

Scoping Report

89-91 George Street,
Parramatta

Prepared for
Freecity Parramatta Development No 2 Pty Ltd

November 2025



Mecone acknowledges the Traditional Custodians of the land on where this project is undertaken and across the Mecone offices that this report is prepared, paying respect to the Elders past and present. We recognise the ongoing connection of Aboriginal and Torres Strait Islander peoples to land, waters, and culture.



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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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Executive Summary

Introduction

This Scoping Report has been prepared for Freecity Parramatta Development No 2 Pty Ltd (**Applicant**) in relation to a proposed mixed-use development at 89-91 George Street, Parramatta (the **site**). The Applicant requests the Secretary's Environmental Assessment Requirements (**SEARs**) – Project 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 [256250] to the Housing Delivery Authority (**HDA**).

The Site

The site is located at 89-91 George Street, Parramatta and comprises two allotments legally described as Lot 251 DP 1287232 and Lot 261 DP 1287233. The site has an area of 2,871m² and a frontage to George Street of 39.25m.

The site is located within the Parramatta Central Business District (**CBD**). The site is currently occupied by a single storey warehouse, showroom, a metal shed (**89 George Street**) and a six-storey office building with a basement car park and a multi-storey car park (**91 George Street**).

The site is located approximately 450m north-east Parramatta Square Light Rail Station and 450m south-west of Parramatta Wharf. The site is also located approximately 600m north of Parramatta 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 will seek approval for a seventy-one (71) storey mixed-use development incorporating build-to rent (**BTR**) and co-living housing apartments. Specifically, the development will comprise the following:

- A commercial and retail podium with separate lobbies to service the BTR and co-living units.
- Approximately 102 parking spaces distributed across 1 basement level and within the podium.
- A residential tower providing approximately 530 BTR dual-key units and 300 co-living units.
- Communal open space and amenities to service residents.
- 5% of residential GFA to be provided for the purpose of affordable housing.

A concurrent rezoning is required to achieve the necessary FSR, being a maximum of 24:1 and maximum height of building being 242m(RL). The rezoning will also seek to introduce co-living housing as an additional permitted use at the site under the PLEP 2023.



Key Issues

This SEARs Scoping Report supports the preparation of an Environmental Impact Statement (**EIS**) for a mixed-use development that includes affordable housing in an area with excellent access to public transport, services, and natural amenity. Key issues identified for assessment in the EIS are:

Built form and urban design

The proposed development presents a significant opportunity to deliver an innovative development that leverages VMC to deliver sustainable, diverse and adaptable housing in a central location within the Parramatta CBD. FK have been appointed to deliver this vision. Notably, FK were selected by the Jury as the winners of an invited design competition process at the proponent's neighbouring site at 1 Barrack Lane and 81-83 George Street and are currently in the detailed design stage of this development, which also leverages VMC.

Volumetric Modular Construction

The proposed development is intended to be delivered using Volumetric Modular Construction (**VMC**), whereby prefabricated building modules are manufactured off-site and transported to the subject site for installation around a centralised core structure. This construction methodology is anticipated to reduce overall construction timeframes by 40% and will minimise on-site amenity impacts, such as noise, dust, and construction traffic, when compared to traditional methods. Extended hours of construction are proposed to address road transport requirements. VMC prevents strict compliance with the Apartment Design Guide (**ADG**), in particular in relation to living room width for studio apartment types which cannot comply with the ADG requirements due to module dimensions.

Dual Key Apartments

The proponent seeks to provide dual key apartments as part of the proposal. The key objective underpinning this mix is to provide diverse housing typologies, cater to various family styles, and promote affordability and adaptability in response to market fluctuations.

Alternative to Design Excellence Competition

The proponent will pursue an exemption to the design excellence competition process required under the PLEP 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 lodged for DPHI's consideration in the required 9-month timeframe. This will also ensure that the development can be delivered in the National Housing Accord timeframe.

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 and is identified as having potential archaeological relics underneath the existing building.

- Item – General (Local) Perth House, Moreton Bay fig tree and potential archaeological site (Item No. I539) at 85 George Street.
- Item – General (State) - Warders Cottages (Item No. I00709) at 3 Barrack Lane
- Item – General (Local) Convict barracks wall (Item No. I585) at 80-100 Macquarie Street
- Item – General (Local) – Convict drain (Item No. 1453) at 83 George Street
- Item – General (State) – Warders cottages (Item No. I00709) at 1 Barrack Lane
- Item – General (Local) – Cottages and potential archaeological site (Item No. I454) at 1 Barrack Lane.

The proposed design has been thoughtfully developed to celebrate the rich heritage values of the site. With the nearby 1 Barrack Lane and 81-83 George Street, Parramatta mixed-use BTR development (**SSD-79439459**) being progressed simultaneously to that proposed under this application, the proposal offers a unique opportunity to activate and reinvigorate this part of George Street to create a new precinct.



1 Introduction

This Scoping Report has been prepared for Freecity Parramatta Development No 2 Pty Ltd (**Applicant**) in relation to a proposed mixed-use development located at 89-91 George Street, Parramatta (the **site**). The Applicant is seeking the Secretary's Environmental Assessment Requirements (**SEARs**) – Project Specific for the proposed development.

The site has been nominated as State Significant Development (**SSD**) with a concurrent rezoning, pursuant to State Significant Development Declaration Order (No. 11) 2025, in accordance with the Environmental Planning and Assessment Act 1979 (**EP&A Act**). This nomination follows the submission of Expression of Interest (**EOI**) application [256250] to the Housing Delivery Authority (**HDA**).

2 Site Description & Context

The site is located at 89-91 George Street, Parramatta within the Parramatta Local Government Area (**LGA**) and comprises of two allotments, as outlined in **Table 1** below.

Table 1: Site description and area

Legal Description	Address	Area
Lot 251 DP1287232	89 George Street, Parramatta	2,871m ²
Lot 261 DP1287233	91 George Street, Parramatta	

The site has a frontage to George Street to the north of 39.25m, an eastern side boundary of 74.95m in length, western side boundary approximately 76m in length and a rear boundary 36.96m in length.

The site is in a central location within the Parramatta Central Business District (CBD) and benefits from its proximity to key public transport connections, existing and planned. It is located approximately 450m north-east of the Parramatta Square Light Rail and 450m south-west of Parramatta Wharf, and north of Parramatta Station. The site is also located approximately 600m north of the future Parramatta Metro Station, which is expected to be operable by 2030.

The site is currently occupied by a single storey warehouse, showroom, a metal shed (89 George Street) and a six-storey office building with a basement car park and a multi-storey carpark (91 George Street).

While not heritage listed, the site is located in close proximity to the following heritage items:

- Item – General (Local) Perth House, Moreton Bay fig tree and potential archaeological site (Item No. I539) at 85 George Street.
- Item – General (State) - Warders Cottages (Item No. I00709) at 3 Barrack Lane
- Item – General (Local) Convict barracks wall (Item No. I585) at 80-100 Macquarie Street
- Item – General (Local) – Convict drain (Item No. 1453) at 83 George Street
- Item – General (State) – Warders cottages (Item No. I00709) at 1 Barrack Lane
- Item – General (Local) – Cottages and potential archaeological site (Item No. I454) at 1 Barrack Lane.

Council's flood risk map identifies that the site is affected by a low-risk flood hazard and medium risk flood hazard along the northern edge of the site.

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

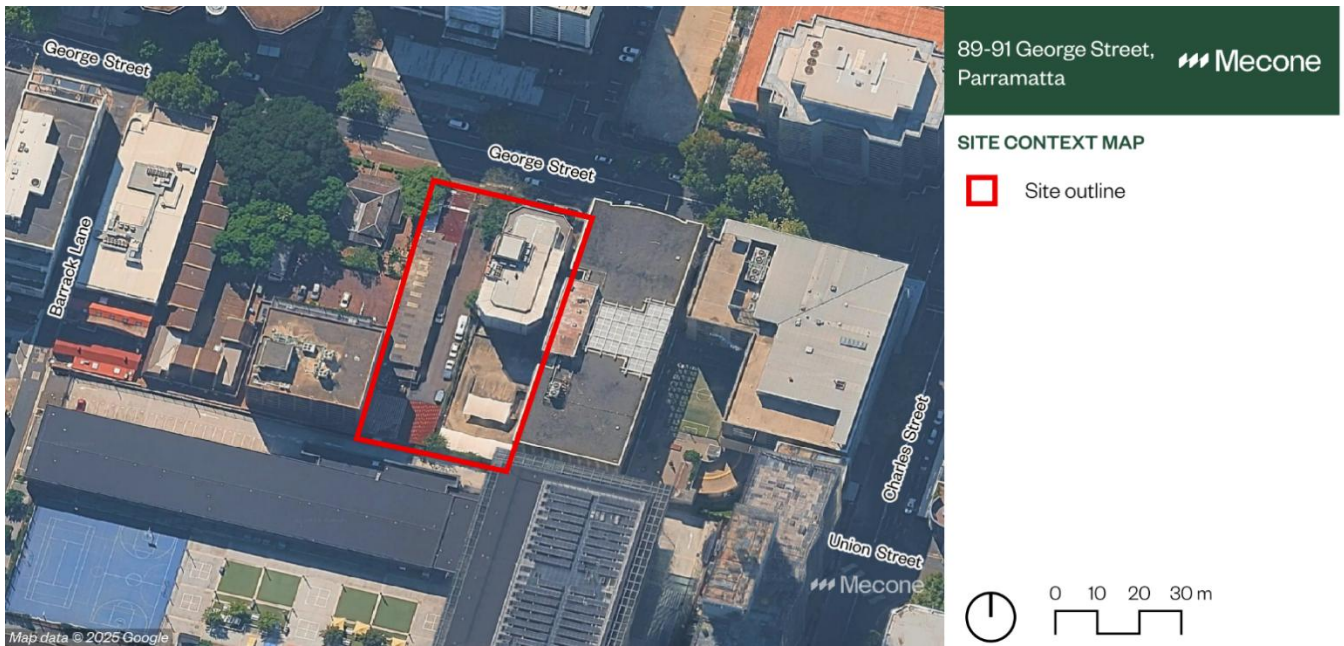


Figure 1: Aerial photo of the Site

Source: Mecone Mosaic

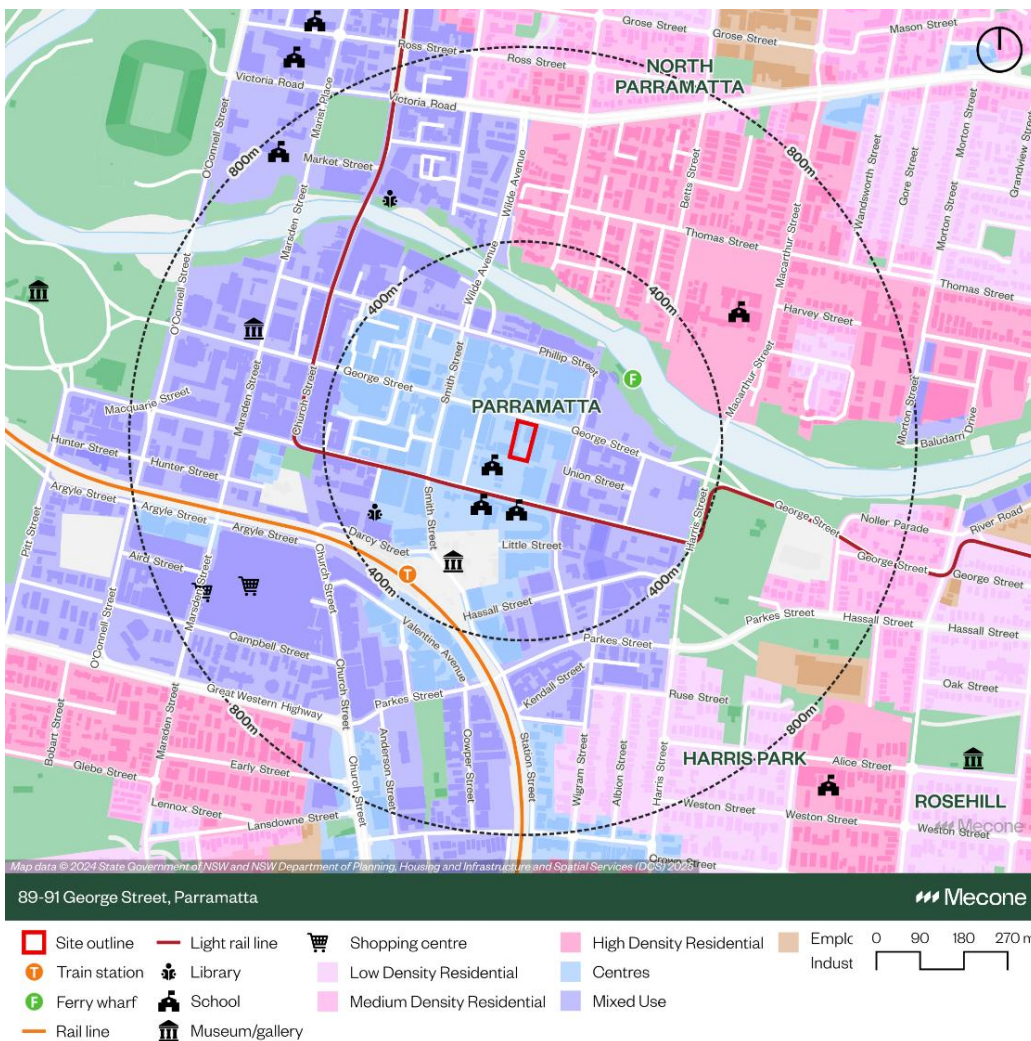


Figure 2: Local context

Source: Mecone

3 Project Background and Context

The site has been subject to a previous development approval of a scale envisaged under this proposed development under DA/662/2022, the details of which are summarised in **Table 2**.

This DA for an office building (DA/662/2022) was approved utilising the LEP control that allows exceedance of the maximum FSR standard that applies to 89 – 91 George Street (10:1). This development was approved with an FSR of 26.9:1. Under this DA the applicant demonstrated that the site was capable of achieving the uplift in FSR without significant impacts and achieving a built form that exhibited design excellence. An extract of the northern elevation of the approved development is provided at **Figure 3**.

A design competition has been undertaken at the neighbouring site for a BTR mixed-use development at 1 Barrack Lane and 81-83 George Street and detailed design is currently being progressed by the project architect, FK. A separate SSD application has been submitted for this proposal by the proponent under SSD-79439459.

Table 2: Development application detail

Development Application	Details of Approved Development
DA/662/2022 89-91 George Street	<ul style="list-style-type: none"> • 58-storey commercial office tower, ground level retail and 2 storey basement with 51 car parking spaces. • Approved by Sydney Central City Planning Panel of 16 February 2024. • Approved with a maximum height of 240.2m and FSR of 26.9:1 (77,106m² GFA).

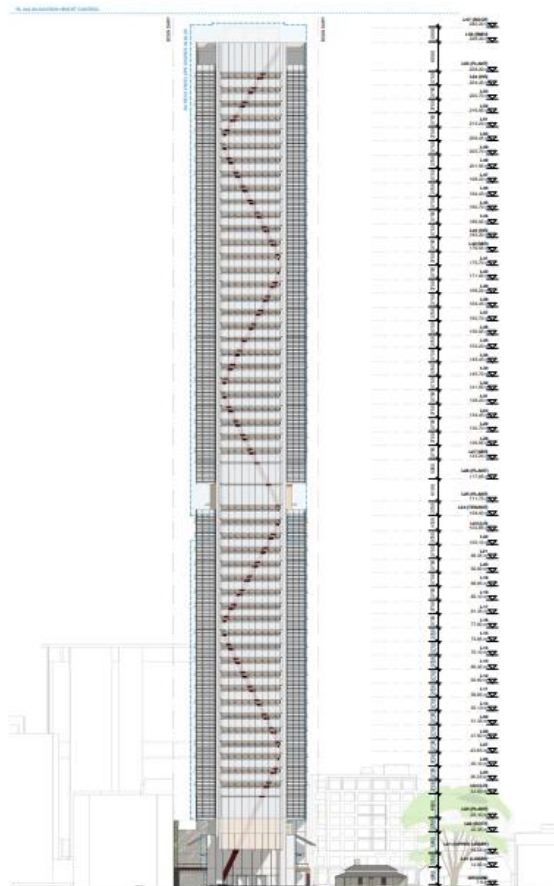


Figure 3: North elevation of commercial premises approved at 89-91 George Street per DA/662/2022

Source: Bates Smart



4 The Proposal

The proposal seeks approval for a mixed-use development incorporating build-to-rent (**BTR**) and co-living housing apartments – see **Figures 4** and **5**. Specifically, the development will comprise the following:

- A retail podium with separate lobbies to service the BTR and co-living units.
- Approximately 102 parking spaces distributed across 1 basement level and within the podium.
- A residential tower providing approximately 530 BTR dual-key units and 300 co-living units
- Communal open space and amenities to service residents.
- 5% of residential GFA to be provided for the purpose of affordable housing.

To facilitate the envisaged outcome, a concurrent rezoning is required to increase the maximum FSR that applies to the site from 10:1 to 24:1 and the maximum height limit from 211m(RL) to 242m(RL) and introduce co-living housing as an additional permitted use at the site under the PLEP 2023.

The proposal also seeks to enable construction outside of ordinary hours, which is needed due to road traffic requirements for transporting the prefabricated modules, from which the building will be constructed to site.

An Architectural Concept Scheme (**Appendix A**) has been prepared which illustrates a mix of BTR housing and co-living housing. It is intended that the co-living housing component would be used for the purpose of student accommodation. The proponent has responded to an expression of interest issued by Western Sydney University to deliver new student accommodation in the Parramatta CBD and has been selected to proposition for future procurement stages.

The project is to be delivered by volumetric modular construction (**VMC**) which will reduce the timeframe of construction by approximately 40%. This is discussed in further detail under Section 7.

The numeric particulars of the proposal are summarised in the table below.

Table 3: Proposal summary

Component	Proposal
Land use	Mixed-use – including build-to-rent and co-living
Site area	2,871.8m ²
Apartment typologies	<ul style="list-style-type: none"> • Studio: 126 (15%) • 2 bedroom dual-key apartments: 278 (33%) • 3 bedroom dual-key apartments: 126 (15%) • Co-living units: 300 (36%)
Height of buildings	<ul style="list-style-type: none"> • PLEP 2023 permits a maximum building height of 211m(RL). • The proposal requests an amendment the Height of Buildings Map in the PLEP 2023 to apply a maximum height of buildings control of 242m(RL) (approximately 69 storeys).
Floor space ratio	<ul style="list-style-type: none"> • PLEP 2023 permits a maximum floor space ratio of 10:1. • The proposal requests an amendment to the FSR Map in the PLEP 2023 to apply a maximum FSR control of 24:1, which equates to a GFA of approximately 68,432.4m².
Car parking	<ul style="list-style-type: none"> • One level of basement car parking and two levels of above ground car parking are proposed, consisting of a total of approximately 102 car parking spaces.

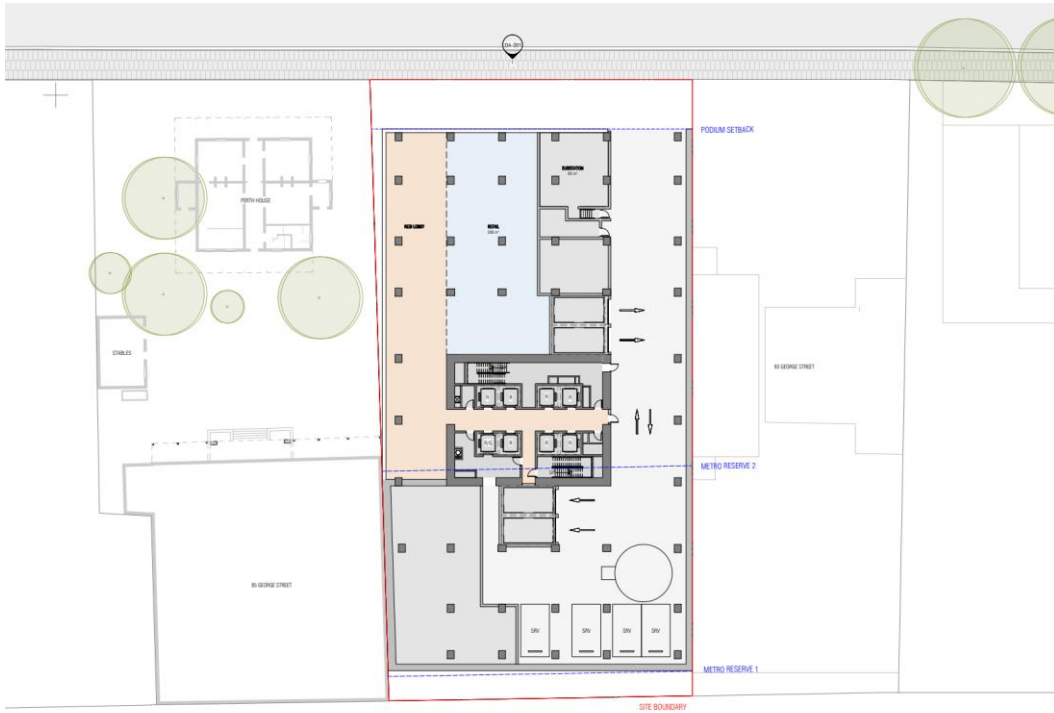


Figure 4: Ground floor plan

Source: FK Australia

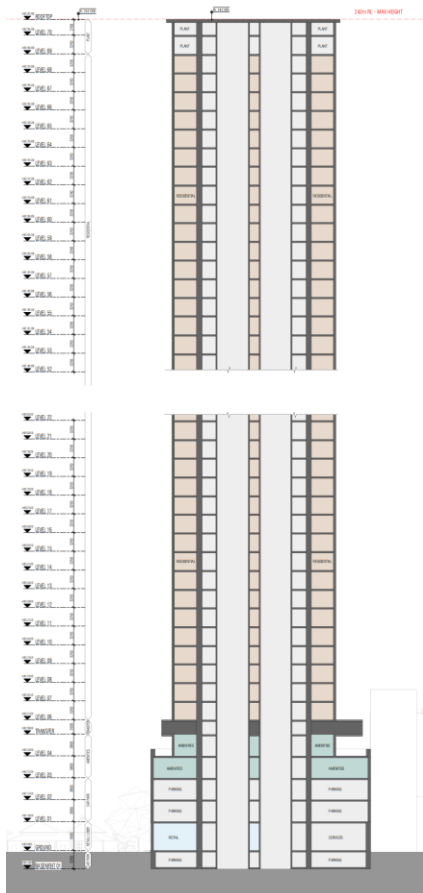


Figure 5: Section plan

Source: FK Australia



5 Statutory Planning Framework

5.1 Environmental Planning Instruments

5.1.1 Parramatta Local Environmental Plan 2023

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

Table 4: Provisions of Parramatta LEP 2023

Provision	Control	Comment
Land zoning	E2 Commercial Centre	Partly Prohibited <i>Shop-top housing and build-to-rent</i> are permissible in the E2 zone under Part 4 of the Housing SEPP. Co-living housing is prohibited under the PLEP and as a result the proposal seeks to permit this as an additional permitted use under Schedule 1 of 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 to 242 m(RL).
Clause 4.4 Floor space ratio	10:1	Concurrent rezoning required The proposal seeks to amend the maximum FSR in the PLEP to 24:1 concurrently with the SSD.
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 The proposal will consider any impacts on the heritage significance of heritage item/s or conservation area/s within proximity of the site.
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 7.9 Airspace operations	The height of development on the subject land is limited to protect airspace. The aviation height control is 244 m(RL).	Complies The proposal will sit below the aviation height control.



Provision	Control	Comment
Clause 7.10 Active frontages	Development on the subject land is required to provide an 'active frontage' to George Street.	<p>Complies</p> <p>The proposal provides an active frontage to George Street.</p>
Clause 7.14 Competitive design process	Development on the subject land is required under this clause to undergo a competitive design process	<p>Exemption to be sought</p> <p>The proponent will pursue an exemption to the ordinary design competition process in accordance with the Housing Delivery Authority: design excellence competition pathway.</p> <p>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.</p>
Clause 7.11 Floodplain risk management	<p>This clause requires buildings on the subject land to:</p> <ul style="list-style-type: none"> • contain an area that is— <ul style="list-style-type: none"> (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% 	<p>Capable of compliance</p> <p>The subject land is identified as part of the 'Floodplain Risk Management Area. Buildings within this area are required to be designed to enable occupants to shelter in a building above the probable maximum flood level, or to evacuate safely to land above the probable maximum flood level.</p>
Clause 7.17 Car parking general	Maximum car parking rates are set out for residential flat buildings and serviced apartments.	<p>Complies</p> <p>The proposal is subject to the parking requirement under Part 4 of the Housing SEPP.</p>
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.	<p>Complies</p> <p>The proposed development will be designed to respect the heritage values of the area and will be developed to minimise any potential impacts.</p>
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.	<p>Complies</p> <p>The proposal will provide end-of-trip facilities and storage.</p>



Provision	Control	Comment
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.

5.1.2 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)*.
A detailed ADG assessment will be provided as part of the EIS.
- *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

BTR as part of a shop-top housing development is permissible in the E2 Commercial Core zone under Part 4 of the Housing SEPP. However, co-living housing is a prohibited use, and it is requested that co-living housing be included as an additional permitted use under Schedule 1 of the PLEP under a concurrent rezoning.

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. 256250) 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 PLEP and include co-living housing as a use at the site.



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 of buildings and FSR controls in PLEP.

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 a new transport (Sydney Metro West) and other infrastructure leading to a major transformation of the Central River City. The population of the Eastern Harbour 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: Greater Sydney Region Plan: Directions and Objectives

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 are 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



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.

The table 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: Central City District Plan: Directions and Planning Priorities

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 the District’s heritage
Direction 4	Productivity
Planning Priority 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 the table below:

Table 7: Parramatta LSPS: Directions and Evolutions

Relevant Directions and Evolutions	
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 3	Focus housing and employment growth in the GOP 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 GOP 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

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 GOP 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.

As identified on Council’s website, the LHS did not factor in State Government housing reform since 2021, and in particular the permissibility of build-to-rent development in the E2 Commercial Centre zone in the Parramatta City Centre.

Irrespective of this, 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.



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.

6.5 State Environmental Planning Policies (SEPPs)

The table below outlines the relevant state environmental policies (**SEPPs**) that will be considered to demonstrate consistency.

Table 8: Relevant State Environmental Planning Policies

SEPP	Relevant	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 seek to hinder the application of the SEPP.
SEPP (Housing) 2021	Applicable	The proposal will not create additional uses that can't satisfy the provisions of the SEPP.
SEPP (Industry and Employment) 2021	Applicable	The proposal will not create additional uses that can't satisfy the provisions of the SEPP.
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 and 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.



6.6 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 PLEP. 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 SSSA documentation to be submitted to DPHI.

Table 8: Ministerial Directions

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 any 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 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 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 proposal presents a significant opportunity to deliver an innovative development that leverages VMC to deliver sustainable, diverse and adaptable housing in a central location within the Parramatta CBD. FK have been appointed to deliver this vision. Notably, FK Australia were selected by the Jury as the winners of an invited design competition process at the proponent's neighbouring site at 1 Barrack Lane and 81-83 George Street and are currently in the detailed design stage of this development, which also leverages VMC, which is discussed in further detail under the below **Section 7.2**.

The proposed amendments to the PLEP will increase the maximum FSR and building height controls that apply to the site and introduce co-living housing as an additional permitted use. This will enable a built form that delivers market and affordable rental housing, as well as purpose-built student accommodation to service the nearby WSU Parramatta campuses, as well as other tertiary institutions in the locality.

The site has been subject previous development approval (**DA/662/2022**) of a scale akin to that proposed, approved with a maximum FSR of 26.9:1 and height of 24.02m(RL). Under this approved development application, the applicant demonstrated that the site was capable of achieving the uplift in FSR without impeding the environmental amenity of the locality and achieving a built form that exhibited design excellence.

7.2 Volumetric Modular Construction

The proposed development is intended to be delivered using Volumetric Modular Construction (**VMC**), whereby prefabricated building modules are manufactured off-site and transported to the subject site for installation around a centralised core structure. This construction methodology is anticipated to reduce overall construction timeframes by 40% and will minimise on-site amenity impacts, such as noise, dust, and construction traffic, when compared to traditional methods.

Given the nature and scale of the development, the implementation of VMC will require careful consideration in relation to logistics, timing, and compliance with relevant planning and building requirements. Modular units are subject to size and load restrictions for road transport and can typically only be delivered during off-peak or night-time periods to reduce impacts on traffic flow and public safety. As such, appropriate consideration will need to be given to extended construction hours and associated noise impacts during module delivery and craning operations.

The Environmental Impact Statement (**EIS**) will be supported by a Construction Traffic Management Plan and a Construction Noise and Vibration Assessment and Plan to demonstrate that amenity can be maintained throughout the construction phase.

VMC prevents strict compliance with the Apartment Design Guide (**ADG**), in particular in relation to living room width for certain apartment types which cannot comply with the ADG requirements due to module dimensions.

7.3 Alternative to design excellence competition

The proponent 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 development can be delivered in the National Housing Accord timeframe.

7.4 Dual key apartments

Dual key apartments are a flexible and affordable housing option for a range of different people, including families, friends and multi-generational households. They offer a combination of shared spaces and private areas within a single property, with the capability to be divided into two separate, self-contained dwellings.

The proponent seeks to provide dual key apartments as part of the proposal. The key objective underpinning this mix is to provide diverse housing typologies, cater to various family styles, and promote affordability and adaptability in response to market fluctuations. Each dual key apartment can function under various arrangements to meet resident needs, such as a two-bedroom unit and studio or three-bedroom unit.

An example arrangement of a dual-key apartment is provided at **Figure 5**.



Figure 6 Dual key apartment example arrangement, where functioning as a single apartment (left) and two sole occupancies (one bed and studio) (right)

Source: FK Australia

7.5 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 and is identified as having potential archaeological relics underneath the existing building.

- Item – General (Local) Perth House, Moreton Bay fig tree and potential archaeological site (Item No. I539) at 85 George Street.
- Item – General (State) - Warders Cottages (Item No. I00709) at 3 Barrack Lane
- Item – General (Local) Convict barracks wall (Item No. I585) at 80-100 Macquarie Street
- Item – General (Local) – Convict drain (Item No. 1453) at 83 George Street
- Item – General (State) – Warder’s cottages (Item No. I00709) at 1 Barrack Lane
- Item – General (Local) – Cottages and potential archaeological site (Item No. I454) at 1 Barrack Lane.



The proposed design has been thoughtfully developed to celebrate the rich heritage values of the site. With the nearby 81-83 George Street, Parramatta developed being progressed simultaneously to that proposed under this application, the proposal offers a unique opportunity to activate and reinvigorate this section of George Street to create a new precinct.

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

8 Consultation

The preparation of this SEARs request has been informed by a scoping meeting with Council held on 12 March 2025 regarding a proposal rezone the site to increase the maximum permitted FSR and height of building provisions, and to additionally permit for co-living development.

Further consultation with relevant Government agencies and engagement with the community will be carried out throughout 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 for the SSDA.



9 Supporting documentation

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

Table 9: Supporting technical reports

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
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



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