



# CONCURRENT REZONING REPORT

**85-91 THOMAS STREET, PARRAMATTA**

## **State Significant Development**

Application SSD-81300458

Residential Flat Buildings

Submitted to Department of Planning,  
Housing & Infrastructure

On behalf of NSW Housing Corporation P/L

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# 1. Rezoning Proposal

## Site Description

The site is known as 85-91 Thomas Street, Parramatta and is located within the Parramatta local government area (LGA). The site is legally known as Lot 13 DP 1239, Lot 142 DP 537053, Lot 15 DP 1239 and Lot 16 DP 1239.

The site is located on the southern side of Thomas St and is situated approximately 800 from Tramway Avenue light rail station. The site is in irregularly shaped and has a total area of 5160.7m<sup>2</sup>, 1161m<sup>2</sup> of land on to the southern portion of the site zoned as RE1 Public Recreation has been excluded. The Thomas St frontage has a width of 82.51m, while the western boundary of 100.49m, and the eastern side has a width of 78.45m. Notably, the southern side of the proposal is adjoining Parramatta River.

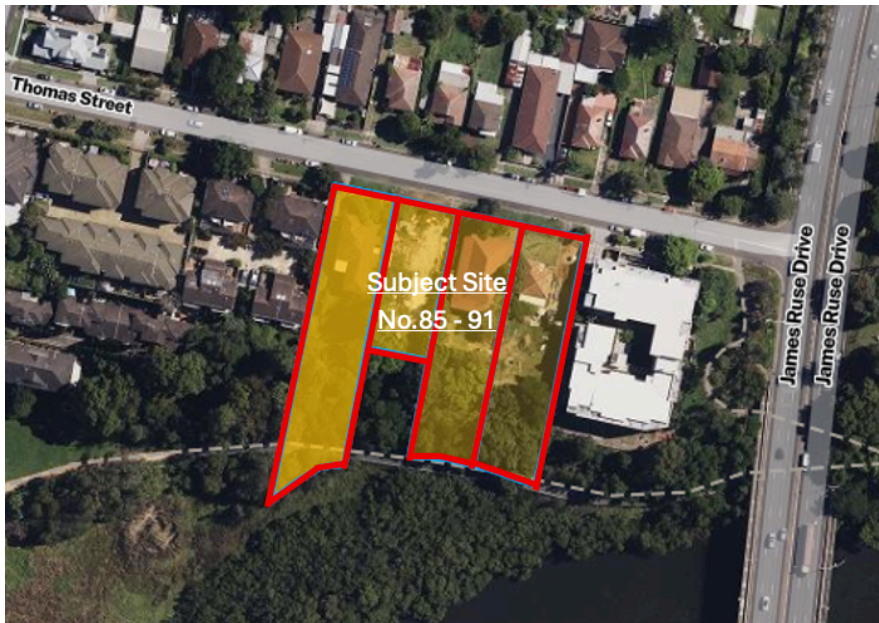


Figure 1: Aerial Map of subject site

## Local Context

The site is located within a well-established residential area of Parramatta and is approximately 1.5km north-east of Parramatta CBD. The allotments throughout the locality vary in size and orientation, responding to the topography of the land, however, a grid pattern is prevalent.

Immediately to the east of the site is a three-storey contemporary designed residential flat building containing 33 units. Further east is James Ruse Drive (Classified Road), the Western Sydney University Parramatta Campus, and the Rydalmere industrial precinct.

To the north of the site, opposite to Thomas Street, are R4 zoned allotments primarily containing dwelling houses and outbuildings.

Immediately to the south of the site is the Parramatta River Cycleway which connects the Parramatta CBD to the Sydney CBD, and the Parramatta River which flows into Sydney Harbour. The Parramatta River Cycleway is partially within the rear portion of the site. A partial rear portion of 85 Thomas Street is zoned RE1 Public Recreation and is mapped for acquisition pursuant to the Parramatta LEP 2023. Further south is an industrial area (E4) with a MU1 mixed use zone with multi storey buildings along the foreshore. To the west of the site are R4 zoned allotments containing traditionally designed multi-dwelling housing (9-13-storey) developments and dwelling houses.

### **Proposed Development**

Demolition of the existing remaining dwellings and structures on the site and construction of two x nine-storey residential flat buildings with part-two part-three storey basement car parking, amalgamation of four lots and strata subdivision at 85-91 Thomas Street, Parramatta.

## **2. Proposed Amendments**

### Site specific provisions

It is proposed to include Clause 7.47 within Division D – Site Specific Provisions of the Parramatta Local Environmental Plan 2023 (PLEP 2023). The proposed Clause is as follows:

*(1) This clause applies to the following land at Parramatta-*

- *Lot 13 in DP 1239.*
- *Lot 142 in DP 537053.*
- *Lot 15 in DP 1239.*
- *Lot 16 in DP 1239.*

*(2) Development consent may be issued for a residential apartment development on land referred to in Clause 1 if:*

- *The floor space ratio does not exceed 2.25:1.*
- *The height of building does not exceed 30m.*
- *A minimum of 10% of gross floor area within the development is provided for affordable housing purposes as defined in the Environmental Planning & Assessment Act, 1979. Such floor space shall be offered for affordable housing purposes for a period of 10 years, and be managed by a Community Housing Provider for this period.*

### 3. Strategic and Site-Specific Merit

#### Strategic Planning Merit

##### *Greater Sydney Region Plan (GSRP)*

The proposed amendments will enable additional housing, including affordable housing. Such housing will improve affordability, which in turn supports productivity. The subject site is 800m from the Tramway Avenue Parramatta Light Rail station. This proximity enables productivity as well as accessibility to a range of retail, recreation and educational destinations. The site is also less than 400m from the Western Sydney University Parramatta Campus.

The proposed development standards enable a development which can provide an extensive range of passive and active recreation options on site for residents. The standards will also facilitate the delivery of additional open space to Council, when Council decides to acquire the southern portion of the site identified for acquisition within the LEP that is currently zoned RE1 Public Recreation.

Given the above, the proposal is consistent with, and will give effect to the provisions of the Greater Sydney Region Plan.

##### *Our Greater Sydney 2056 – Central City District Plan (CCDP)*

The subject site is within the Central City District. Specifically, it is located at the periphery of the Metropolitan Centre, being the Parramatta Central Business District. Much like the GSRP, the Central City District Plan seeks to achieve livability, productivity and sustainability, as well as provide adequate infrastructure. For the reasons stated in relation to the GSRP, the proposal would also be consistent with and give effect to the Central City District Plan.

##### *City of Parramatta Local Housing Strategy July 2020 (LHS) & Local Strategic Planning Statement City Plan 2036 (LSPS)*

The LHS's key objectives are Liveability, Productivity and Sustainability. For the reasons stated in relation to the GSRP, the proposal would also be consistent with and give effect to the Central City District Plan. For the reasons stated in relation to the GSRP and the CCDP, the proposal would also be consistent with and give effect to the LHS and LSPS.

#### Site Specific Merit

A large portion of the subject site is without any environmental hazards such as bushfire or flooding for example, This portion, being half the site area towards Thomas Street, represents a sizeable developable area. This in itself represents site specific merit for the proposal. The site is also large in overall area, wide and deep. These features facilitate a high-density residential development. The site is currently zoned R4 – High Density Residential Development according to the PLEP 2023. Therefore, the development proposed in the accompanying EIS is not a significant departure from the development already anticipated for the site.

A high degree of amenity is available from the site, and would support high density residential development. For example, the site's large area enables the inclusion of an extensive range of communal recreational facilities, the site provides views across Parramatta River, the site is in very close proximity to several public open space options, and the site is in close proximity to the Tramway Avenue light rail station.

## 4. Relevant Issues

The Environmental Impact Statement to which this PP accompanies provides an in-depth assessment of constraints and opportunities as they apply to the site and surrounding context. They can be summarised as follows:

- Environmental

It has been demonstrated that the site is without any flooding, bushfire, biodiversity, contamination or heritage related constraints. On the contrary, the site provides high amenity given its proximity to Parramatta River and the vista it provides.

- Social and Economic

The height of building and FSR amendments proposed in this PP will enable a high quality design residential apartment development as well as additional market and affordable housing. Both forms of housing are in extremely high demand currently. The dwellings will have high amenity, but will avoid unreasonable environmental impacts to adjoining allotments.

- The proposed development standards enable facilitation of the delivery of additional open space to Council for public recreation and foreshore management purposes. This land has already been identified for acquisition under the LEP and is zoned RE1 Public Recreation.

- Infrastructure funding and delivery



Extensive public transport related funding has recently occurred in the subject locality, including the Parramatta Light Rail as well as the Sydney Metro. These provisions support additional demands created by the proposal.

Essential utilities are already available to the subject site. Preliminary investigations indicate that such utilities can be amplified, as required, to support the proposal.

## 5. Consultation

### Community Engagement Tools

A range of community engagement tools were required and have been utilised as outlined below:

Tool/Technique	Description
<p data-bbox="123 529 513 594">Letterbox Drop to neighbouring premises</p> 	<p data-bbox="574 529 1370 705">A project notice containing key information and an invitation to contact the report author for further details was distributed to approximately 220 households located near the site that will be potentially affected by the proposal (e.g. through increased local traffic).</p> <p data-bbox="574 739 1305 804">The notice included contact details of where to seek further information.</p> <p data-bbox="574 840 1373 905">Those notified were requested to contact the report author within 21 days for additional information or to provide comments.</p> <p data-bbox="574 938 1386 1045">A map illustrating the extent of the consultation area is included in the Community Engagement Outcomes Report provided in <b>Appendix K</b>.</p>
<p data-bbox="123 1144 493 1209">Letters/emails to Schools and Government Bodies</p> 	<p data-bbox="574 1144 1253 1209">Letters and emails were sent to a range of schools and government departments, including:</p> <ul data-bbox="623 1243 1284 1482" style="list-style-type: none"> <li>- Parramatta City Council</li> <li>- Parramatta Police Station</li> <li>- Western Sydney University (Parramatta Campus)</li> <li>- Macarthur Girls High School</li> <li>- Parramatta East Public School</li> </ul>

## Consultation Outcomes

The community consultation was held on-site on 5 May 2025, from 4.15pm to 5.15pm. Approximately 20 residents residing in proximity to the site attended. In addition to the on-site consultation, an email submission was received from a resident of Pemberton Street in relation to traffic impacts.

Key feedback and concerns raised during the consultation period are as follows:

- Traffic Congestion
- Parking Availability
- Pedestrian Safety
- Lack of Traffic Management Infrastructure
- Building Scale
- Density and character of Tenants
- Overshadowing
- Privacy
- Waste Management
- Construction Impact
- Infrastructure
- Planning Process
- Consultation Adequacy
- Property Valuations
- Profit Motivation

## Ongoing Feedback & Actions

Ongoing channels of communication were made available to interested parties throughout the process. After receipt of the Traffic Impact Assessment, we have forwarded the report to the resident for their information.

Concerns raised during the consultation period were considered during the design phase, as follows:

- A dedicated waste storage area has been provided at a certain distance away from the street to mitigate streetscape impacts
- Windows to the side elevations of the residential flat buildings were reduced in size to minimise any impacts on the privacy of adjoining properties.
- The buildings have been designed to comply with the Apartment Design Guide building separation distances to ensure adequate visual privacy is provided.
- The driveway has been carefully designed to ensure adequate sightlines have been provided.
- A Traffic Impact Assessment has been carried out by Genesis Traffic to determine whether traffic management infrastructure is required. The report concludes the traffic upgrades are not necessary.
- Car parking in the sum of 188 car spaces (including 16 accessible car spaces) that exceeds the requirements of the *NSW Guide to Transport Impact Assessment* has been provided to mitigate impacts to the on-street parking supply on Thomas Street and surrounding road network.

- Solar Impact Analysis was carried out by the architect. The north-south orientation of the site ensures that adjoining properties will have unimpeded solar access for 3 hours of the day between 9am to 3pm on 21 June.
- The design of the residential flat buildings is of exceptional quality and include state of the art amenities including wellness facilities and infinity-edge swimming pool to capture the interests of good quality residents.
- Construction noise will be regulated and schedule during daytime hours.

## **6. Conclusion**

This Planning Proposal seeks to add provisions specific to the subject site to Division 6 of the PLEP 2023. The site-specific provisions relate to amendments for height of building and FSR. They do not seek to change the existing land use at the subject site. The site-specific provisions will enable additional market housing as well as affordable housing with high amenity, and without unreasonable impacts to adjoining allotments.

It has been demonstrated that the PP has strategic and site-specific merit. The site is without any prohibitive constraints. The proposed provisions will also contribute to the likely delivery of additional open space that will be of significant public benefit. Given the above, the PP warrants support.