

Scoping Report

Fitzwilliam and Argyle Streets, Parramatta (Lots 10-14 DP 1285124)

Concept Proposal for Build-to-rent residential, commercial office and retail premises

Submitted to Department of Planning and Environment
On behalf of UPG FITZWILLIAM PTY LTD



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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25 October 2022

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1.0 Introduction

This Scoping Report has been prepared on behalf of UPG FITZWILLIAM PTY LTD, the Proponent for a proposed mixed-use development comprising build-to-rent housing, commercial office and retail premises (**the Proposal**) at Fitzwilliam and Argyle Streets, Parramatta (Lots 10-14 DP 1285124) (the **site**).

The purpose of this Report is to request the Secretary's Environmental Assessment Requirements (**SEARs**) for the preparation of an Environmental Impact Statement (**EIS**) to accompany a Concept Development Application for the Proposal. The DA will be made pursuant to Section 4.22 of the Environmental Planning and Assessment Act 1979 (**EP&A Act**).

Development for build-to-rent housing with a capital investment value (**CIV**) of more than \$50 million in Greater Sydney and where the tenanted comprises at least 60% of the proposed development's CIV, is declared to be State Significant Development (**SSD**) under Schedule 1, Clause 27 of State Environmental Planning Policy (Planning Systems) 2021 (**SEPP Planning Systems**). The Proposal's tenanted component will represent more than 60% of the proposed development's CIV. Therefore, the Proposal is declared to be SSD for the purposes of the EP&A Act.

The proposal's non-SSD components (commercial office and retail) are also considered sufficiently related to the BTR SSD component of the development in accordance with Clause 2.6(2) of the Planning Systems SEPP given their logical synergies with BTR from a services, amenity and viability perspective, and their logical co-location in a CBD context, and given the combined CIV of the commercial and retail components represent the less dominant elements of the project (less than 40%). Together as a mixed use project, these uses will achieve the State Government's objectives of jobs closer to home, in a location which is highly serviced by public transport, and provide a significant contribution to both housing and jobs targets for the Parramatta CBD.

This Scoping Report has been prepared in accordance with the Department of Planning and Environment's (**DPE**) *State Significant Development Guidelines (2021)*. The Report should be read in conjunction with the following appended information:

- Scoping Summary Table prepared by Ethos Urban (**Appendix A**);
- Preliminary Concept Plans prepared by SJB Architects (**Appendix B**); and
- Cost Summary Statement prepared by Construction Consultants (**Appendix C**).

This Report introduces the proponent and the Proposal, outlines the key issues to be considered in the Proposal's design, assessment and operation, provides the Proposal's strategic and statutory context and proposes an approach to community consultation.

Upon receipt of the SEARs, the information contained in this Report will form the basis of a comprehensive EIS prepared in accordance with the requirements of Part 4 of the EP&A Act, Part 8 Division 2 of the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)* and the *State Significant Development Guidelines (2021)*.

1.1 The Proponent

The Proponent's details are presented in **Table 1**.

Table 1 Proponent's Details

Aspect	Detail
Proponent Name:	UPG FITZWILLIAM PTY LTD
ABN:	13662434424
Address:	Level 10/11-15 Deane Street Burwood NSW 2134

1.2 Site Overview

The site is located at Fitzwilliam and Argyle Streets, Parramatta, within the Parramatta Local Government Area. **Figure 1** shows the site and its context. **Section 2.1** of this Report provides a detailed description of the site and its surrounding context. The site is legally described as Lots 10, 11, 12, 13 and 14 in DP 1095620 and has an area of approximately 2,811.8m². The site is strategically positioned within Parramatta's commercial core adjacent to the Parramatta Railway Station and Transport Interchange.

The Proponent recently acquired the site from Transport for NSW via an open tender. The Proponent won the tender based on their suitable experience, financial capacity and technical capacity to purchase and develop the property.



Figure 1 – Site Aerial

Source: Nearmaps and Ethos Urban

2.0 Strategic Context

This section sets out the key strategic issues that are relevant to the project justification and evaluation.

2.1 Strategic Alignment

The starting point in determining the proposal's appropriateness is to look at the site and broader strategic context. There is a strong alignment between a residential BTR and commercial mixed-use typology, having regard to the site's position within the Parramatta CBD and the broader strategic planning framework. Key considerations are listed below.

2.1.1 NSW Housing Strategy: Housing 2041

The Strategy supports the provision new housing stock in NSW and Residential Build-to-rent is identified as a housing typology to support the diversity and affordability of the private rental market. This helps to meet two of the four key pillars of the NSW housing system (refer to **Figure 2**).



Figure 2 – NSW Housing Strategy Key Pillars

Source: Housing 2041, NSW Government

2.1.2 Greater Sydney Region Plan and Central City District Plan

The Proposal will contribute to a stronger and more vibrant Parramatta CBD by delivering rental housing choices, office floorspace, and activated ground floor uses within walking distance of public transport, high-amenity outdoor space and world-class cultural facilities. In addition to strengthening the Parramatta CBD, the Proposal aligns with the Region and District Plan's broader priorities, objectives, and actions by:

- Developing additional residential, commercial and retail floorspace on an under-utilised site within walking distance of the existing and future transport (including the future Parramatta Metro Station). By doing so, the Proposal aligns land use and growth with infrastructure investment to ensure that infrastructure use is optimised.
- Delivering housing within walking distance of open space, shops, services and public transport to help meet the forecast need of 207,500 new homes in the district by 2036 and realise the broader vision of a 30-minute city.
- Providing additional employment within the Parramatta CBD to help accommodate the 55,000 future jobs forecast in the Greater Parramatta area. This addresses the need for office floor space in Parramatta CBD, which the District Plan notes is currently at capacity.

2.1.3 State Environmental Planning Policy (Housing) 2021

This policy solidifies the promises of the Housing Strategy and recognises residential BTR in the planning system, offering a way to unlock and support the implementation of diverse housing. This means allowing residential BTR in the commercial core which works in tandem with an SSD pathway and NSW tax concessions made by the NSW Government to support this form of housing.

2.1.4 Future Transport 2056

Future Transport notes that the development of the Central River City requires improved 30-minute public transport access to Greater Parramatta and identifies the following planned and committed transport projects that are relevant to the Proposal:

- Parramatta Light Rail
- Sydney Metro West

The site is well-positioned to utilise these investments in public transport and leverage its accessibility for both residents and workers.

2.1.5 City of Parramatta Local Strategic Planning Statement (LSPS)

The LSPS focuses on delivering employment and housing growth in strategic centres (particularly the Parramatta CBD) and the Greater Parramatta to Olympic Park peninsula. This includes a vision to support 7,200 new dwellings and 33,900 new jobs in the Parramatta CBD by 2036. The LSPS also sets the vision of developing Parramatta CBD's night-time economy, which can be assisted by a growing residential population (whilst not comprising commercial functions).

The Proposal also aligns with the following key LSPS' priorities and actions:

- Providing additional rental housing supply, offering housing diversity and choice to meet the community's needs into the future;
- Seeking to improve active walking connections through the site to the Parramatta Transport Interchange and Parramatta Train Station; and
- Concentrating high-rise development in the Parramatta CBD as envisioned in the LSPS.

2.1.6 City of Parramatta Local Housing Strategy

The City of Parramatta's Local Housing Strategy reflects the LSPS by forecasting 7,200 new dwellings in the Parramatta CBD by 2036. The Housing Strategy expands on the type of housing needed, noting that rental housing is needed for private renters, who are the fastest-growing tenure group in the LGA. The Proposal will provide choices for the approximately 34.1% of households in the Parramatta LGA that rent. Compared to 2006, this represents a 6% increase in the proportion of households who rent.

2.2 Key site features and surrounding area

2.2.1 Strategic and surrounding context

The site's context is a densely developed urban environment within the heart of the Parramatta CBD. It is adjacent to the Parramatta Railway Station and Parramatta Transport Interchange which offers high-frequency transport across Sydney. The Greater Sydney Region Plan identifies Parramatta as a metropolitan centre entering a period of transformational change driven by an unprecedented level of government and institutional investment. Recent and current investments in the area include:

- Parramatta Square;
- Parramatta Light Rail and Sydney Metro West;
- Powerhouse Parramatta; and
- Western Sydney Stadium.

These investments support the Parramatta CBD's function as Sydney's dual CBD, and as acknowledged in the Region Plan, the CBD has the capacity for new jobs and dwellings to create a dynamic and diverse city.

The site's surrounding context is summarised below.

- **North:** The site adjoins the Parramatta Transport Interchange, which runs along Argyle Street (**Figure 3**). Argyle Street is activated between the site's northwest boundary and Church Street, with a range of retail shops and food and drink premises available for pedestrians and commuters as they wait for their bus services (**Figure 4**). The Parramatta Train Station is located further north on the other side of Argyle Street (**Figure 5**).
- **East:** An existing 14-storey office building is located immediately to the site's southeast at 10 Valentine Avenue (**Figure 11**). This site also has approval for a 30-storey single-tower commercial development (DA/517/2019) (**Figure 7** and **Figure 8**). As shown in **Figure 9**, the development's site features similar constraints to the Proposal site, being long, narrow, and within proximity of the rail line.
- **South:** Commercial office buildings, ground floor retail and a pub are located immediately to the site's south on the other side of Fitzwilliam Street/Valentine Avenue (**Figure 6**). Wentworth Street intersects with Fitzwilliam Street, creating a north-south view corridor towards the site. Jubilee Park is located approximately 170m to the site's south.
- **West:** The Parramatta Westfield adjoins the site's northwest boundary. The bulk of the Westfield development is located further west on the other side of Church Street.

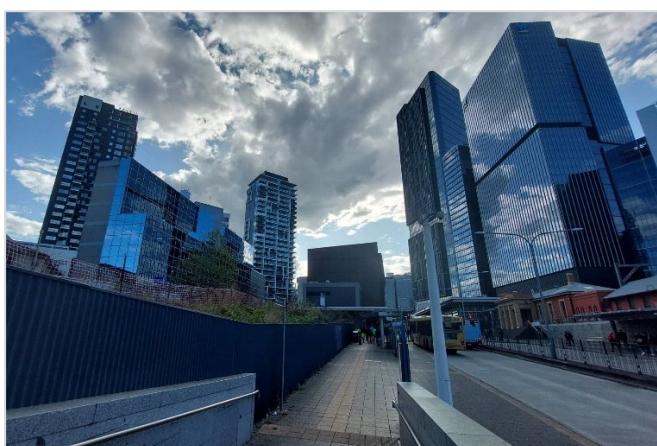


Figure 3 – Site's Argyle Street Frontage
Source: Ethos Urban

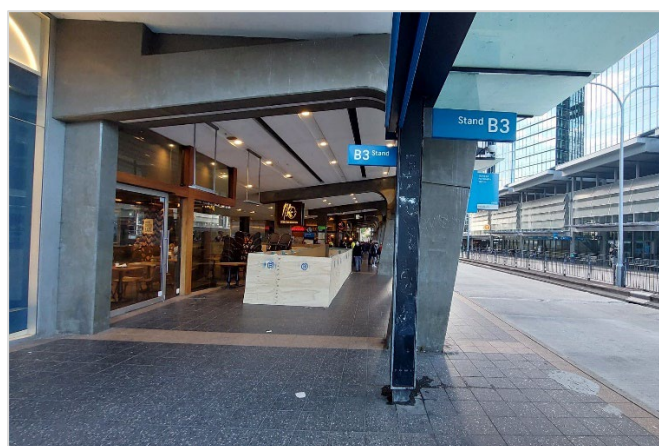


Figure 4 – Argyle Street Northwest of the site
Source: Ethos Urban



Figure 5 – Parramatta Train Station
Source: Ethos Urban



Figure 6 – Fitzwilliam Streetscape to the Site's South
Source: Google Maps



Figure 7 – 10 Valentine Avenue Photomontage 1

Source: Fitzpatrick + partners



Figure 8 – 10 Valentine Avenue Photomontage 2

Source: Fitzpatrick + partners



Figure 9 – Site Comparison to 10 Valentine Avenue

Source: Nearmap, edits by Ethos Urban

2.2.2 Easements

The site is currently burdened by several existing easements described below and shown in **Figure 10**. These will be considered in the site's early design and planning.

- 8m wide right of footway alongside the site's northwest boundary.
- 6.5m easement for bus shelters, services and a footway along the site's northeast boundary.
- 2.57m wide proposed easement for electricity purposes.
- A right of way of variable widths through the site's southeast car park.
- An easement for services in the site's southeast car park.

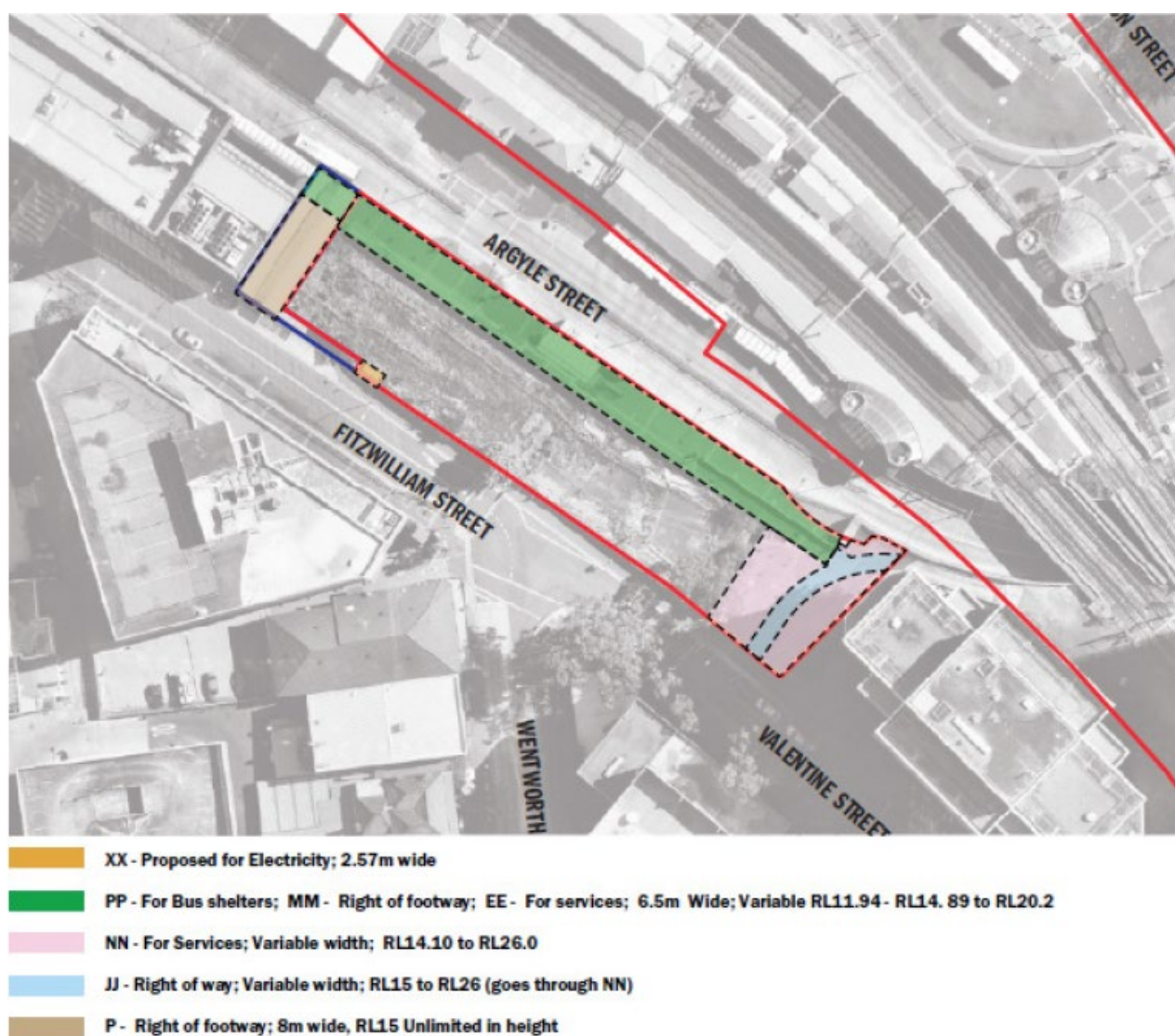


Figure 10 – Easements and Restrictions

Source: Cox, 2022

2.2.3 Existing Development

The site is predominantly vacant, with scattered vegetation, site fencing and remnant concrete slabs (see **Figure 11** and **Figure 12**). There is an existing car park and driveway for service vehicles in the site's southeast portion and a through-site footway alongside the site's northwest boundary (**Figure 13**). The site also incorporates part of the Argyle Street footpath, which includes a bus shelter (**Figure 14**).

Vehicle access to the site's southeast portion is provided via an existing vehicle cross-over off Valentine Street, just before it intersects with Fitzwilliam Street.



Figure 11 – View from within the site looking east

Source: Ethos Urban, 2022

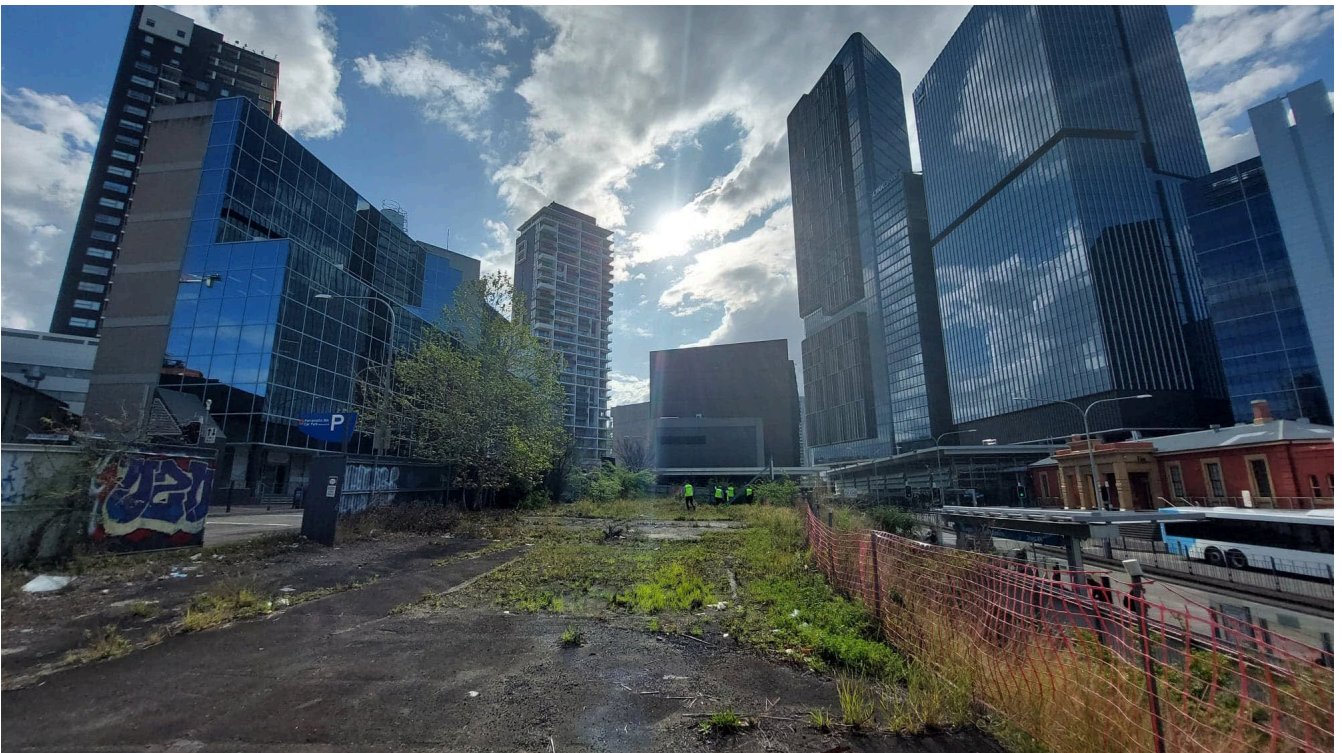


Figure 12 – View from within the site looking northwest

Source: Ethos Urban, 2022



Figure 13 – View of the site’s through-site Footway connecting Argyle and Fitzpatrick Streets

Source: Ethos Urban, 2022



Figure 14 – View of northern boundary looking east along Argyle Street

Source: Ethos Urban, 2022

2.2.4 Topography and vegetation

The site is located on an incline, with its topography gradually declining in a northeast-to-east direction. As a result, there is a change in level between Fitzwilliam Street/Valentine Avenue at the site’s southwest end and Argyle Street at the site’s northeast end, with Fitzwilliam Street/Valentine Avenue elevated above Argyle Street. The site is largely cleared of vegetation; however, there is a sporadic selection of medium trees and shrubs scattered across the site. Historical photos from 2009 show the site as predominantly clear, suggesting that most vegetation is young and self-sown. **Figure 11** and **Figure 12** show existing vegetation at the site.

2.2.5 Heritage

The site is not a heritage item, nor is it in a heritage conservation area. There are several listed heritage items nearby, including:

- State listed 'Parramatta Railway Station' at 3 and 1 Darcy Street – I00696.
- Local listed 'attached houses' at 21 Wentworth Street – I748.
- Local listed 'Shop (former fire station)' at 140 Church Street – I649.
- Local listed 'Commercial hotel' at 24 Hassall Street – I707
- State listed 'Masonic centre' at 47 Campbell Street – I648.
- State listed '1st/15th Royal NSW Lancer Museum collection' at 2 Smith Street – I01824
- Local listed 'Lancer Barracks group' at 2 Smith Street – I751

The location of these heritage items is shown in **Figure 15** below. As discussed in **Section 6.1.6**, a Heritage Impact Statement will be prepared to accompany the EIS and inform the Concept Proposal's design.

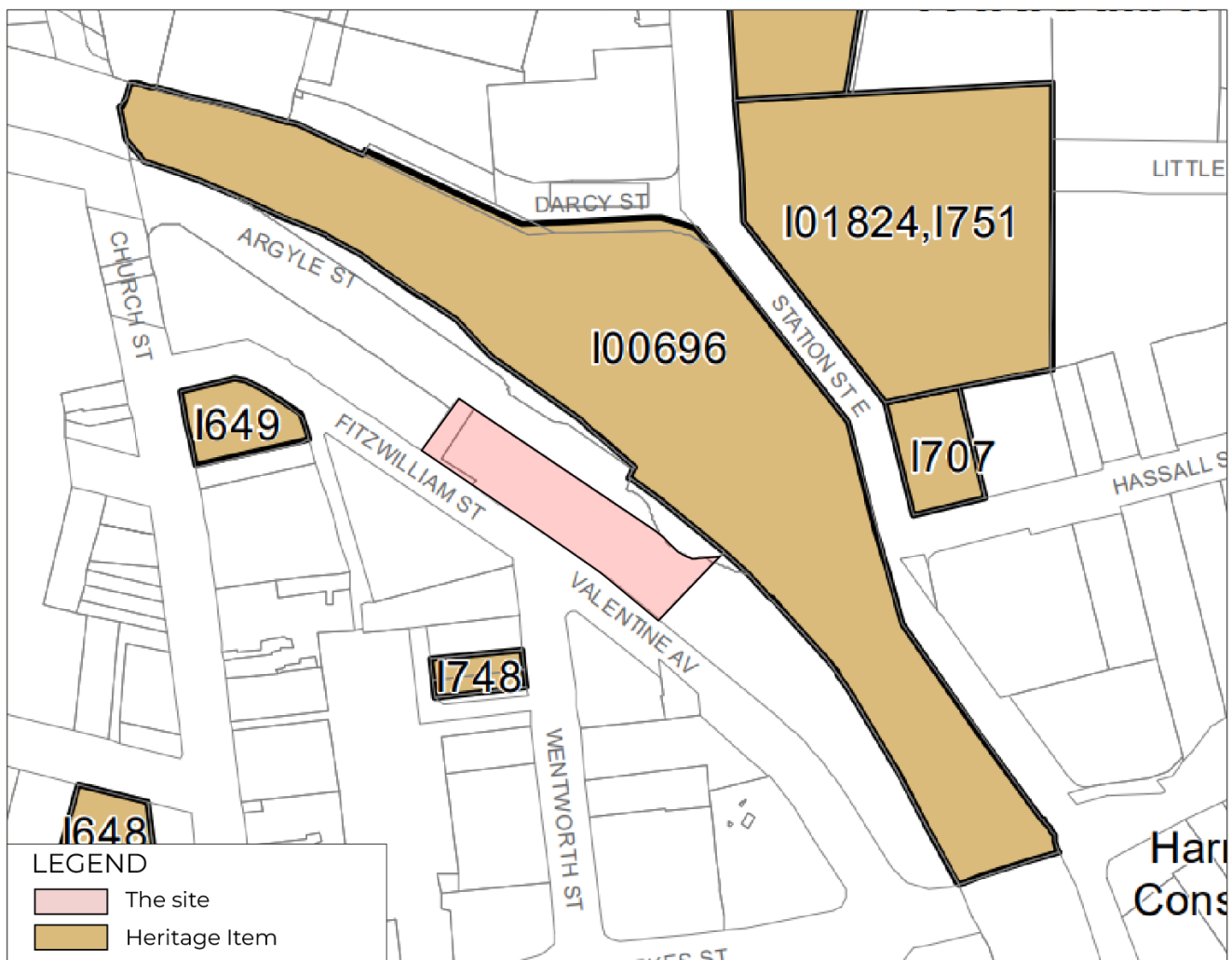


Figure 15 – Surrounding Heritage Items

Source: Parramatta LEP 2011

2.3 Cumulative Impacts

Nearby potential and future projects are described in **Table 2**. An assessment of the cumulative impacts associated with these projects will be considered in the EIS (as required).

Table 2 Nearby Potential and Future Projects

Development	Description	Location	Timing (at the time of writing)
10 Valentine Avenue	Construction of a 30-storey office development	10 Valentine Avenue – 50m southeast of the site	Development Application approved (DA/517/2019)
GQ Parramatta	61 storey BTR building with 391 apartments	12 Hassall Street – 260m northeast of the site	Development Application Assessment (SSD-35609161)

3.0 The Proposal

The Proposal is for a mixed-use development on the site, comprising residential Build-to-Rent, commercial office and retail floor space. Specifically, approval will be sought for a Concept Proposal for:

- A planning envelope with a maximum height of 40 storeys, accommodating a total GFA of circa 70,500 sqm;
- A mix of build-to-rent, commercial office and retail uses;
- Vehicular access from Fitzwilliam Street;
- A pedestrian through-site link connecting Fitzwilliam and Argyle Street;
- Basement car parking.

SJB Architecture has prepared preliminary concept plans for the proposal provided in **Appendix B** and shown in **Figures 16 to 19**. The concept design comprises two towers, a build-to-rent tower to the southeast and a commercial tower to the northwest. The concept provides approximately of 33,749sqm of residential (BTR) GFA (approx. 393 apartments) and 36,775sqm of commercial GFA. The envelope is limited in height by the sun access plane for Jubilee Park as required by Clause 7.5 of the Parramatta LEP 2011.

The Proposal will be sought in concept DA form (pursuant to Section 4.22 of the EP&A Act). The Concept DA will then inform the parameters for a competitive design process (design competition) as required by Clause 7.10 of the Parramatta LEP 2011. Following the design competition, a detailed SSDA will then be lodged, seeking consent for the detailed design, construction and use of the winning scheme subject to the design competition.

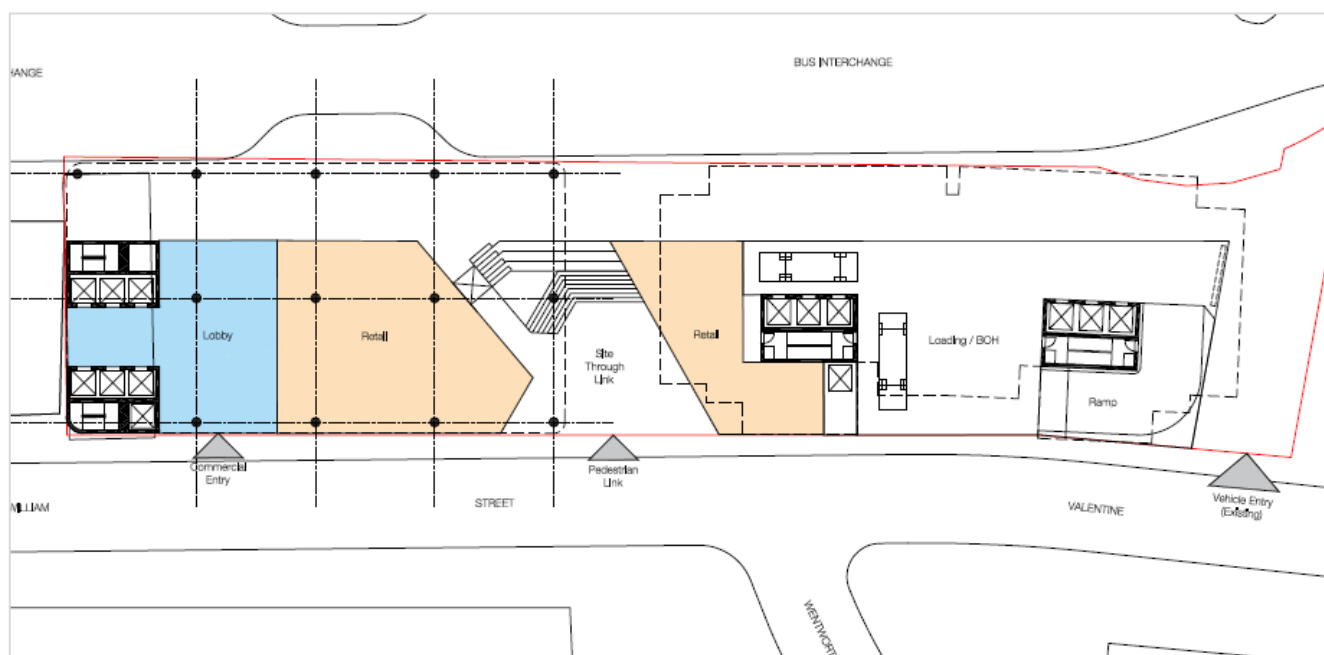


Figure 16 – Ground Floor Plan (reference design)

Source: SJB Architecture

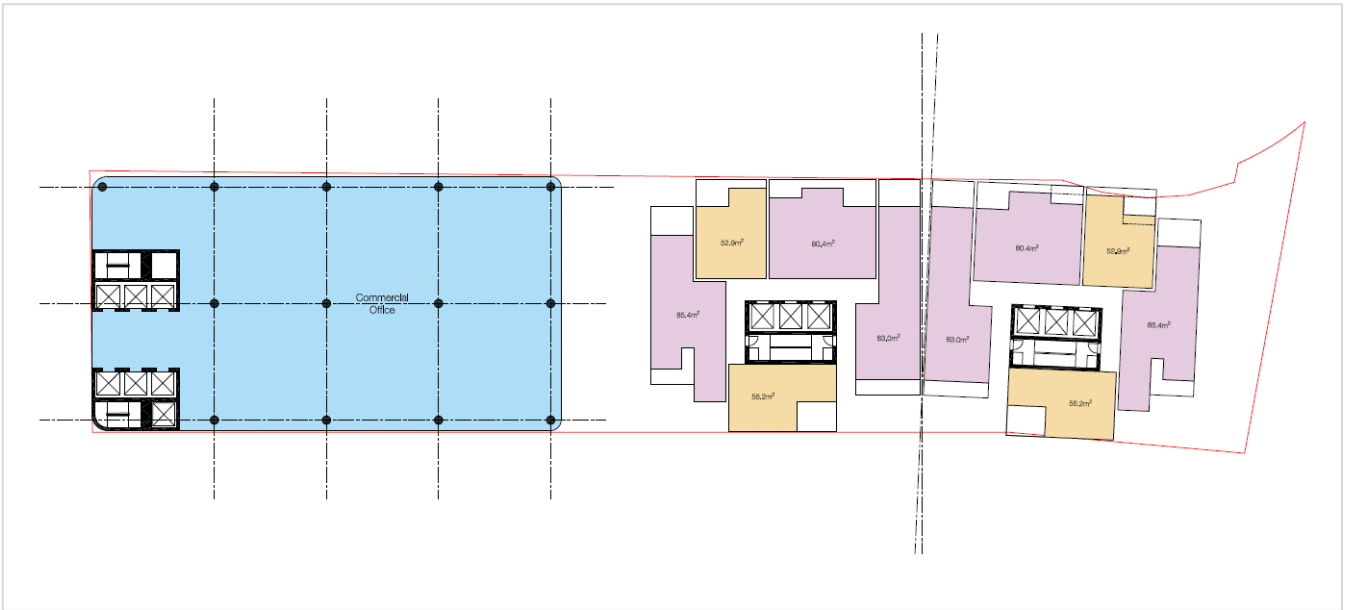


Figure 17 – Typical Floor Plan (reference design)

Source: SJB Architecture

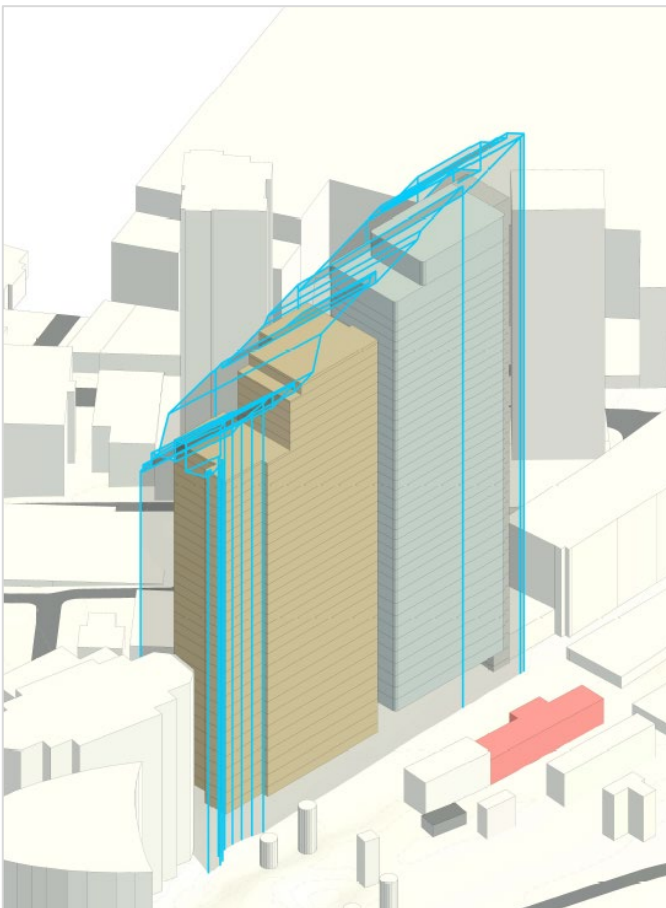


Figure 18 – Massing Model with Jubilee Park SAP

Source: SJB Architecture

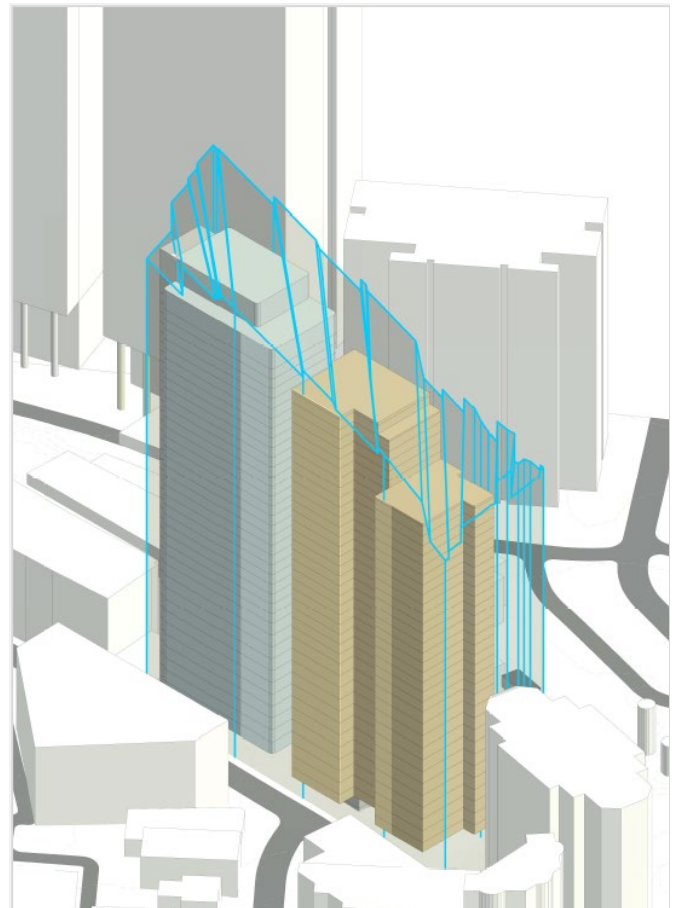


Figure 19 – Massing Model with Jubilee Park SAP

Source: SJB Architecture

3.1 Proposal objectives

The Proposal's objectives are to:

- Deliver a form of housing supply within the heart of the Parramatta CBD with strong access to employment, services and entertainment.
- Provide highly accessible commercial floor space within a high accessible location.

- Establish a planning envelope that minimises amenity impacts and respects the significance of nearby heritage items and open spaces through a comprehensive design process.
- Provide a mix of land uses and housing choices to meet Parramatta's changing demographics and demands.
- Improve pedestrian connectivity to the Parramatta Train Station and Parramatta Transport Interchange from Fitzwilliam Street.
- Deliver active retail that can contribute to the vitality and vibrancy of the Parramatta CBD and support fine-grain street activation.
- Improve the surrounding public domain along the Fitzwilliam/Valentine and Argyle streetscapes and seamlessly integrate streetscape improvements with the Parramatta Transport Interchange.

3.2 Analysis of Alternatives

As part of the early investigations for the site's redevelopment, a variety of options were considered in arriving at the Proposal. These included:

- **Do nothing:** The site is a vacant landholding within walking distance of the Parramatta Train Station, the future Parramatta Metro Station, Parramatta Westfield Shopping Centre, recreation areas, employment opportunities, educational facilities, and other services. Given these features, the site is well-positioned to contribute to the Parramatta CBD's role and function as a Metropolitan Centre. Therefore, it is evident that a 'no nothing' approach is wholly inconsistent with the site's key features and strategic context presented in **Section 2**. Moreover, the site would remain a predominately visually unappealing, underutilised vacant lot that inhibits pedestrian connectivity.
- **Alternative site:** The Proponent does not have access to an alternative site capable of delivering such a Proposal within the Parramatta CBD.
- **Alternative use:** The proposed uses were considered the most appropriate based on the site's strategic context.

4.0 Statutory Context

This Section provides an overview of the Proposal's key statutory requirements which will be considered in the EIS.

4.1 Key Statutory Requirements

4.1.1 Permissibility

The site is zoned B3 Commercial Core under the Parramatta LEP 2011. Development for the purpose of commercial premises (including office premise and retail premise) is permissible with consent.

Chapter 3, Part 4, Section 72(2(ii)) and (3) of the Housing SEPP permits the development of build-to-rent housing in the B3 Commercial Core land use zone if:

- The development results in at least 50 dwellings occupied, or intended to be occupied, by individuals under residential tenancy agreements, and
- All buildings containing the dwellings are located on the same lot.

The proposed development will contain more than 50 dwellings that will be occupied by individuals under residential tenancy agreements. In order to achieve compliance with Section 72(3)(b), it is anticipated that the site's lots will be consolidated. Therefore, the development of build-to-rent housing is permitted with consent on the site.

4.1.2 Key development standards under Parramatta LEP

- The site does not have a maximum mapped height limit. Height is restricted by the Jubilee Park sun access plane by virtue of clause 7.5.
- The site has a maximum mapped FSR of 10:1. Clause 7.25A incentivises office premises floor space in the commercial core (on land with a site area greater than 1,800 sqm), with office premises not subject to the FSR control. In order to access this additional office premises floor space, a development control (or Concept DA) must be prepared for the land.
- Clause 7.10 requires the undertaking of a design competition for a building with a height greater than 40 metres above existing ground level.

4.1.3 Power to Grant Consent

Development consent will be sought for a Concept DA under 'Division 4.7 – Stage Significant Development' of the EP&A Act. Section 4.36(2) of the EP&A Act states that:

- 2) *A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.*

Schedule 1 of SEPP Planning Systems lists development that is declared SSD. Schedule 1, Clause 27(1) states:

27 Build-to-rent housing

- 1) *Development permitted under the Housing SEPP, Chapter 3, Part 4 if— the proposed development has a capital investment value of—*
 - a) *for development on land in the Greater Sydney Region—more than \$50 million, or*
 - i) *for development on other land—more than \$30 million, and*
 - ii) *the tenanted component of the proposed development has a value of at least 60% of the capital investment value of the proposed development, and*
 - b) *for development on land in Zone B3 Commercial Core—the proposed development does not involve development that is prohibited under an environmental planning instrument applying to the land, other than development for the purposes of multi dwelling housing, residential flat buildings or shop top housing, and*

- c) *for development on other land—the proposed development does not involve development that is prohibited under an environmental planning instrument applying to the land.*

As outlined above, the Proposal is permitted under Chapter 3, Part 4 of the *State Environmental Planning Policy (Housing) 2021*. Furthermore, as confirmed in the Cost Summary Statement prepared by Construction Consultants (**Appendix C**), the tenanted component of the Proposal represents more than 60% of the proposed development' CIV. Therefore, the Proposal is declared SSD for the purposes of the *EP&A Act*.

4.1.4 Other Approvals

The following section outlines other legislative approvals required for the Proposal in addition to a development consent under Division 4.7 of the *EP&A Act*.

Consistent Approvals

Section 4.42 of the *EP&A Act* stipulates that certain authorisations cannot be refused if they are necessary for carrying out State significant development. The following table lists legislative approvals that are required for the Proposal and cannot be refused if the Proposal is approved.

Table 3 Consistent Approvals under Section 4.42 of the EP&A Act

Act	Approval Required
Legislation that must be applied consistently	
Fisheries Management Act 1994	No
Mine Subsidence Compensation Act 1961	No
Mining Act 1992	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	Yes
Pipelines Act 1967	No

Approvals not required for State Significant Development

Section 4.41 of the *EP&A Act* stipulates that certain authorisations are not required for State significant development. The following legislative approvals would otherwise be required if the Project was not State significant.

Table 4 Approvals Otherwise Required under Section 4.41 of the EP&A Act

Legislation	Approval Otherwise Required
Legislation that does not apply to State Significant Development	
Fisheries Management Act 1994	No
Heritage Act 1977	No
National Parks and Wildlife Act 1974	No
Rural Fires Act 1997	No
Water Management Act 2000	No

4.1.5 Pre-conditions to Exercising the Power to Grant Consent

The following list identifies pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent.

- *Biodiversity Conservation Act 2016*
 - Section 7.9 requires an SSD development application to be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environmental Agency determine that the proposed development is not likely to have any significant impact on biodiversity value. A BDAR waiver will be prepared and submitted to DPE.
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
 - Section 2.121 requires the consent authority to provide the RMS with written notice of the development application for developments considered a 'traffic generating activity'. As the Proposal will likely comprise more than 10,000m² of commercial GFA and 300 dwellings, it is a 'traffic-generating activity' and must be referred to the RMS (now Transport for NSW).
- *State Environmental Planning (Resilience and Hazards) 2021*
 - The EIS will be accompanied by a Preliminary Site Investigation that considers the site's suitability for the Proposal.
- *State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development*
 - Section 28 requires the consent authority to refer the development application to the relevant design review panel (if any) for advice concerning the design quality of the development.

4.1.6 Mandatory Matters for Consideration

The following section identifies matters that the consent authority will be required to consider in deciding whether to grant consent to the development application.

Table 5 Pre-conditions

Legislation	Relevance & Matter for Consideration
Environmental Planning & Assessment Act 1979 & Regulations	
Section 1.3	Objects of the Act
Section 4.15	(a)(i) Relevant Environmental Planning Instruments: <ul style="list-style-type: none"> • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development (2002 EPI 530) • Parramatta Local Environmental Plan 2011
	(a)(ii) Relevant Draft Environmental Planning Instruments
	(a)(iii) Any planning agreement
	(a)(iv) the Regulations
	(b) likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality
	(c) suitability of the site for the development
	(d) any submissions made in accordance with the Act or Regulations.
	(e) the public interest
Key mandatory Considerations under Environmental Planning Instruments	
<i>State Environmental Planning Policy (Housing) 2021</i>	Part 4 outlines conditions, non-discretionary development standards and design requirements relating to development for the purpose of build-to-rent housing.
<i>State Environmental Planning Policy No 65—</i>	Section 28 of the SEPP requires the consent authority in determining the development application to take into consideration: <ul style="list-style-type: none"> • The advice (if any) obtained from the design review panel.

Legislation	Relevance & Matter for Consideration
<i>Design Quality of Residential Apartment Development</i>	<ul style="list-style-type: none"> • The design quality of the development when evaluated in accordance with the design quality principles (outlined in Schedule 1). • The Apartment Design Guide.
<i>Parramatta Local Environmental Plan 2011.</i>	<ul style="list-style-type: none"> • Clause 2.1 & 2.3 – Land Use Zone & Zone Objectives • Clause 4.3 – Height of Buildings • Clause 5.10 – Heritage Conservation • Clause 6.1 – Acid Sulfate Soils • Clause 6.2 – Earthworks • Clause 7.2 – Floor Space Ratio • Clause 7.3 - Car parking • Clause 7.4 – Sun access • Clause 7.10 – Design Excellence-Parramatta City Centre • Clause 7.25A –Additional floor space ratio for office premises

5.0 Engagement

This Section describes the proposed community engagement strategy to be undertaken during the preparation of the EIS. The Proponent's approach to community engagement is informed by DPE's *Undertaking Engagement Guidelines for State Significant Development (2021)*. This includes adopting the following community participation objectives provided in the Guideline.

Engagement is to be:

- open and inclusive,
- easy to access,
- relevant,
- timely, and
- meaningful.

5.1 Engagement Undertaken

The Proponent and their consultant team met with the Build-to-Rent team at the DPE on 16 September 2022. DPE identified the following matters to be considered in any application going forward. These will be investigated as part of the EIS.

- Considering and assessing overshadowing impacts, particularly to Jubilee Park;
- Undertaking consultation with relevant stakeholders, including Transport for NSW, given the site's proximity to the Parramatta Railway Station and relationship to the Parramatta Transport Interchange; and
- Justifying departures from the *Parramatta Development Control Plan 2011* and the recently endorsed Parramatta City Centre DCP.

5.2 Proposed Community Engagement During EIS Preparation

5.2.1 Identified Key Stakeholders

The Proponent proposes to engage with the following stakeholders:

- Relevant local, State or Commonwealth Government authorities which may include, but not limited to:
 - The relevant DPE assessment team.
 - City of Parramatta Council
 - NSW Government Architect's Office (as part of the State Design Review Panel process)
 - Transport for NSW
 - Sydney Water
- First Nations stakeholders
- The local community

5.2.2 Proposed Community Consultation Actions

Engagement will be undertaken to inform the preparation of the EIS and on an ongoing basis throughout the life of the project, and details of how issues raised have been responded to will be documented in the Consultation Outcomes Report, which will accompany the EIS.

The Proponent will continue to engage with community stakeholders following the determination of the Concept DA to provide information and seek feedback on the design process, Detailed DA and project delivery phases. The Outcomes Report will also include details of strategies to monitor, review and adapt engagement methodologies over the course of the project. This engagement will be complementary to and independent of Department-led consultation during their assessment of the DA.

The engagement techniques adopted during the preparation of the EIS may include letterbox drops, agency and stakeholder briefings and the maintenance of a project email and phone number.

6.0 Proposed Assessment of Impacts

This section provides an overview of the key matters that will require further assessment in the EIS and the proposed approach to assessing each of these matters. The purpose of considering these factors at this stage is to inform the preparation of the SEARs which will guide the preparation of the detailed EIS. The following sections should be read in conjunction with the scoping summary tables provided at **Appendix A**.

6.1 Matters Requiring Further Assessment in EIS

6.1.1 Traffic, Parking and Access

The EIS will consider the relationship between the Proposal and surrounding transport infrastructure, including:

- The Parramatta Railway Station and Parramatta Transport Interchange to the site's north/northeast.
- The local street networks.
- Current and planned car parking provision.

The EIS will be informed by a Transport Impact Assessment, which will consider the Proposal in respect to traffic generation, parking provision, site access, loading/servicing requirements, construction traffic and public transport impacts.

6.1.2 Environmental Amenity

Visual impact and Overshadowing

The site's maximum permitted height is controlled by Clause 7.5 of the Parramatta LEP 2011, which requires new development not to cause additional shadowing of Jubilee Park between midday and 2:00pm on 21 June. The planning envelope will be designed in accordance with the sun access provisions for Jubilee Park. The envelope development will also consider:

- Visual impacts on heritage items, streets and key surrounding open spaces.
- Wind impacts and pedestrian comfort; and
- Overshadowing impacts on adjacent properties and places.

The following technical studies will be prepared to accompany the EIS:

- Shadow Diagrams, particularly considering overshadowing to Jubilee Park;
- Visual Impact Assessment; and
- Pedestrian Wind Comfort Assessment.

Noise & Vibration

The site is located near several sensitive receivers. Accordingly, an acoustic consultant will prepare a Noise and Vibration Assessment to identify surrounding sensitive receivers, establish the relevant statutory acoustic criteria and recommend in-principle treatment and design requirements for the Concept Proposal to comply with the relevant criteria. An assessment of detailed works, including main construction and operational noise impacts, will be undertaken as part of the Detailed DA.

6.1.3 Biodiversity

Section 7.9 of the Biodiversity Conservation Act 2016 requires that an EIS submitted with an SSD application be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. The site is largely cleared of vegetation except for several scattered trees and shrubs. An BDAR waiver will be prepared for submission to DPE.

6.1.4 Built Environment

Public Infrastructure & Domain

The site is strategically positioned adjacent to the Parramatta Transport Interchange and Parramatta Train Station and features two key street frontages to Fitzwilliam and Argyle Streets. The site also includes an existing through-site pedestrian connection. Accordingly, the EIS and Proposal will consider the public domain interface.

Key technical studies relevant to the public domain that will inform the EIS will include:

- Urban Design Report; and
- Concept Landscape Plan.

Design Quality and residential amenity

The Concept DA will seek approval for a planning envelope that is appropriate to the planning framework, surrounding context and environmental constraints of the site. The envelope is important to facilitate a creative and functional design and ensure that the detailed design is of the highest architectural design quality. The envelope will form the parameters of the design competition undertaken following the Concept DA's determination. The planning envelope will work in tandem with a maximum gross floor area to set an appropriate built-form outcome for the Proposal.

The final architectural design of the Proposal will be the subject of a competitive design process. The Concept DA will be accompanied by a Design Excellence Strategy that sets out the key parameters for the competitive process.

The Concept DA will also include a Design Report and reference scheme / proof of concept that will consider (amongst other things):

- Site and context analysis;
- An assessment of height, bulk and scale;
- Design principles and functional objectives which have informed envelope development;
- An ADG assessment demonstrating BTR components are capable of achieving a high residential amenity, in particular in relation to solar access and cross ventilation;
- The impact of the Proposal on pedestrian connectivity, view corridors and site permeability;
- Connecting with Country;
- Interface approaches with surrounding development, the surrounding public domain and public domain treatments.

Key technical studies relevant to design quality that will inform the EIS will include:

- Urban Design Report (with reference scheme / proof of concept);
- Proposed building envelope plans for approval;
- Site survey; and
- Design Excellence Strategy.

6.1.5 Hazards and Risks

Flooding

The City of Parramatta's online flooding mapping indicates that the site is not located within an identified flood-prone area. Nevertheless, a flood consult will be engaged to prepare a Flood Risk Assessment.

Geotechnical

A desktop geotechnical report will be prepared to assess the site's subsurface conditions and determine the site's suitability for the proposed development. The report will detail any engineering measures required to construct the Proposal. This report will be supplemented by a more detailed report prepared for the future Detailed DA.

Land Contamination

The EIS will be informed by a Phase 1 Preliminary Site Contamination Investigation. As a result of the findings of the Phase 1 investigation, a Phase 2 Detailed Site Investigation and Remediation Action Plan (if required) will be prepared in accordance with the *Managing Land Contamination Planning Guidelines* to inform and accompany the future Detailed DAs.

Waste

A Waste Management Plan will be submitted with the EIS to assess the likely waste streams to be generated during construction and operation and identify measures to manage this waste. An Operational Waste Management Plan will be provided as part of the Detail DA for the proposed redevelopment.

6.1.6 Heritage

Aboriginal

An Aboriginal Cultural Heritage Assessment Report (**ACHAR**) will be prepared to identify whether the site possesses or has the potential to possess Aboriginal heritage sites, places, objects and/or values and provide conservation and mitigation measures. Consultation will be undertaken with Aboriginal people per the *Aboriginal Cultural heritage Consultation Requirements for Proponents 2010* and documented in the ACHAR.

Non-Aboriginal

As noted in **Section 2.2**, the site is not a heritage item, nor is it located in a heritage conservation area. Nevertheless, due to the site's proximity to several heritage items, a Heritage Impact Statement (**HIS**) will be prepared to accompany the EIS. The HIS shall identify nearby heritage items and assess the Proposal's potential impacts on those items.

6.1.7 Social and Economic

A Social Impact Assessment (SIA) will be submitted with the EIS. The report will address the expected social and economic impacts of the project, including any mitigation measures as necessary. The SIA will have regard to the *Social Impact Assessment Guideline for State Significant Development* (DPIE 2021).

6.1.8 Environmentally Sustainable Development

An Environmentally Sustainable Development (ESD) framework will be prepared for the Proposal and establish the ESD objectives (including relevant ratings) for the Project.

6.1.9 Infrastructure and Servicing

Consultation will be undertaken with all relevant service providers in relation to any required capacity augmentation of existing services to the site. An Infrastructure and Services Management Plan will be provided with the EIS.

6.1.10 Other Matters

The EIS will also consider:

- BCA and Access Compliance; and
- Crime Prevention Through Environmental Design.

6.2 Matters Requiring Assessment in Future Stages

Section 4.22(5) of the EP&A Act provides that when considering the likely impact of a development that is the subject of a Concept SSDA, the consent authority need only consider the likely impact of the concept proposals and does not need to consider the likely impact of the carrying out of development that may be the subject of subsequent DAs. To this effect, the Scoping Report addresses the likely impacts associated with the Concept Proposal, with a further detailed environmental assessment of the effects of carrying out the detailed development to be the subject of a subsequent detailed DA. The detailed DA would be subject to the SEARs issued for that DA and any future Environmental Assessment Requirements imposed in the determination of the Concept DA.

Matters not requiring further assessment as part of the EIS prepared for the Concept DA, include:

- Construction site management, including construction traffic management.
- Air Quality.
- Architectural detailing and materiality.
- Water Quality and Stormwater Management.
- Operational details.
- Detailed Geotechnical Investigation.

7.0 Conclusion

This Scoping Report has outlined preliminary information regarding the site, the Proposal, the strategic and statutory context and planned and ongoing stakeholder engagement. The scoping of the proposed assessment of impacts within the Environmental Impact Statement will permit DPE and other government agencies to prepare and issue the Secretary's Environmental Assessment Requirements for the Proposal.