: Affordable Housing Letter <u>RTS</u> Section 4 Section 5.10 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1
5C Development to which division applies (1) This division applies to development that includes residential development if— (a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5, Chapter 6 or another environmental planning instrument, and (b) the affordable housing component is at least 10%, and (c) all or part of the development is carried out—	Complies The proposed development is permitted with consent of other EPI's. The affordable housing component will be 15% of the development, the development is located in the Central River City of the Six Cities Region. The proposed development is within 800m of an E1 Local Centre.	<u>EIS</u> Section 3 Section 4 Section 6 Section 8 <u>RTS</u> Section 3 Section 4

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(i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area, or (ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone. (2) Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this division. (3) In this section— relevant zone means the following— (a) Zone E1 Local Centre, (b) Zone MU1 Mixed Use, (c) Zone B1 Neighbourhood Centre, (d) Zone B2 Local Centre, (e) Zone B4 Mixed Use.		Section 5

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16 Affordable housing requirements for additional floor space ratio (1) The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the development on the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2). (2) The minimum affordable housing component, which must be at least 10%, is calculated as follows— $\text{affordable housing component} = \frac{\text{additional floor space ratio}}{(\text{as a percentage})} \div 2$ (3) If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the development on the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1).	Partially complies and is supported by Clause 4.6 The site has FSR of (2.46:1 * 0.3 = 3.198). The proposal seeks consent for an FSR of 3.313:1 The proposal will provide the maximum of 15% affordable housing.	<u>EIS</u> Section 8.1 and 8.2 Appendix 58: Clause 4.6 Variation to FSR <u>RTS</u> Section 4 Section 5.10 Appendix 1: Architectural Drawings – B1

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18 Affordable housing requirements for additional building height (1) This section applies to development that includes residential development to which this division applies if the development— (a) includes residential flat buildings or shop top housing, and (b) does not use the additional floor space ratio permitted under section 16. (2) The maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the development on the land plus an additional building height of up to 30%, based on a minimum affordable housing component calculated in accordance with subsection (3). (3) The minimum affordable housing component, which must be at least 10%, is calculated as follows— $\text{affordable housing component} = \frac{\text{additional floor space ratio (as a percentage)}}{2}$	Generally Complies	Section 8.1 and 8.2 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1 Appendix 6: Architectural Drawings – Building B2 Appendix 7: Architectural Drawings – Building B3 <u>RTS</u> Section 3.2.4 Section 4 Section 5.10 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2

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		Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3
19 Non-discretionary development standards—the Act, s 4.15 (1) The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters. (2) The following are non-discretionary development standards in relation to the residential development to which this division applies— (a) a minimum site area of 450m², (b) a minimum landscaped area that is the lesser of— (i) 35m² per dwelling, or (ii) 30% of the site area, (c) a deep soil zone on at least 15% of the site area, where—	Complies The proposed development complies with the section 19.	<u>EIS</u> Section 8 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1 Appendix 6: Architectural Drawings – Building B2 Appendix 7: Architectural Drawings – Building B3 <u>RTS</u> Section 4 Section 5 Appendix 1: Architectural Drawings – B1

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(i) each deep soil zone has minimum dimensions of 3m, and (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site, (d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter, (e) the following number of parking spaces for dwellings used for affordable housing— (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space, (f) the following number of parking spaces for dwellings not used for affordable housing— (i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,		Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2 Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3

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(ii) for each dwelling containing 2 bedrooms—at least 1 parking space, (iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces, (g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development, (h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide, (i) if paragraphs (g) and (h) do not apply, the following minimum floor areas— (i) for each dwelling containing 1 bedroom—65m², (ii) for each dwelling containing 2 bedrooms—90m²,		

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(iii) for each dwelling containing at least 3 bedrooms—115m ² plus 12m ² for each bedroom in addition to 3 bedrooms.		
21 Must be used for affordable housing for at least 15 years (1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development— (a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and (b) the affordable housing component will be managed by a registered community housing provider. (2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.	Complies The affordable housing units will be affordable for a period of 15 years. It is anticipated that one of the conditions of consent will require that the affordable housing units will be retained as affordable for 15 years from the issuing of the Occupation Certificate and will be managed by a community housing provider.	<u>EIS</u> Section 8 Appendix 5: Architectural Drawings – Building B1 Appendix 55: Affordable Housing Letter <u>RTS</u> Section 4 Section 5.10 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1

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Chapter 4 Design of residential apartment development

142 Aims of chapter

(1) The aim of this chapter is to improve the design of residential apartment development in New South Wales for the following purposes—

- (a) to ensure residential apartment development contributes to the sustainable development of New South Wales by—
 - (i) providing socially and environmentally sustainable housing, and
 - (ii) being a long-term asset to the neighbourhood, and
 - (iii) achieving the urban planning policies for local and regional areas,
- (b) to achieve better built form and aesthetics of buildings, streetscapes and public spaces,
- (c) to maximise the amenity, safety and security of the residents of residential apartment development and the community,

Complies

The proposed development will be sustainable as seen in the BASIX and ESD reports.

The development will improve and achieve better built form as the development has proved design excellence through the use of a Design Review Panel. The development also includes new landscaped parks and public spaces for the wider community to enjoy. The development increases the amenity and safety as seen in the CPTED.

Since initial lodgement the development has increased the amount of adaptable units in buildings B2 and B3.

EIS

Section 8

Appendix 2: Precinct Design Report

Appendix 3: Building B1 Design Report

Appendix 4: Building B2 and B3 Design Report

Appendix 5: Architectural Drawings – Building B1

Appendix 6: Architectural Drawings – Building B2

Appendix 7: Architectural Drawings – Building B3

RTS

Section 4

Section 5

Appendix 1: Architectural Drawings – B1

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(d) to better satisfy the increasing demand for residential apartment development, considering— (i) the changing social and demographic profile of the community, and (ii) the needs of a wide range of people, including persons with disability, children and seniors, (e) to contribute to the provision of a variety of dwelling types to meet population growth, (f) to support housing affordability, (g) to minimise the consumption of energy from non-renewable resources, to conserve the environment and to reduce greenhouse gas emissions, (h) to facilitate the timely and efficient assessment of development applications to which this chapter applies. (2) This chapter recognises that the design of residential apartment development is significant because of the economic, environmental, cultural and social benefits of high quality design.		Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2 Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3

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147 Determination of development applications and modification applications for residential apartment development (1) Development consent must not be granted to residential apartment development, and a development consent for residential apartment development must not be modified, unless the consent authority has considered the following— (a) the quality of the design of the development, evaluated in accordance with the design principles for residential apartment development set out in Schedule 9, (b) the Apartment Design Guide, (c) any advice received from a design review panel within 14 days after the consent authority referred the development application or modification application to the panel. (2) The 14-day period referred to in subsection (1)(c) does not increase or otherwise affect the period in which a development application or modification application must be determined by the consent authority.	Complies	<u>EIS</u> Section 8 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1 Appendix 6: Architectural Drawings – Building B2 Appendix 7: Architectural Drawings – Building B3 <u>RTS</u> Section 4 Section 5 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2

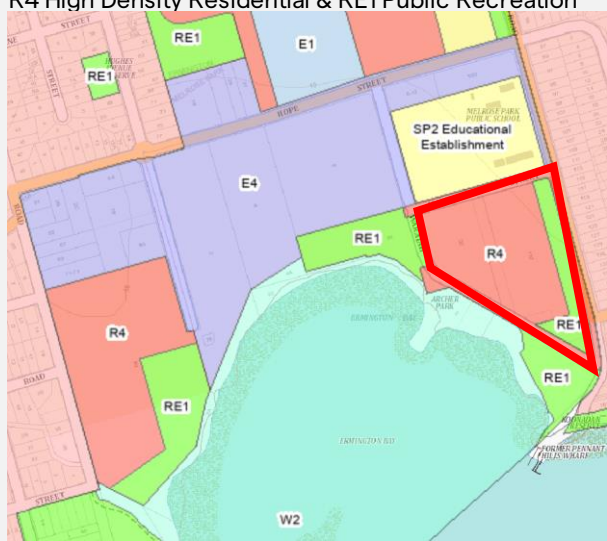
SEPP Housing 2021		
Provision	Compliance Assessment	Section in EIS/RTS
(3) To avoid doubt, subsection (1)(b) does not require a consent authority to require compliance with design criteria specified in the Apartment Design Guide. (4) Subsection (1)(c) does not apply to State significant development.		Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3
148 Non-discretionary development standards for residential apartment development—the Act, s 4.15 (1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters. Note— See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with. (2) The following are non-discretionary development standards— (a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car	Complies The proposed development complies with the majority of the Apartment Design Guideline. Please see the ADG Compliance Table within each Design Report for further elaboration.	<u>EIS</u> Section 8 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1 Appendix 6: Architectural Drawings – Building B2 Appendix 7: Architectural Drawings – Building B3 <u>RTS</u> Section 4

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parking specified in Part 3J of the Apartment Design Guide, (b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide, (c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.		Section 5 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2 Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3
149 Apartment Design Guide prevails over development control plans (1) A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters has no effect if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter— (a) visual privacy, (b) solar and daylight access,	Complies The proposed development complies with the majority of the Apartment Design Guideline. Please see the ADG Compliance Table within each Design Report for further elaboration.	<u>EIS</u> Section 8 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1 Appendix 6: Architectural Drawings – Building B2

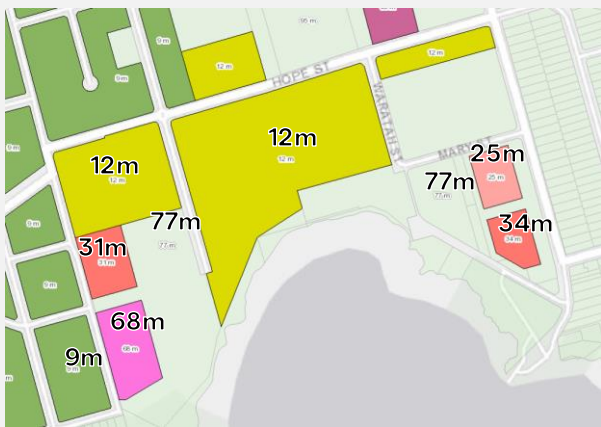
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Provision	Compliance Assessment	Section in EIS/RTS
(c) common circulation and spaces, (d) apartment size and layout, (e) ceiling heights, (f) private open space and balconies, (g) natural ventilation, (h) storage. (2) This section applies regardless of when the development control plan was made.		Appendix 7: Architectural Drawings – Building B3 RTS Section 4 Section 5 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2 Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3 Appendix 17: Natural Ventilation Via Façade Articulation Letter

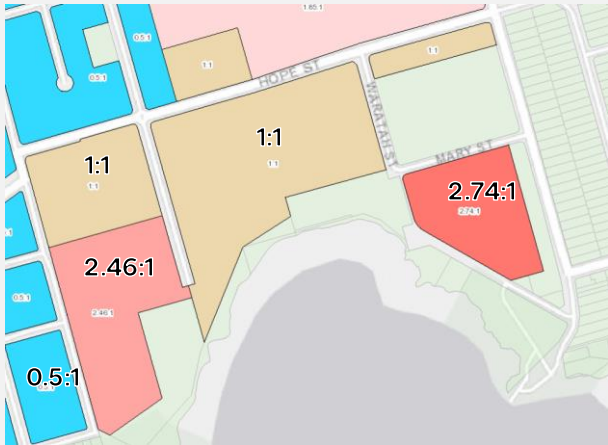
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Provision	Compliance Assessment	Section in EIS / RTS
2.3 Land use zone Zone R4 High Density Residential 1 Objectives of zone - To provide for the housing needs of the community within a high density residential environment. - To provide a variety of housing types within a high density residential environment. - To enable other land uses that provide facilities or services to meet the day to day needs of residents. - To provide for high density residential development close to open space, major transport nodes, services and employment opportunities. - To provide opportunities for people to carry out a reasonable range of activities from their homes if the activities will not adversely affect the amenity of the neighbourhood.	R4 High Density Residential & RE1 Public Recreation  Figure 1: Land Zoning Map extract (Planning Portal eSpatial Viewer) Proposed uses are permissible within the zone.	<u>EIS</u> Section 5 Section 6 <u>RTS</u> Section 4

Part 4 Principal development standards

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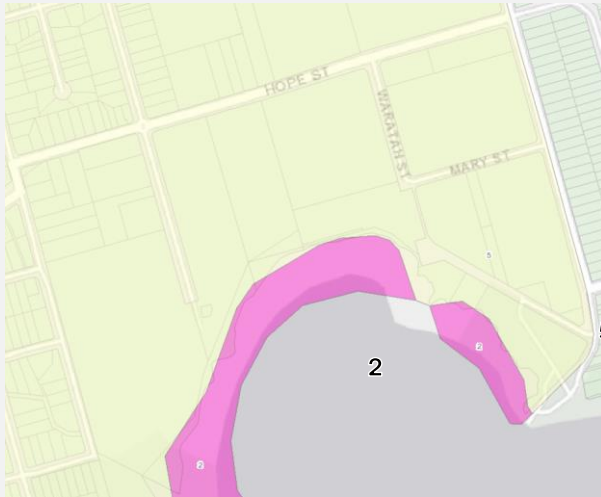
Provision	Compliance Assessment	Section in EIS / RTS
4.3 Height of buildings	 Figure 2: Building Height Map extract (Planning Portal eSpatial Viewer) Complies, with due consideration of the 30% uplift.	EIS Section 8 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1 Appendix 6: Architectural Drawings – Building B2 Appendix 7: Architectural Drawings – Building B3 RTS Section 3.2.4 Section 4 Section 5.10 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1

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Provision	Compliance Assessment	Section in EIS / RTS
		Appendix 4: Architectural Drawings – B2 Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3
4.4 FSR	 Figure 3: Floor Space Ratio Map extract (Planning Portal eSpatial Viewer) Complies within consideration of the 30% uplift	<u>EIS</u> Section 8.1 and 8.2 Appendix 58: Clause 4.6 Variation to FSR <u>RTS</u> Section 4 Section 5.10
Part 5 Miscellaneous provisions		

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5.10 Heritage	Item - General (Local) - Wetlands  Figure 4: Heritage Items Map extract (Planning Portal eSpatial Viewer) There are heritage items in close proximity to the subject site, however the Heritage Impact Assessment prepared as part of the planning proposal which has been approved identified that redevelopment of the precinct was appropriate, subject to appropriate design and response to heritage items.	<u>EIS</u> Appendix 38: Statement of Heritage Impact <u>RTS</u> Section 5.9 Appendix 15: Additional Images - Visual Impact Assessment Appendix 16: Statement of Heritage Impact Appendix 17: Letter of Advice - Maritime Archaeology Appendix 28: Historical Archaeological Assessment Appendix 29: Historical Archaeological Research Design and Excavation Methodology Appendix 30: Heritage Response to Submissions (SoHI & HAA) Appendix 31: Heritage Response to Submissions (ATR & ACHAR)

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	These items will be considered as part of the design development for future SSDAs.	
5.21 Flood Planning This clause requires the consent authority to be satisfied the development: (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	The current Infrastructure DA lodged with Council is accompanied by a Flood Study which details the likely impact of flooding on the site and identifies that the redevelopment of the site would be able to appropriately manage flood impacts and manage risk suitably.	<u>EIS</u> Appendix 18: Flood Impact and Risk Assessment Appendix 57: Flood Emergency Response Plan <u>RTS</u> Section 3.2.6 Section 4 Section 5.7 Appendix 20: Civil Engineering Drawings Appendix 21: Flooding Advice

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Provision	Compliance Assessment	Section in EIS / RTS
Part 6 Site Specific provisions		
6.1 Acid Sulfate Soils	Class 5  Figure 5: Acid Sulfate Soils Map extract (Planning Portal eSpatial Viewer) A Acid Sulfate Assessment has determined the site is unlikely to contain ASS.	<u>EIS</u> Appendix 52: Acid Sulfate Soils Assessment

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Provision	Compliance Assessment	Section in EIS / RTS
6.2 Earthworks This clause requires the consent authority to consider the following matters: (a) the likely disruption of, or detrimental effect on, drainage patterns, soil stability and flooding in the locality of the development, (b) the effect of the development on the likely future use or redevelopment of the land, (c) the quality of the fill or the soil to be excavated, or both, (d) the effect of the development on the existing and likely amenity of adjoining properties, (e) the source of fill material and the destination of excavated material, (f) the likelihood of disturbing relics, (g) the proximity to, and potential for adverse impacts on, a waterway, drinking water catchment or environmentally sensitive area, (h) appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.	The Infrastructure DA approved by Council is accompanied by a Civil Engineering Report which details the likely impact of Earthworks on the site and identifies that the redevelopment of the site would be able to appropriately manage earthwork impacts and manage risk suitably.	<u>EIS</u> Section 8 Appendix 23: Geotechnical Assessment <u>RTS</u> Appendix 16: Hydrogeological Report

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6.5 Stormwater Management Development consent must not be granted to development unless the consent authority is satisfied the development— (a) is designed to maximise the use of water permeable surfaces, having regard to the soil characteristics affecting on-site infiltration of water, and (b) includes, if practicable, on-site stormwater retention for use as an alternative supply to mains water, groundwater or river water, and (c) avoids significant adverse impacts of stormwater runoff on adjoining properties, native bushland, receiving waters and land used for water-based recreation or, if the impacts cannot be reasonably avoided, minimises and mitigates the impacts.	The Infrastructure DA approved by Council is accompanied by a Flood Study which details the likely impact of flooding on the site and identifies that the redevelopment of the site would be able to appropriately manage stormwater. Supporting works are proposed under the SSDA.	<u>EIS</u> Section 8 Appendix 18: Flood Impact and Risk Assessment Appendix 20: Civil Engineering Report incorporating Integrated Water Management Plan Appendix 57: Flood Emergency Response Plan <u>RTS</u> Section 3.2.6 Section 4 Section 5.7 Appendix 19: Stormwater Response to Submissions Appendix 20: Civil Engineering Drawings Appendix 21: Flooding Advice

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Provision	Compliance Assessment	Section in EIS / RTS
6.7 Essential Services Development consent must not be granted to development unless the consent authority is satisfied the following essential services are available, or that adequate arrangements have been made to make them available when required— (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access.	The current Infrastructure DA lodged with Council is accompanied by a Civil Engineering report which details the essential services needed on the site and identifies that the redevelopment of the site would be able to appropriately manage the higher density and manage risk suitably.	<u>EIS</u> Section 8 Appendix 39: Infrastructure Delivery, Management and Staging Plan <u>RTS</u> Section 4 Section 5
6.13 Design Excellence (1) The objective of this clause is to ensure development exhibits design excellence that contributes to the natural, cultural, visual and built character values of the City of Parramatta. (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land identified as “Design Excellence Precinct” on the Design Excellence Map.	Complies The proposed development went through a design competition, to ensure a high-quality design outcome and that the development would improve amenity and quality of the public domain. The proposal has also been subject to several Design Review Panel meetings.	<u>EIS</u> Section 8 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1

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(3) Development consent must not be granted to development to which this clause applies unless the consent authority is satisfied the development exhibits design excellence. (4) In considering whether the development exhibits design excellence, the consent authority must consider the following matters— (a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved, (b) whether the form and external appearance of the development will improve the quality and amenity of the public domain, (c) whether the development detrimentally impacts view corridors, (d) how the development addresses the following— (i) the suitability of the land for development, (ii) existing and proposed uses and use mix, (iii) heritage and archaeological issues and the constraints and opportunities of the streetscape,	Since initial lodgement the design have undergone further refinement with the design review panel to ensure the development meets design excellence.	Appendix 6: Architectural Drawings – Building B2 Appendix 7: Architectural Drawings – Building B3 Appendix 31: Design Excellence Strategy Appendix 32: Competition Report Appendix 33: Design Review Report <u>RTS</u> Section 3.2.1 Section 4 Section 5.4 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2 Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3 Appendix 18: Design Review Panel Minutes

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(iv) the location of proposed towers and other buildings, having regard to the need to achieve an acceptable relationship with existing and proposed towers and other buildings on the same site and neighbouring sites, in terms of separation, setbacks, amenity and urban form, (v) the bulk, massing and modulation of buildings, (vi) street frontage heights, (vii) environmental impacts, including sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity, (viii) the achievement of the principles of ecologically sustainable development, (ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of pedestrian networks, (x) the impact on, and proposed improvements to, the public domain, (xi) the impact on special character areas, (xii) achieving appropriate interface at ground level between buildings and the public domain,		

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(xiii) excellence and integration of landscape design, (e) how the development addresses the protection and enhancement of green infrastructure. (5) Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held— (a) development relating to a building that is, or will be, higher than 55m above ground level (existing), (b) development with an estimated development cost of more than \$100 million, (c) development for which the applicant has chosen to participate in a competitive design process. (6) Subclause (5) does not apply if— (a) the consent authority certifies in writing that a competitive design process is not required, and (b) a design review panel reviews the development, and (c) the consent authority takes into account the advice of the design review panel.		

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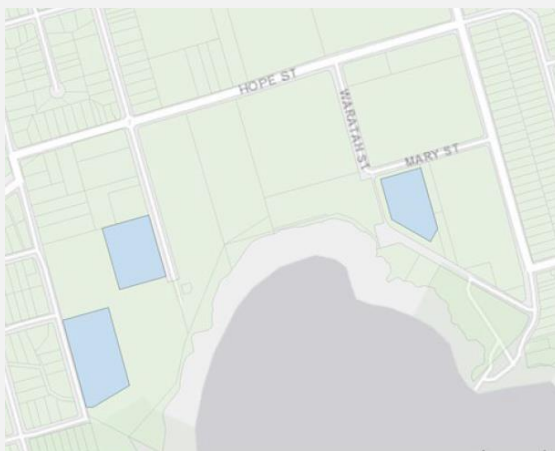
Provision	Compliance Assessment	Section in EIS / RTS
(7) In deciding whether to grant development consent to development referred to in subclause (5), the consent authority must take into account the results of the competitive design process. (8) In this clause— green infrastructure means the network of green spaces, natural systems and semi-natural systems that support sustainable communities and includes waterways, bushland, tree canopy and green ground cover, parks and open spaces.		

Part 9 Additional local provisions – Melrose Park Precinct

9.2 Gross floor area for residential and other purposes (4) Development consent must not be granted to development on land in Zone R4 High Density Residential in Melrose Park South unless the consent authority is satisfied at least 1,000m² of the gross floor area of all buildings on the land will not be used for residential accommodation.	Generally complies The proposed development provides an appropriate amount of non-residential Gross Floor Area that when combined with the non-residential floor area delivered within MPS will achieve compliance with the requirements of this part.	<u>EIS</u> Section 8 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1
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		Appendix 6: Architectural Drawings – Building B2 Appendix 7: Architectural Drawings – Building B3 <u>RTS</u> Section 4 Section 5.10 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2 Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3 Appendix 18: Design Review Panel Minutes

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9.3 Design Excellence Development consent must not be granted to development to which this clause applies unless— (a) a design review panel has reviewed the development, and (b) if the development is on the following land—a competitive design process has been held— (i) land identified as “MPD” on the Design Excellence Map, (ii) if a building resulting from the development has a height of at least 55m—land identified as “MPS” on the Design Excellence Map, and (c) the consent authority is satisfied the development exhibits design excellence, considering the matters specified in clause 6.13(4)(a)–(d). (3) In deciding whether to grant development consent, the consent authority must consider— (a) the findings of the design review panel, and (b) if the development is on land referred to in subclause (2)(b)—the results of the competitive design process.	 Figure 6: Subject site showing sites identified as MPD and lots B2, B3 and B4 (Planning Portal eSpatial Viewer) Complies The development has undergone a design review panel and there has been a design competition to ensure a high-quality and high-amenity outcome. There is a Design Review Report which has the findings of the panel and competition.	EIS Section 8 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1 Appendix 6: Architectural Drawings – Building B2 Appendix 7: Architectural Drawings – Building B3 Appendix 31: Design Excellence Strategy Appendix 32: Competition Report Appendix 33: Design Review Report RTS Section 3.2.1 Section 4

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(4) Subclauses (2)(b) and (3)(b) do not apply if— (a) the consent authority certifies in writing that a competitive design process is not required, and (b) a design review panel reviews the development, and (c) the consent authority takes into account the advice of the design review panel.	Since initial lodgement the design have undergone further refinement with the design review panel to ensure the development meets design excellence.	Section 5.4 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2 Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3 Appendix 18: Design Review Panel Minutes
9.4 Consideration of design excellence In considering whether development exhibits design excellence for the purposes of clause 9.3, the consent authority must consider— (a) the matters specified in clause 6.13(4)(a)–(d), and (b) how the development addresses the integration of basement car parking into the landscape without detrimental impacts on the streetscape.	Complies The design has addressed the integration of basement carparking leading to a high-quality outcome that allows for the car parking to not have detrimental effects on the streetscape. This has been done through the design of the entry to the back of the buildings and preserving the high amenity areas.	<u>EIS</u> Section 8 Appendix 2: Precinct Design Report Appendix 3: Building B1 Design Report Appendix 4: Building B2 and B3 Design Report Appendix 5: Architectural Drawings – Building B1 Appendix 6: Architectural Drawings – Building B2

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		Appendix 7: Architectural Drawings – Building B3 Appendix 31: Design Excellence Strategy Appendix 32: Competition Report Appendix 33: Design Review Report <u>RTS</u> Section 3.2.1 Section 4 Section 5.4 Appendix 1: Architectural Drawings – B1 Appendix 3: Design Report – B1 Appendix 4: Architectural Drawings – B2 Appendix 6: Design Report – B2 / B3 Appendix 7: Architectural Drawings – B3 Appendix 18: Design Review Panel Minutes