

Scoping Report

57 Macquarie Street,
Parramatta

HDA EOI Ref 256886

Prepared for
Better Buildings Construction

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MECONE.COM.AU



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* This document is for discussion purposes only unless signed and dated by the persons identified.
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Executive Summary

Introduction

This Scoping Report has been prepared by Mecone on behalf of Better Buildings (the **Applicant**) in relation to a proposed shop top housing development at 57 Macquarie Street, Parramatta (the **site**). The Applicant requests the Secretary's Environmental Assessment Requirements (**SEARs**) – Industry Specific for the proposed development.

Following the Expression of Interest (EOI) application [256886] to the Housing Delivery Authority (HDA) the proposed development has been nominated as State Significant Development (**SSD**) with a concurrent rezoning under State Significant Development Declaration Order (No. 11) 2025, in accordance with the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

The Site

The site is located at 57 Macquarie Street, Parramatta, comprises of one allotment and is legally described as Lot 1 DP 747730. The site has an area of 1,482m² and secondary frontages to Macquarie Street with a length of 30.47m and Marsden Street with a length of 39.49m. The site is located within the Parramatta Central Business District (**CBD**) and is currently occupied by a three-storey commercial building.

The site is located approximately 275m west of Parramatta Square Light Rail Station, 775m south-west of Parramatta Wharf, and 210m north-west of Parramatta Station. The site is also located approximately 120m southwest of the future Parramatta Metro Station, which is expected to be operable by 2030. The site is approximately 23km west of the Sydney CBD. The site benefits from access into the core of the Parramatta CBD within walking distance.

The Proposal

The proposal involves the delivery of a 73-storey mixed-use shop-top housing development comprising approximately 550 residential apartments. This includes around 90 dwellings, representing approximately 15% of the total residential gross floor area to be provided as affordable housing for a minimum period of 15 years. The development also incorporates approximately 3,000 square metres of commercial floor space.

The site's strategic location is well suited to high-density development and is consistent with Council's vision for the CBD. The proposal supports housing diversity, economic activation, and sustainable urban renewal, while benefiting from strong connectivity to existing and planned transport infrastructure, including the Parramatta Light Rail and the Metro West Station.

The proposal will be accompanied by a concurrent rezoning proposal seeking an increase from the current maximum FSR control of 10:1 to 30:1 and an increase to the maximum height limit from RL211 to RL242.



1 Introduction

This Scoping Report has been prepared for Better Buildings (the **Applicant**) in relation to a proposed mixed-use development at 57 Macquarie Street, Parramatta (the **site**). The Applicant requests the Secretary's Environmental Assessment Requirements (**SEARs**) – Industry Specific for the proposed development.

The site has been nominated as State Significant Development (**SSD**) with a concurrent rezoning under State Significant Development Declaration Order (No. 11) 2025, in accordance with the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) following the Expression of Interest (**EOI**) application [256886] to the Housing Delivery Authority (**HDA**).

2 Site description & context

The site is located at 57 Macquarie Street, Parramatta within the Parramatta Local Government area (**LGA**). The site is zoned MU1 Mixed Use under the (**PLEP 2023**) and comprises of one allotment with a total area of approximately 1482m², detailed in **Table 1** below.

Table 1: Site description and area

Legal Description	Address	Area
Lot 1 DP 747730	57 Macquarie Street, Parramatta	1,482m ²

The site has a frontage to Macquarie Street to the north of 30.47m, a frontage to Marsden Street to the west of 39.49m in length, an eastern side boundary 45.27m in length and a rear boundary 36.68m in length.

The site is in a central location within the Parramatta CBD and benefits from its proximity to key public transport connections, existing and planned. It is located approximately 275m west of Parramatta Square Light Rail Station, 775m south-west of Parramatta Wharf, and 210m north-west of Parramatta Station. The site is also located approximately 120m southwest of the future Parramatta Metro Station, which is expected to be operable by 2032.

The site is currently occupied by a three-storey commercial building.

While not heritage listed or in a Heritage Conservation Area (**HCA**), the site is located in close proximity to the following heritage items (100m radius from the centre of the site):

- Two storey residence (Item I573) - local
- Bicentennial Square and adjoining buildings (Item I461) – local
- Warden's cottage, also known as verger's cottage (Item I467) – local
- St John's Anglican Cathedral (Item I465) – State listed item under the Heritage Act
- St John's parish hall (Item I466) – local
- Convict drain (Item I453) – local
- Centennial memorial clock (Item I468) – local
- Parramatta Town Hall and potential archaeological site (Item I463) – local
- Shop and potential archaeological site (Item I469) - local

Council's 2024 Parramatta River Flood Study identifies that the 1% Annual Exceedance Probability (**AEP**) flood level extends along the site's frontages. An extract of the 1% AEP Flood Depth Map is provided at **Figure 3**.

The site and surrounding context are illustrated in **Figure 1** and **Figure 2** below.



57 Macquarie Street,
Parramatta



Legend:

Site outline



Not to scale

Figure 1: Aerial photo of the Site

Source: Mecone Mosaic

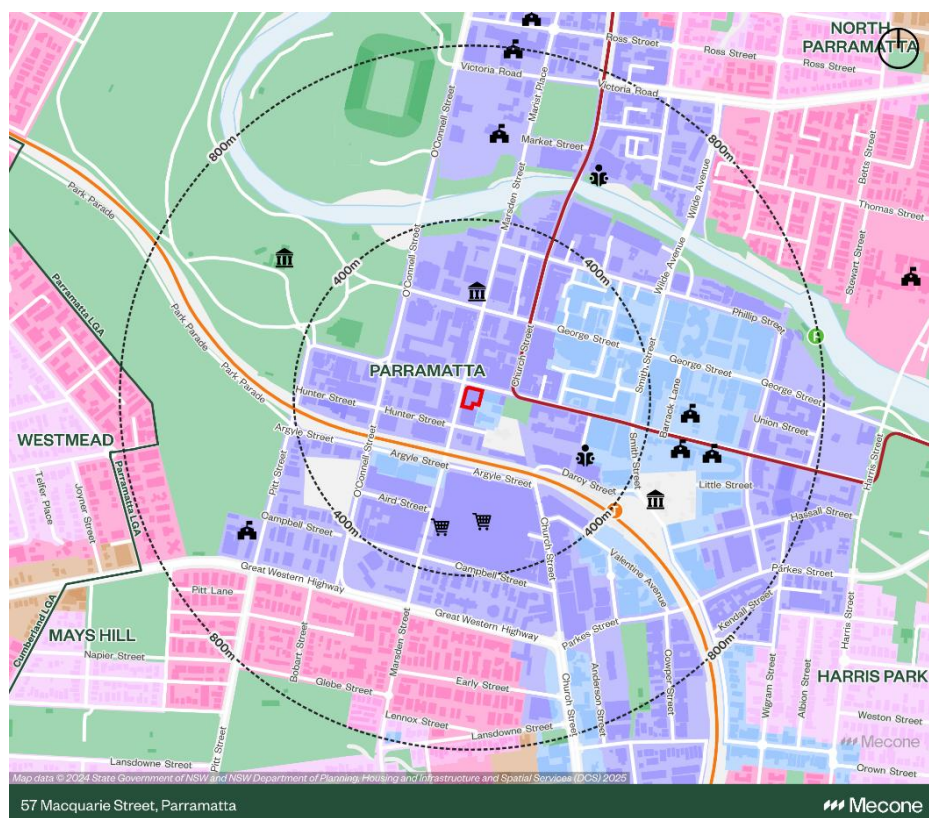


Figure 2: Local context

Source: Mecone



Figure 3: 1% AEP Flood Map

Source: Stantec, Parramatta River Flood Study 2024

3 Project background and context

The site has been subject to a longstanding Planning Proposal under RZ/16/2016. Submitted in 2016, the Planning Proposal sought to:

- Increase the FSR from 3:1 to 17.4:1, whilst retaining the 15% design excellence bonus to provide a potential upper FSR of 20.1:1
- Increase the maximum permitted building height from 36m to 165m.

The initially proposed parameters were subsequently amended in consultation with Council as follows:

- Reduction of the maximum FSR to 16.3:1 in July 2018
- Reduction of the maximum FSR to 14.39:1 in October 2018

The Planning Proposal has not yet been determined by Council.

4 The Proposal

The proposal seeks to deliver a 73-storey shop top housing development, with a maximum building height of 242m(RL), delivering approximately 550 apartments. This includes approximately 90 dwellings (equivalent to around 15% of residential GFA) to be managed as affordable housing for a period of 15 years. The proposal also includes approximately 3,000m² of commercial space.

To facilitate the proposed mixed-use development, approval is sought for a concurrent rezoning to amend the applicable planning controls. Specifically, the proposal seeks to increase the maximum building height to 242m(RL) and the maximum floor space ratio (**FSR**) to 30:1. These amendments would enable a development of a scale and intensity that is well suited to the site's context. The site's strategic location supports high-density growth, aligns with Council's vision for the CBD, and promotes housing diversity, economic activity, and sustainable urban renewal, with strong connectivity to existing and future infrastructure including the Parramatta Light Rail and the Parramatta Metro Station.

The proposal will further contribute to housing opportunities in a highly accessible location within Parramatta, offering diverse and affordable housing opportunities within Parramatta LGA. A summary of the key numerical details of the proposal is provided in **Table 2** below.

A Concept Design Report accompanies this Scoping Report (**Appendix A**), which details the intended massing of the proposal. Extracts of the proposed massing are provided at **Figures 4, 5, 6, and 7**.

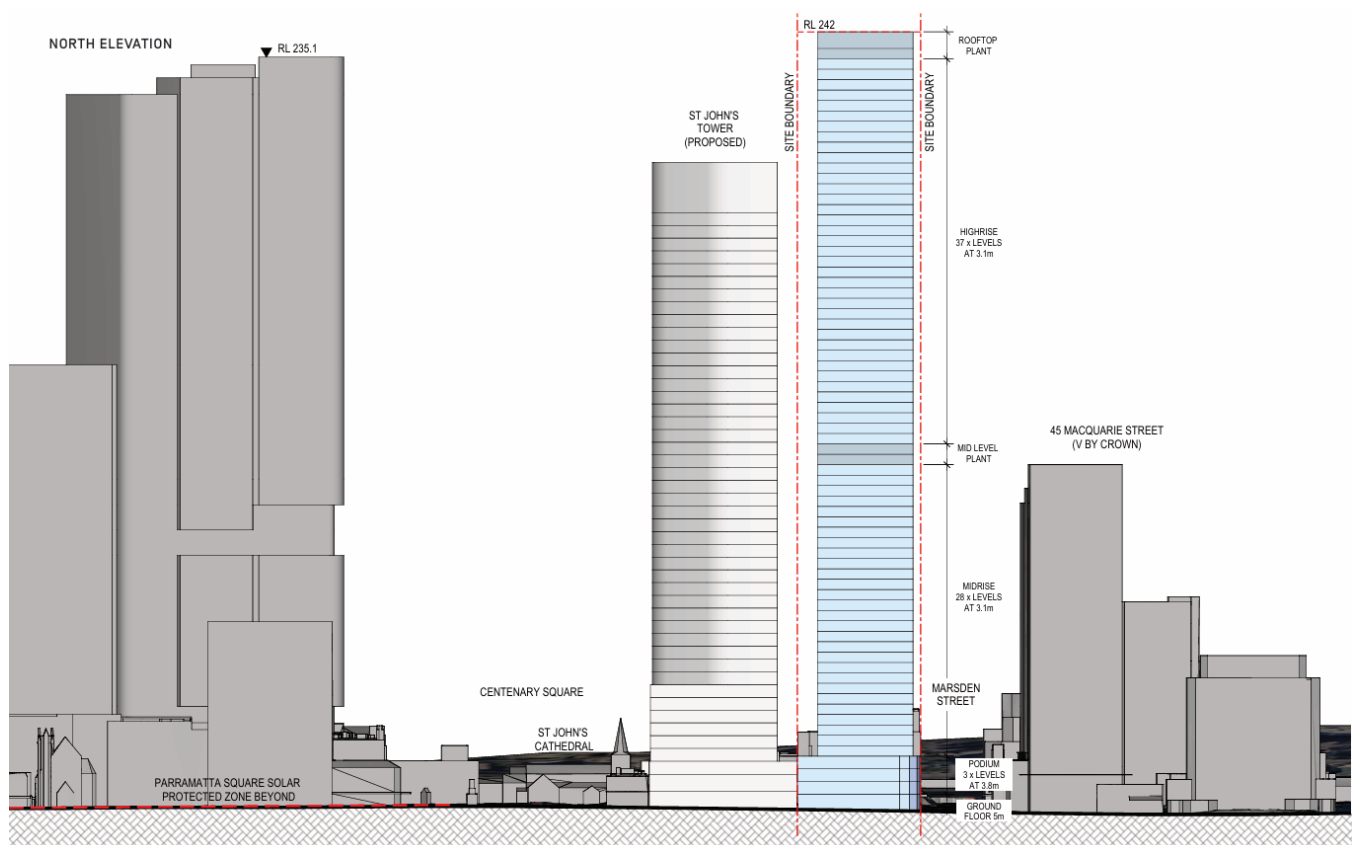


Figure 4: Proposed Envelope – North Elevation

Source: Cottee Parker Architects

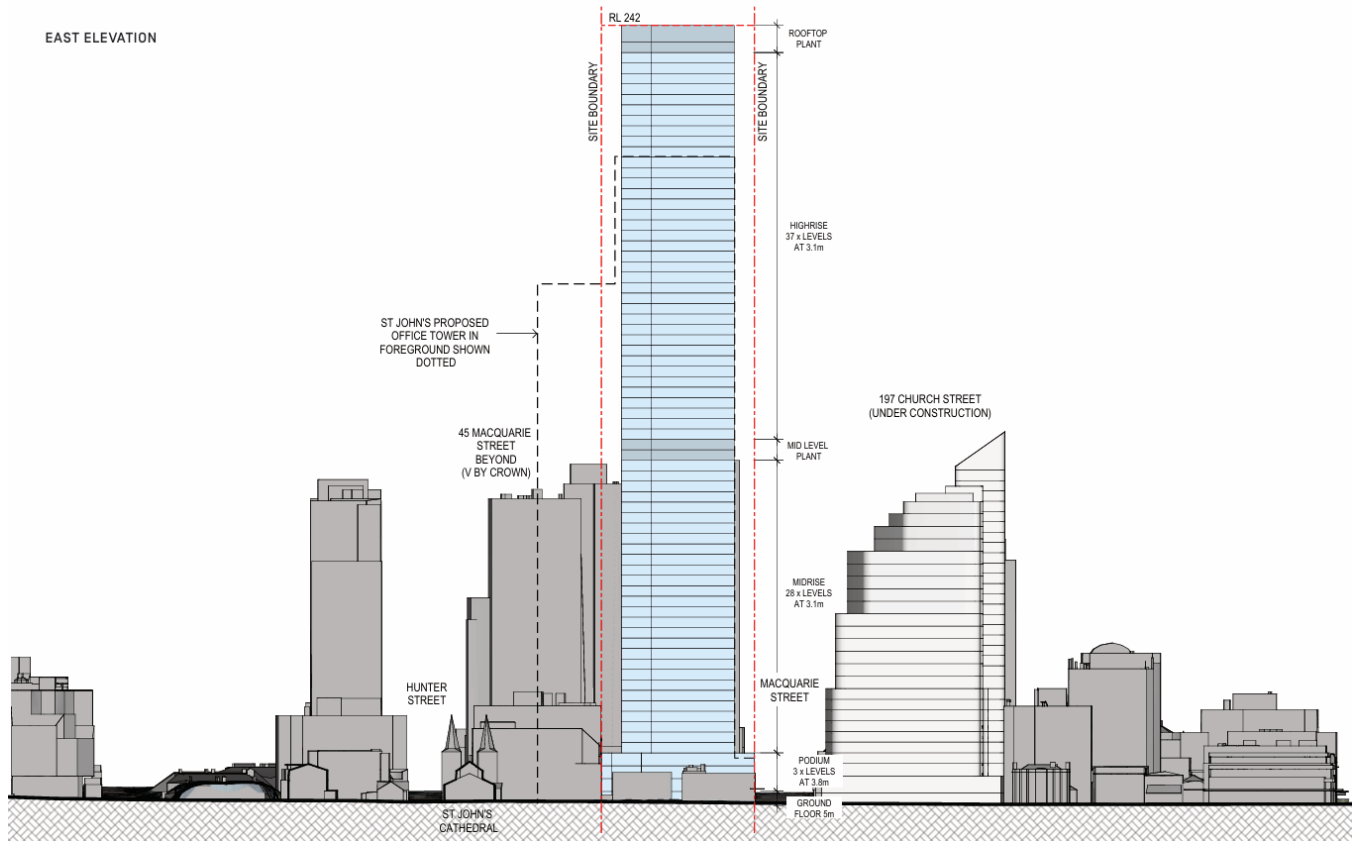


Figure 5: Proposed Envelope – East Elevation

Source: Cottee Parker Architects

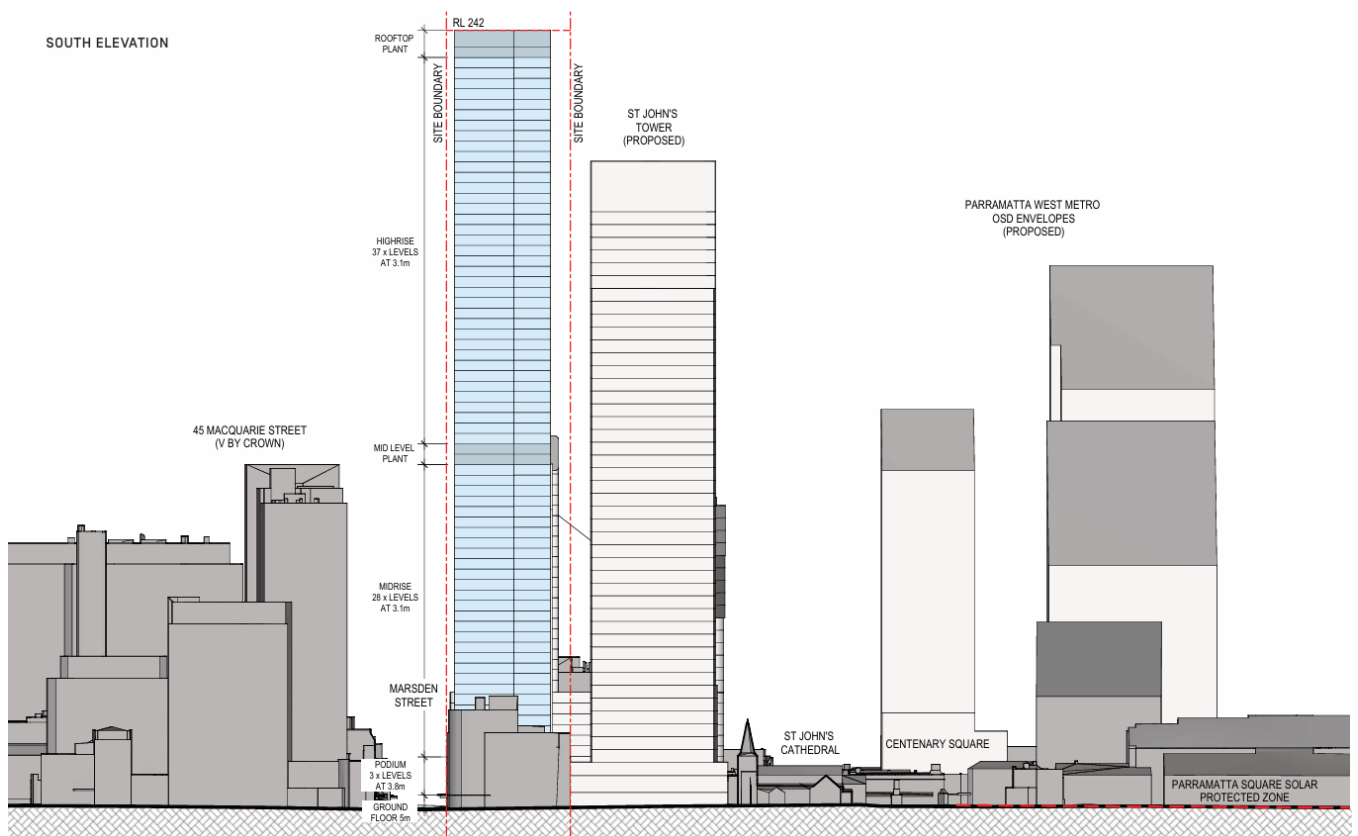


Figure 6: Proposed Envelope – South Elevation

Source: Cottee Parker Architects

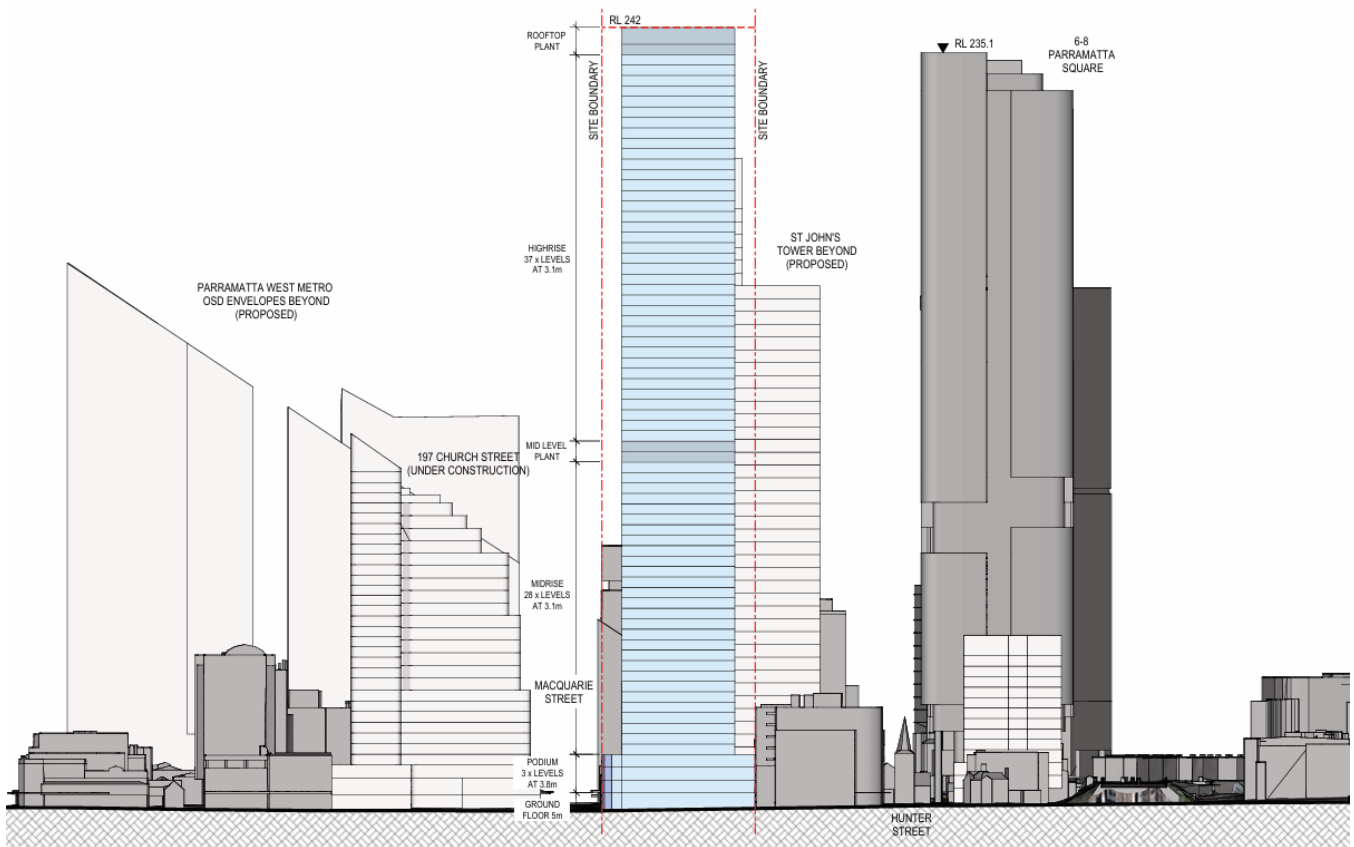
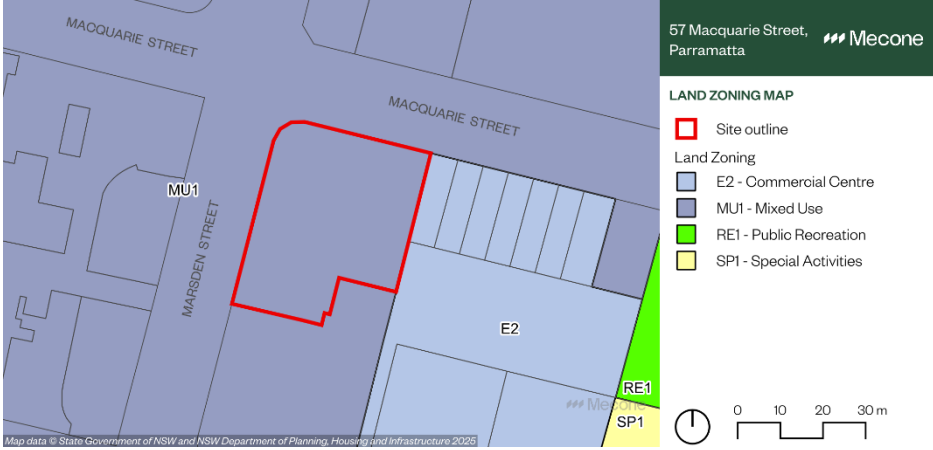
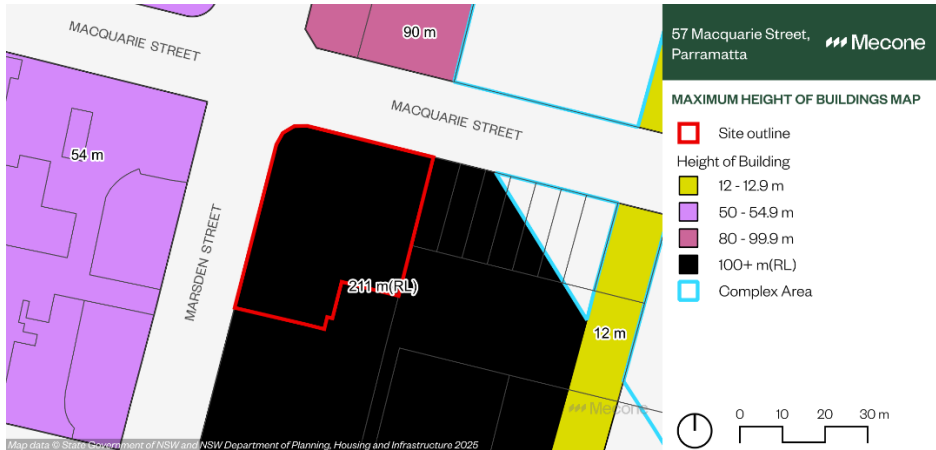
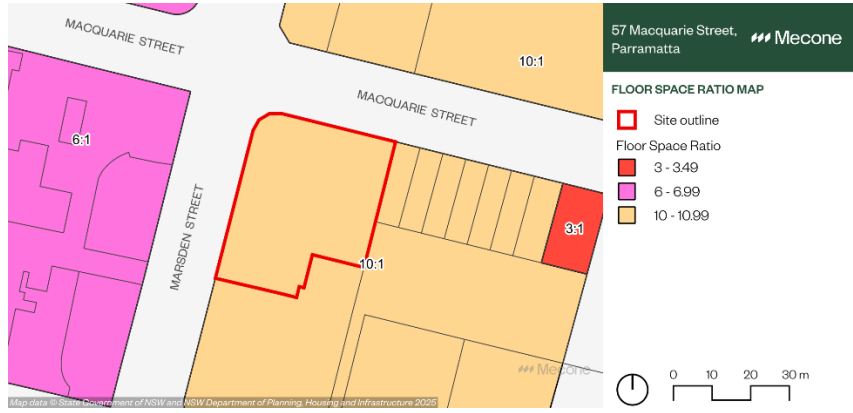


Figure 7: Proposed Envelope – West Elevation

Source: Cottee Parker Architects

Table 2: Overall summary of the proposal

Component	Proposal
Land use	Shop top housing
Site area	1,482m ²
Apartments	Approximately 550 apartments (including 15% affording apartments for 15 years). The mix of apartments will be informed by detailed design work.
Land use zone	- The site is zoned MU1 Mixed Use under the PLEP 2023 shown in Figure 8. Under the MU1 zone, the proposed shop top housing building is a permitted land use. - The proposal does not seek to amend the existing MU1 zoning.  Figure 8: Current land zoning map – Parramatta LEP 2023 Source: Mecone
Height of buildings	- The PLEP 2023 permits a maximum building height of 211m(RL) (AHD) shown in Figure 9 - The proposal will include a concurrent rezoning, which seeks to increase the maximum building height to 242m(RL) (AHD)  Figure 9: Current height of map – Parramatta LEP 2023 Source: Mecone

Component	Proposal
Floor space ratio (FSR)	- The PLEP permits a maximum floor space ratio of 10:1 shown in Figure 10 - The proposal will include a concurrent rezoning, which will increase the FSR to 30:1  Figure 10: Current floor space ratio map – Parramatta LEP 2023 Source: Mecone
Car parking	Car parking will be provided in accordance with the requirements of the PLEP 2023.

4.1 Rezoning

The proposal seeks amendments to increase both the maximum building height and floor space ratio applicable to the site, as follows:

- Maximum FSR:** 30:1
- Maximum building height:** 242 metres(RL)

As described above, a maximum FSR of 30:1 is proposed. An amendment will be required to exclude the site from the application of Clause 7.3 of the PLEP 2023, which applies a sliding scale to FSR at the site.

These PLEP 2023 amendments will facilitate the delivery of a shop-top housing development, consisting of one 73 storey tower, refer to **Figure 4**. The overall proposal includes approximately 550 residential apartments, with around 15% of residential GFA being allocated as affordable housing, and approximately 3,000m² GFA of commercial floorspace.

4.2 Development Application

As summarised above, the application seeks development consent for a 73-storey shop top housing development, comprising:

- A podium including approximately 3,000m² of commercial floor space,
- Approximately 550 apartments, including approximately 90 dwellings (equivalent to around 15% of residential GFA) to be managed as affordable housing for a period of 15 years, and
- Car parking in accordance with the requirements of the PLEP 2023.



5 Statutory planning framework

5.1 Environmental Planning Instruments

5.1.1 Parramatta Local Environment Plan 2023

The *Parramatta Local Environmental Plan 2023 (PLEP 2023)* is the primary environmental planning instrument applicable to the site. The relevant provisions of the PLEP are outlined in **Table 3** below.

Table 3: Provisions of PLEP 2023

Provision	Control	Comment
Land zoning	MU1 Mixed Use	Permissible Shop-top housing is permissible with consent in the MU1 zone under the PLEP.
Clause 4.3 Height of buildings	211 m(RL)	Concurrent rezoning required The proposal seeks to amend the maximum height of buildings control in the PLEP 2023 to 242m(RL).
Clause 4.4 Floor space ratio	10:1	Concurrent rezoning required The proposal seeks to amend the maximum FSR control in the PLEP 2023 to 30:1.
Clause 5.10 Heritage conservation	N/A The site does not contain a heritage item, nor is the site located in a heritage conservation area.	Complies While the site is not heritage listed under PLEP 2023, a number of heritage listed items are located adjoining and in proximity to the site including: • Two storey residence (Item I573) - local • Bicentennial Square and adjoining buildings (Item I461) – local • Warden's cottage, also known as verger's cottage (Item I467) – local • St John's Anglican Cathedral (Item I465) – State listed item under the Heritage Act • St John's parish hall (Item I466) – local • Convict drain (Item I453) – local • Centennial memorial clock (Item I468) – local • Parramatta Town Hall and potential archaeological site (Item I463) – local • Shop and potential archaeological site (Item I469) - local The proposal will consider the impacts on the heritage significance of heritage item/s within proximity to the site.
Clause 6.1 Acid sulfate soils	The subject land is identified on the Acid Sulfate Soils map as Class 4.	Capable of compliance An Acid Sulfate Soils Management Plan will be submitted in support of the SSDA.



Provision	Control	Comment
Clause 6.2 Earthworks	Development involving earthworks must consider a number of matters including the disruption on drainage patterns and soil stability.	Capable of compliance The proposal will address the provisions of this clause.
Clause 6.5 Stormwater	Development is to avoid or minimise the adverse impacts of urban stormwater	Capable of compliance The proposal will be designed to maximise the use of permeable surfaces, will consider the use of on-site stormwater retention – if practicable and avoid adverse impacts of stormwater runoff on adjoining properties.
Clause 6.7 Essential services	Water, electricity, disposal and management of sewage, stormwater drainage or on-site conservation and suitable vehicular access are required to be provided.	Complies The proposal will provide water, electricity, disposal and management of sewage, stormwater drainage or on-site conservation and suitable vehicular access.
Clause 6.13 Design excellence	Development at the site will be required to exhibit design excellence in accordance with the requirements of this clause.	Capable of compliance The detailed design of the development will consider and ensure compliance with the provisions of this clause.
Clause 7.3 Floor space ratio	This clause provides a calculation for FSR in order that it is scaled based on site area. The site has an area of 1,482m² and therefore is subject to a maximum FSR of 8.41:1.	Concurrent rezoning required to address As described in Figure 10, a maximum FSR of 30:1 is proposed. An amendment will be required to ensure that the sliding scale FSR requirement is not applied to the site.
Clause 7.7 Sun access	The site is identified as 'Block A' on the Sun Access Protection Map under the LEP, therefore this sun access clause applies to any future development on the site.	Complies The proposal will not cast additional shadow to land identified on the Sun Access Protection Map (Figure 11).  Figure 11: Sun access protection map Source: Mecone



Provision	Control	Comment
Clause 7.9 Airspace operations	The height of development on the subject land is limited to protect airspace.	Complies The proposal will sit below the aviation height control.
Clause 7.10 Active frontages	Development on the subject land is required to provide an 'active frontage' to Macquarie Street and Marsden Street.	Complies The proposal provides an active frontage to Macquarie Street and Marsden Street.
Clause 7.11 Floodplain risk management	This clause requires buildings on the subject land to: - contain an area that is— (i) located above the probable maximum flood level, and (ii) connected to an emergency electricity and water supply, and (iii) of sufficient size to provide refuge for all occupants of the building, including residents, workers and visitors, and - have an emergency access point to land above the 1%	Capable of compliance The subject land is identified as part of the 'Floodplain Risk Management Area'. The proposal will be designed in accordance with the requirements of this clause.
Clause 7.14 Competitive design process	Development on the subject land is required to exhibit design excellence	Design Excellence Competition Exemption Pathway to be sought The proponent will pursue an exemption to the ordinary design competition process in accordance with the <i>Housing Delivery Authority: Design Excellence Competition Pathway</i> . This is required to ensure that the proposal can be submitted for DPHIs consideration in the required timeframe. Further, this will ensure that the development can be delivered in the National Housing Accord timeframe.
Clause 7.17 Car parking general	Maximum car parking rates are set out for residential flat buildings and serviced apartments.	Complies The proposal development will comply with the maximum car parking rates under Clause 7.17.
Clause 7.22 Managing heritage impacts	Development on the subject land must sensitively relate to heritage items and respond positively to the heritage fabric of the area. A heritage impact statement will be required.	Complies The proposed development will be designed to respect the heritage values of the area and will be developed to minimise any potential impacts.
Clause 7.23 End of journey facilities	End of trip facilities must be provided where at least 600m ² of gross floor area is used for commercial premises, including showers, change rooms, lockers and bicycle storage areas.	Complies The proposal will provide end-of-trip facilities and storage.



Provision	Control	Comment
Clause 7.24 Dual Water Systems	To ensure the security of water supply in Parramatta City Centre, new buildings are required to use a dual water reticulation system containing pipes for potable water and recycled water for all inside and outside water uses.	Complies The proposal will be designed in accordance with the requirements of this clause.
Clause 7.25 High performing building design	Development may be granted a 5% GFA and HOB bonus subject to achieving the sustainability targets under this clause.	Not applicable The proposal does not rely on the bonus under this clause as the proposed rezoning will set the new height and FSR controls for the site.

State Environmental Planning Policies

The proposal will consider the following relevant environmental planning instruments:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Housing) 2021 - Apartment Design Guide (ADG).*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021.*

5.2 Other relevant legislation

The proposal will consider the following relevant legislation:

- Biodiversity Conservation Act 2016 – a waiver for a Biodiversity Development Assessment Report (BDAR) will be prepared and submitted as part of the EIS.
- National Parks and Wildlife Act 1974 – an Aboriginal Cultural Heritage Assessment Report will be prepared as part of the EIS.

5.3 Permissibility and SSD pathway confirmation

Shop-top housing development is permissible with consent in the MU1 Mixed Use zone under the PLEP 2023.

The site has been declared as SSD under State Significant Development Declaration Order (No. 11) 2025, in accordance with the EP&A Act 1979. This declaration was made following the successful Expression of Interest (EOI) submission (Application No. 256886) to the Housing Delivery Authority as it aligns with the NSW Government's housing delivery priorities and its strategic location within the Parramatta CBD.

Whilst the proposed height and FSR exceed the current controls permitted under the PLEP, the SSD Declaration Order includes a concurrent rezoning to amend mapped height and FSR controls under clause 4.3 Height of buildings and clause 4.4 Floor space ratio of the PLEP 2023.



5.4 Feasible Alternatives

Section 192 of the EP&A Regulation and the Guidelines prepared by DPHI, requires an analysis of any feasible alternatives for SSDAs. The Applicant considered three project alternatives for the proposed development being: do nothing, a compliant scheme under the PLEP 2023 controls and the proposed design.

The project alternatives are described in the table below and will be further assessed in proposal.

Table 4: Feasible Alternatives

Options	Initial Assessment
Option 1 – Do Nothing	The 'Do Nothing' approach is not considered desirable, as it would result in the site remaining underutilised despite its prime location in the CBD that is in a highly connected location. Under current commercial controls, the site has failed to achieve its potential and remains underdeveloped. Noting the current housing crisis prevalent across Greater Sydney and the long held desire by Council for renewal in this part of Parramatta CBD, retaining the site in its current state would be a lost opportunity to contribute additional housing supply and provide renewal. On this basis, the 'Do Nothing' scenario is inconsistent with the strategic planning framework as discussed in Section 6.0 below.
Option 2 – A compliant scheme under the PLEP controls	A compliant mixed used scheme under the PLEP controls would be able to provide new housing stock. However, the current height and FSR limits across the site create significant challenges in achieving high rise and high-quality apartment design outcomes that signify the ambitions of Council to make Parramatta the core CBD of Sydney. Whilst a viable option, the scheme remains constrained by the current planning framework and does not fully optimise the site's strategic position and potential or deliver the highest standard of residential amenity.
Option 3– The Proposal	The built form has been informed through a comprehensive analysis of the site opportunities and constraints, and surrounding context. The proposal was identified as being the most suitable option to achieve the project objectives for the following reasons: • The proposal is a transformative opportunity that will revitalise the core of Parramatta to create a vibrant mixed-use outcome through renewal, provision of new housing and new commercial opportunities. • The proposal will provide additional diversity in housing including build to sell and affordable housing market stock to the locality appealing to a wide demographic. • The development will result in a high amenity development and incorporate innovative design outcomes. • The proposal will retain the site's existing MU1 Mixed use zoning.



6 Strategic planning framework

Outlined below is the strategic planning framework applying to the site that will be considered to support the change to the proposed maximum height and floor space ratio controls under the PLEP 2023.

6.1 Greater Sydney Region Plan

The Greater Sydney Region Plan (**Region Plan**) sets out a vision for a 30-minute city across Greater Sydney's three cities: Eastern Harbour City, Central River City and Western Parkland City. The Region Plan reaches out across five districts: Western City District, Central City District, Eastern City District, North District and South District. The subject land is located within the Central City District, which forms part of the Central River City.

Parramatta is identified as the core of the Central River City. The Region Plan anticipatesprecedented public and private investment as contributing to new transport (Sydney Metro West) and other infrastructure leading to a major transformation of the Central River City. The population of the Central River City is projected to increase from 1.3 million people in 2016 to 1.7 million people by 2036.

The Region Plan's **Objective 10: Greater Housing Supply** aims to supply a range of housing types in the right locations to meet strong population growth. The Plans **Objective 11: Housing is more diverse and affordable** builds on this desire and acknowledges the need to provide a range of housing choices for purchase and rental, close to centres and jobs.

The proposal will address these objectives through facilitating increased housing supply and contributing to housing diversity within the Parramatta City Centre. Opportunities for alignment with Region Plan Objectives are summarised in **Table 5**.

Table 5: Key impacts for consideration

Relevant Directions and Objectives	
Direction 4	Housing the city
Objective 10	Greater housing supply
Objective 11	Housing is more diverse and affordable
Direction 5	A city of great places
Objective 13	Environmental heritage is identified, conserved and enhanced
Direction 6	A well-located city
Objective 15	The Eastern, GPOP and Western Economic Corridors and better connected and more competitive
Direction 7	Jobs and skills for the city
Objective 19	Greater Parramatta is stronger and better connected
Objective 22	Investment and business activity in centres

The draft Sydney Plan was released by DPHI for public exhibition on 10 December 2025. Once made and finalised, the Sydney Plan will replace the Region Plan as the primary strategic land use plan to guide future growth in the Sydney region. The Draft Plan has no key impacts on the site's proposed shop-top housing development, however outlines a housing target of 19,500 new homes between 2024 and 2029 in Parramatta, which the proposal will contribute towards.



6.2 Central City District Plan

The Central City District Plan (**District Plan**) covers the local government areas of Parramatta, Blacktown, Cumberland and The Hills. The District Plan is a 20-year plan to manage growth in the Central City District in the context of economic, social and environmental matters, in order to achieve the 40-year vision for Greater Sydney.

The proposed development will deliver on **Planning Priority C5: Providing housing supply, choice and affordability with access to jobs, services and public transport**, through its contribution to housing supply and choice within the Parramatta City Centre, which is a hub for jobs, services and provides access to key public transport connections.

The District Plan emphasises the importance of creating a liveable, productive, and sustainable future, with a strong focus on housing diversity, employment opportunities, and improved access to services and transport.

Each Planning Priority integrates relevant Objectives and Strategies from the Region Plan, ensuring that local responses align with the overarching vision for Greater Sydney as a metropolis of three interconnected cities: the Eastern Harbour City, Central River City, and Western Parkland City.

Table 6 below outlines the specific Directions and Planning Priorities from the Region Plan that are relevant to this proposal and will be used to support its strategic justification.

Table 6: Key impacts for consideration

Relevant Directions and Objectives	
Direction 3	Liveability
Planning Priority C5	Providing housing supply, choice and affordability with access to jobs, services and public transport
Planning Priority C6	Creating and renewing great places and local centres, and respecting Parramatta's heritage
Direction 4	Productivity
Objective C7	Growing a stronger and more competitive Greater Parramatta.

6.3 Parramatta Local Strategic Planning Statement 2020

The Parramatta Local Strategic Planning Statement (**LSPS**) sets out a 20-year vision for Parramatta of:

"In 20 years Parramatta will be a bustling, cosmopolitan and vibrant metropolis, the Central City for Greater Sydney. It will be a Smart City that is well connected to the region, surrounded by high quality and diverse residential neighbourhoods with lots of parks and green spaces. It will be innovative and creative and be well supported by strong, productive and competitive employment precincts. It will be a place that people will want to be a part of."

The LSPS identifies 4 Directions, with 16 priorities across these directions. The Directions relate to Local Planning, Liveability Planning, Productivity Planning and Sustainability Planning. Among its core principles is that the Parramatta CBD is a metropolitan centre of business, culture and recreation. The CBD is identified as one of 16 growth precincts in the local government area and a core of the Greater Parramatta and Olympic Peninsula (GPOP) area.

The LSPS sets a target of 34,500 jobs in the Parramatta CBD from 2016 to 2036. Within the first 8 years of the LSPS, sufficient office space was delivered to accommodate two thirds of the target for additional workers to 2036.

The proposed development will contribute to this vision and the planning priorities as detailed in **Table 7** below:



Table 7: Parramatta LSPS Directions and Evolutions

Relevant Directions and Objectives	
Local Planning Priorities	
Local Planning Priority 1	Expand Parramatta's economic role as the Central City of Greater Sydney. Key policy directions to support this priority include supporting job growth in key employment centres.
Local Planning Priority 2	Focus housing and employment growth in the GPOP and Strategic centres as well as stage housing release consistent with the Parramatta Local Housing Strategy. Key policy directions to support this include a focus on high-rise development in Parramatta CBD, planning for majority of housing growth to be delivered in the GPOP area and staging and sequencing housing supply in Growth Precincts in line with infrastructure provision. The subject land is located within Parramatta CBD within walking distance of the station and the new Parramatta Light Rail. The LSPS shows that by 2036, 12,600 dwellings and 85,000 jobs could be located within the Parramatta CBD.
Liveability Planning Priorities	
Liveability Planning Priority 7	Provide for a diversity of housing types and sizes to meet community needs into the future.
Liveability Planning Priority 8	Incentivise affordable rental housing delivery and provide for permanent affordable housing. A policy direction to achieve this priority is to support affordable housing types such as new age boarding houses, co-housing, communal student housing and small dual-key apartments in appropriate locations with good access to jobs and services.

6.4 City of Parramatta Local Housing Strategy 2020

The City of Parramatta Local Housing Strategy (**LHS**) provides direction at the local level to guide future housing growth. The LHS identifies that majority of the housing growth (83%) will be delivered in 13 precincts, with 73% of this being in the GPOP area around employment and transport. Within a 10-year period, the LHS has set a projection of over 23,660 additional dwellings within the area, identifying the Parramatta LGA as a significant contributor to housing stock across Greater Sydney.

The proposal can be directly aligned with a number of priorities and objectives within the LHS, including and in particular:

- **Liveability Planning Priority C5:** Providing housing supply, choice and affordability with access to jobs, services and public transport.
- **Liveability Planning Priority C9:** Delivering integrated land use and transport planning and a 30-minute city.
- **Liveability Objective 2:** Housing delivery is aligned and sequenced with existing transport and capacity improvements.
- **Productivity Planning Priority C7:** Growing a stronger and more competitive Greater Parramatta.
- **Productivity Objective 1:** Housing delivery complements, not compromises, the economic significance of both the Central City and the City of Parramatta.
- **Productivity Objective 5:** Housing supports the key essential services in the City of Parramatta through striving for housing affordability.

6.5 Parramatta 2050

The 'Parramatta 2050' was adopted by Council on 12 August 2024. It sets the City of Parramatta's long term strategic vision for Parramatta's continued transformation into a global city. The vision identifies five districts along the Parramatta River which hold key global opportunities. Of relevance to the subject land is the 'Headquarters District', focused on the Parramatta CBD and surrounds. The district is identified as the business heart of Global Parramatta, generating prosperity and offering opportunities for government, private and community sector headquarters, and the centre of nightlife, arts, food, shopping and festivals.

Parramatta 2050 identifies the need to transform access to housing, employment, education and other opportunities for the region. The proposed development will locate housing within the Parramatta CBD and further contribute to the long-term strategic vision for Parramatta.

6.6 State Environmental Planning Policies (SEPPs)

Table 8 below outlines the relevant State Environmental Planning Policies (**SEPPs**) that will be considered to demonstrate consistency.

Table 8: Relevant SEPPs

SEPP	Relevance	Comment
SEPP (Biodiversity and Conservation) 2021	Applicable	The proposal will not create additional uses that can't satisfy the provisions of the SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Not applicable	The proposal will not hinder the application of the SEPP.
SEPP (Housing) 2021	Applicable	The proposal will be assessed against the controls outlined within the Housing SEPP.
SEPP (Industry and Employment) 2021	Applicable	The proposed development is not subject to the SEPP, nor does it introduce any uses that would be inconsistent with its provisions.
SEPP (Planning Systems) 2021	Applicable	The proposal will not hinder the application of the SEPP.
SEPP (Precincts – Central River City) 2021	Not applicable	The site is not identified under the SEPP
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable	The site is not identified under the SEPP
SEPP (Precincts – Regional) 2021	Not applicable	The site is not identified under the SEPP
SEPP (Precincts – Western Parkland City) 2021	Not applicable	The site is not identified under the SEPP
SEPP (Primary Production) 2021	Not applicable	The SEPP does not apply to the proposed development
SEPP (Resilience and Hazards) 2021	Applicable	The proposal does not fall within the definition of potentially hazardous or offensive industries. The proposal will consider whether the land is contaminated or whether any remediation is required
SEPP (Resources and Energy) 2021	Not applicable	The SEPP does not apply to the proposed development and the proposal will not create additional uses that fall within the definition of mining, petroleum production or extractive industries.
SEPP (Sustainable Buildings) 2022	Applicable	The proposal will consider the provisions of the SEPP.
SEPP (Transport and Infrastructure) 2021	Applicable	The proposal will consider the provisions of the SEPP.

6.7 Ministerial Directions

Section 9.1 of the *Environmental Planning and Assessment Act 1979* requires a proposal to demonstrate how it will achieve or give effect to principles, aims, objectives or policies specified in a Direction issued by the Minister for Planning.

Consideration will be given to all Section 9.1 Local Planning Directions in preparing the proposed amendment to the PLEP 2023. Where the proposal is inconsistent with any of the relevant directions, those inconsistencies will be specifically explained, justified and supported by technical evidence.

Table 9 outlines which Ministerial Directions are relevant to the site and the proposal, and that will be addressed in more detail as part of the combined rezoning and SSDA documentation to be submitted to DPHI

Table 9: Relevant SEPPs

Ministerial Direction	Relevance	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Applicable	The proposal will demonstrate its consistency with directions, objectives and planning priorities identified in the Greater Sydney Region Plan.
1.2 Development of Aboriginal Land Council land	Not applicable	The proposal is not identified on Aboriginal Land Council land.
1.3 Approval and Referral Requirements	Applicable	The proposal will not include consultation, referral or concurrence provisions, nor identify and development as designated development.
1.4 Site Specific Provisions	Applicable	The proposal will not include any unnecessarily restrictive site-specific planning controls.
1.4A Exclusion of Development Standards from Variation	Not applicable	The proposal will not exclude the variation of development standards.
Focus area 1: Planning Systems – Place-based		
1.5 Parramatta Road Corridor Urban Transformation Strategy	Not applicable	The site is not located in the Parramatta Road Corridor
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable	The site is not located in the North West Growth Area
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Applicable	The proposal will demonstrate its consistency with directions and objectives of the plan.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable	The site is not located in the Wilton Priority Growth Area
1.9 Implementation of the Glenfield to Macarthur Urban Renewal Corridor	Not applicable	The site is not located in the Glenfield to Macarthur Urban Renewal Corridor
1.10 Implementation of the Western Sydney Aerotropolis Plan	Not applicable	The site is not located in the Western Sydney Aerotropolis
1.11 Implementation of the Bayside West Precincts 2036 Plan	Not applicable	The site is not located in the Bayside West Precinct
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable	The site is not located in the Cooks Cove Precinct

7 Key assessment considerations

7.1 Built form and urban design

The proposed development will contribute to the evolving context of Parramatta whilst being sympathetic to existing surrounding developments in close proximity. The proposed amendments to the PLEP 2023 will increase the maximum FSR and building height controls to the site. This will enable a built form that delivers market and affordable housing in a scale and density expected for a city-centre location.

The proposal's urban form is guided by the principles of the ADG and incorporates a range of articulated features and distinctive design elements that reflect the emerging high-density character of the area.

The proposal will seek to achieve excellent amenity in terms of quantifiable controls, such as:

- Building setback and separation requirements
- Communal open space
- Solar access
- Natural cross ventilation

The concept design has been influenced by the solar protection clauses under the PLEP 2023 to ensure that no additional shadow is cast to protected areas.

7.2 Alternative to design excellence competition

The proposal will pursue an exemption to the design excellence competition process required under the PLEP 2023 and apply an alternative design excellence process through the Housing Delivery Authority: Design Excellence Competition Exemption Pathway.

The exemption is required to ensure that the proposal can be submitted for DPHIs consideration in the required timeframe. This will also ensure that the proposed development can be delivered in the National Housing Accord timeframe.

7.3 Heritage

While the site is not a heritage listed item and is not located within a heritage conservation area, it is situated near several heritage items, including:

- Bicentennial Square and adjoining buildings (Item I461) – local
- Two storey residence (Item I573) - local
- Warden's cottage, also known as verger's cottage (Item I467) – local
- St John's Anglican Cathedral (Item I465) – State listed item under the Heritage Act
- St John's parish hall (Item I466) – local
- Parramatta Town Hall and potential archaeological site (Item I463) – local
- Shop and potential archaeological site (Item I469) – local

The EIS and concurrent rezoning proposal will be accompanied by a Statement of Heritage Impact and archaeological study to enable due consideration of surrounding heritage items and potential heritage assets on site.

7.4 Potential for Site isolation

It is not expected that the proposal will result in the isolation of any other site, including that located immediately south of the site at 87 Marsden Street, Parramatta. The allotment at 87 Marsden Street is sized to support reasonable mixed-use development in its own right, comparable in scale and land use to that proposed under this SSDA.

Further, the property of 87 Marsden Street could still be developed in conjunction with the adjoining St John's land, which remains undeveloped.

Under the PLEP 2023, the site would actually receive bonus FSR and height controls if it were deemed isolated. This is atypical, as most LEPs use FSR and height bonus incentives to encourage amalgamation. Whereas in contrast, Parramatta's controls can provide greater uplift to "last remaining" sites, further supporting the conclusion that the site is not disadvantaged to the point of being isolated.

This will be further demonstrated through the EIS.

8 Consultation

The preparation of this SEARs request has been informed by a meeting with DPHI held on 11 December 2025. Further consultation with relevant Government agencies and engagement with the community will be carried out during the project in accordance with the DPHI guidance 'Undertaking Engagement Guidelines for State Significant Projects (2021),' to inform the formulation and detailed design of the proposal.

9 Supporting documentation

The proposal will be supported by a range of studies and reports outlined in **Table 10** below. The list is based on the Industry Specific SEARs for Housing.

Table 10: Supporting technical documents

Technical studies
Aboriginal Cultural Heritage Assessment Report
Accessibility Report
Acid Sulfate Soils Management Plan
Aeronautical Impact Assessment
Alternative Design Excellence Report
Archaeological Methodology and Assessment
Architectural Drawings
BASIX Certificate
Biodiversity Development Assessment Report Waiver
Construction Traffic Management Plan
Crime Prevention Through Environmental Design (CPTED) Report
Design Report
Design Verification Statement
Engagement Report
Environmental Impact Statement, including an Explanation of Intended Effect
ESD Report
Estimated Development Cost Report
Flood Impact and Risk Assessment
Geotechnical Report
Integrated Water Management Plan
Landscape Plan
Noise and Vibration Assessment
Preliminary Site Investigation (and if required Detailed Site Investigation and Remedial Action Plan
Social Impact Assessment
Statement of Heritage Impact
Survey Plan
Transport Impact Assessment
Waste Management Plan

