

Department of Planning, Housing and Infrastructure


dphi.nsw.gov.au



Explanation of Intended Effect

Parramatta North Precinct

7 January 2025



Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Published by NSW Department of Planning, Housing and Infrastructure

dphi.nsw.gov.au

Explanation of Intended Effect Parramatta North Precinct

First published: 7 January 2025

Copyright and disclaimer

© State of New South Wales through Department of Planning, Housing and Infrastructure 2024. Information contained in this publication is based on knowledge and understanding at the time of writing, 7 January 2025, and is subject to change. For more information, please visit nsw.gov.au/copyright

TMP-MC-R-SC-V1.2

Contents

| | | |
|----------|--|-----------|
| 1 | Introduction | 5 |
| 1.1 | Summary of the proposal | 5 |
| 1.2 | Parramatta North Precinct..... | 6 |
| 1.3 | Objectives and intended outcomes..... | 11 |
| 2 | Explanation of provisions..... | 14 |
| 2.1 | Proposed change to planning instrument..... | 14 |
| 2.2 | Land application..... | 15 |
| 2.3 | Land-use zoning | 16 |
| 2.4 | Building heights | 18 |
| 2.5 | Floor-space ratio..... | 20 |
| 2.6 | Heritage | 22 |
| 2.7 | Design excellence | 22 |
| 2.8 | Design guidelines | 25 |
| 2.9 | Built form intent and relationship with other policies..... | 25 |
| 2.10 | Proposed changes to other environmental planning instruments | 25 |
| 2.11 | Infrastructure funding and delivery framework | 27 |
| 2.12 | Affordable housing approach..... | 31 |
| 3 | Have your say | 32 |
| 4 | Next steps..... | 32 |
| | Annexure A – Proposed statutory maps | 33 |

Figures

| | |
|---|----|
| Figure 1. The Parramatta North Precinct..... | 7 |
| Figure 2. Westmead Place Strategy Structure Plan, with the precinct boundary in black | 9 |
| Figure 3. National and World Heritage areas adjoining the precinct | 11 |
| Figure 4. Proposed Parramatta North Precinct Structure Plan..... | 13 |
| Figure 5. Map of the proposed land application | 15 |
| Figure 6. Map of existing land-use zoning with precinct boundary in black | 17 |
| Figure 7. Map of proposed land-use zoning | 17 |
| Figure 8. Map of the existing maximum building height (precinct boundary is in black) | 19 |
| Figure 9. Map of proposed maximum building heights | 19 |
| Figure 10. Existing maximum floor-space ratio map with the precinct boundary in black | 21 |
| Figure 11. Map of the proposed maximum floor-space ratio | 21 |
| Figure 12. Map of where design excellence provisions currently apply | 24 |
| Figure 13. Map of the proposed area where design excellence provisions will apply | 24 |
| Figure 14. Proposed Parramatta North Precinct as a state-significant development site..... | 26 |

Figure 15. Proposed open space areas as itemised in Table 3.....28

Figure A1. Map of proposed land application for Parramatta North Precinct34

Figure A2. Map of proposed land zoning for Parramatta North Precinct35

Figure A3. Map of proposed building heights for Parramatta North Precinct36

Figure A4. Map of proposed floor-space ratios for Parramatta North Precinct.....37

Figure A5. Map of proposed design excellence for Parramatta North Precinct38

Figure A6. Map of Parramatta North Precinct as a state-significant development site.....39

Tables

Table 1. Heritage items in North Parramatta Precinct10

Table 2. Infrastructure works within the precinct.....27

Table 3. Infrastructure named to support the proposal.....29

1 Introduction

This document proposed the rezoning of the Parramatta North Precinct to support the development of social and cultural assets, housing, and commercial, innovation and education facilities. This proposal delivers on the Westmead Place Strategy. It supports the growth of the Westmead Health and Innovation District, reinforcing its strategic role in creating jobs and housing opportunities while preserving cultural and environmental values.

This Explanation of Intended Effect (EIE) sets out proposed changes to planning controls for the Parramatta North Precinct. To make the proposed changes, the Government would create a State Environmental Planning Policy.

Property and Development NSW is leading this proposal and has submitted the proposal to the Department of Planning, Housing and Infrastructure (the Department) for assessment.

Have your say

The NSW Department of Planning, Housing and Infrastructure is exhibiting this explanation of intended effect and a supporting rezoning study from 13 January 2025 to 10 February 2025. We welcome your feedback.

To view the documents and give feedback by **5pm 10 February 2025**, visit www.planningportal.nsw.gov.au

We are exhibiting the document under section 3.30 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act).

1.1 Summary of the proposal

The draft rezoning proposes to change the land use zoning, maximum height of building and maximum floor space ratio controls that apply to the precinct.

The proposal seeks to deliver:

- approximately 12,000 new jobs by 2047
- approximately 2,000 new homes
- 10.5 ha of public open space including sports fields, parks and gardens, plazas and squares and play spaces.
- a new local centre at the Ngara Parramatta Light Rail stop
- a new top 100 university campus supporting some 25,000 students.

1.2 Parramatta North Precinct

The precinct is a 32-hectare urban renewal project. It is within land mostly owned by the NSW Government in Parramatta North, next to the Westmead Health Precinct.

The Parramatta North Precinct will comprise multiple programs to achieve the Government's 30-year vision for the Westmead Health and Innovation District. In 2020 Property and Development NSW took on responsibility for the Precinct and are leading this rezoning proposal.

The precinct consists of two sites currently known as the eastern and western campuses of the former Cumberland Hospital. They are separated by the Parramatta River (refer to Figure 1).

The precinct is of heritage significance and includes the Parramatta Linen Service. The precinct is next to the nationally heritage-listed Female Factory and Institutions Precinct. It adjoins the world and national heritage-listed sites of the Old Government House and Domain.

The Parramatta Light Rail Stage 1 runs through the precinct, which will connect to the proposed Sydney Metro stations at Westmead and Parramatta central business district.

In 2015, the NSW Government rezoned a part of the land within Parramatta North to allow adaptative reuse of heritage items and mixed-use development.

In 2017, the Heritage Council of NSW endorsed the Parramatta North Historic Sites Consolidated Conservation Management Plan, which will guide the heritage conservation of the historic sites in Parramatta North.

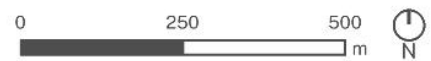
Property and Development NSW are seeking to amend the existing planning controls to support rezoning of its north and western perimeters and central core. This is in keeping with the objectives of the Westmead Place Strategy 2036.

This rezoning is in response to major infrastructure investment, including the Parramatta Light Rail. It will enable social and cultural assets, as well as housing and commercial, innovation and education facilities that contribute to the emergence of the Westmead Innovation District.



Parramatta North Precinct Boundary Map

- Light Rail Stops (Stage 1)
- Subject Site
- Parramatta Light Rail Alignment



Source: Nearmap

Figure 1. The Parramatta North Precinct

1.2.1 Westmead Place Strategy

The Westmead Place Strategy was adopted in August 2022 and sets the vision for Westmead to become a premier health and innovation district. The strategy aligns with the Central City District vision, which emphasises Greater Parramatta's role in shaping the NSW economy in the areas of health, education and research institutions. Westmead will play a strategic role in achieving this vision for Greater Parramatta.

The strategy names Parramatta North as a key sub-precinct. Figure 2 illustrates the Westmead Place Strategy Structure Plan, with an overlay of the precinct boundary. The proposed precinct for the rezoning forms part of the Parramatta North sub-precinct named in the Westmead Place Strategy, and also extends to include the Parramatta Gaol site and Parramatta Female Factory and Institutions Precinct.

Under the strategy, the vision is for the Parramatta North sub-precinct to become:

a mixed-use precinct set within a highly valued heritage and parkland setting. The precinct will attract new investment and renewal with facilities in innovation and tertiary education, vibrant public domain spaces, community and cultural uses and housing diversity. It will contribute to the growth of knowledge-intensive economic activity in the Westmead Health and Innovation District.¹

In keeping with this, the proposal envisages that future development in the precinct will sensitively respond to the area's heritage and environmental landscape setting. The proposal intends to encourage adaptive reuse, building heights and floor-space ratio limits will ensure future built form (structures and buildings) is sympathetic to the precinct's heritage values.

¹ The Westmead Place Strategy, former Department of Planning and Environment, August 2022 (page 51)

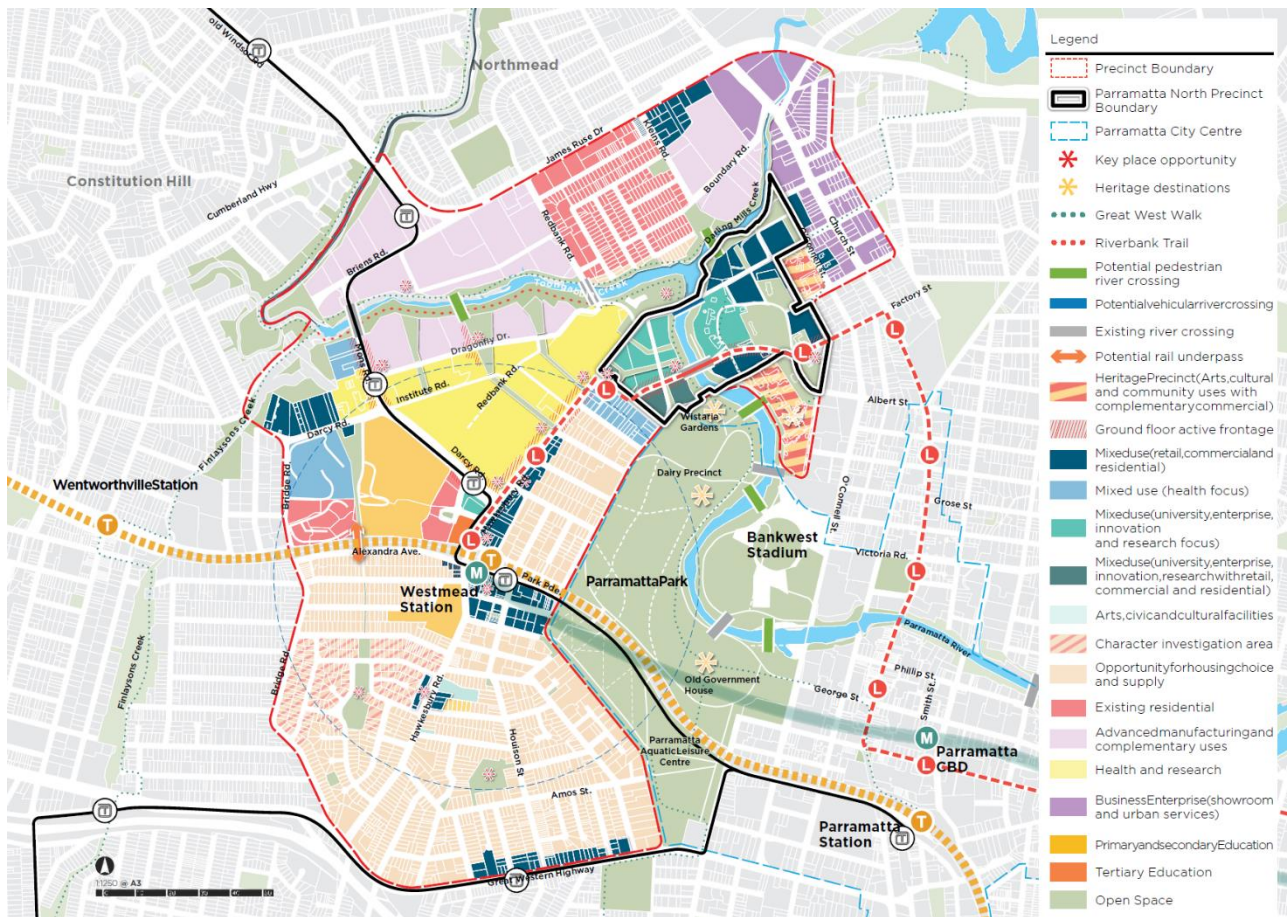


Figure 2. Westmead Place Strategy Structure Plan², with the precinct boundary in black

² The Westmead Place Strategy, former Department of Planning and Environment, August 2022 (Structure Plan, page 15)

1.2.2 Heritage conservation

Table 1 lists the heritage items of local, state, and national significance that are in the precinct.

Table 1. Heritage items in North Parramatta Precinct

| Heritage item | Listing |
|--|--|
| Parramatta Female Factory and Institutions Precinct | National Heritage List #106234 |
| Cumberland District Hospital, including Wistaria Gardens | State heritage significance (#1406) under the Parramatta Local Environmental Plan 2023 |
| Cumberland District Hospital Group | State heritage item #00820 |
| Parramatta Correction Centre | State heritage item #00812 |
| Heritage brick drain | Local heritage significance (#1330) under the Parramatta Local Environmental Plan 2023 |

Property Development NSW is not putting forward any changes to heritage items associated with this proposal.

The Parramatta North Historic Sites Conservation Management Plan applies to the precinct. We will consider the proposal's consistency with the conservation management plan after exhibiting this explanation of intended effect, when we assess the proposal.

1.2.3 Nomination for World Heritage List

In November 2022, the Australian Government announced it would invest in nominating the cultural precinct for World Heritage listing as the Parramatta Female Factory and Institutions Precinct. The Parramatta Female Factory and Institutions Precinct was accepted on the World Heritage Tentative List on 28 September 2023. Tentative listing is the first step towards inclusion on the World Heritage List.

Property and Development NSW is partnering with Heritage NSW to support the NSW Government in speeding up the World Heritage nomination, as the NSW Government made an election commitment to do so.

The cultural precinct is next to the North Parramatta Precinct, but this proposed rezoning does not apply to the cultural precinct. However, Property and Development NSW have considered the cultural precinct in the planning of Parramatta North.

Creating buffer zones around the Parramatta Female Factory and Institutions Precinct will depend on an independent process and consultation with various Government agencies.

The Department seeks feedback on the heritage impacts of this proposal on behalf of Property Development NSW.

Figure 3 illustrates the existing National and World Heritage Areas adjoining the precinct.

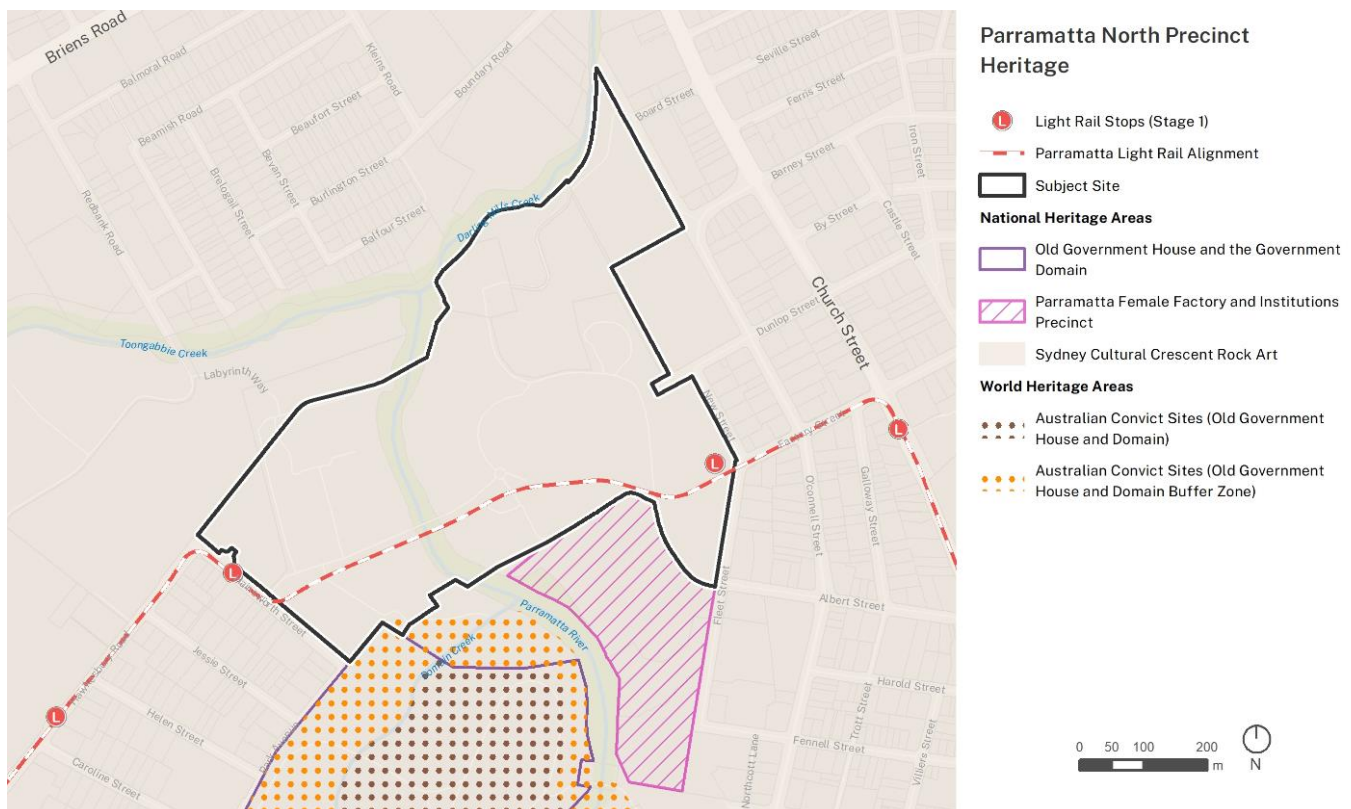


Figure 3. National and World Heritage areas adjoining the precinct

1.3 Objectives and intended outcomes

The proposal introduces new planning controls for the precinct to support the Westmead Place Strategy and the vision for the Westmead Innovation District. The proposed controls would introduce university, education, innovation, commercial and residential uses, together with social and community infrastructure and open space.

Figure 4 illustrates the intended outcomes for the precinct and its structure plan.

- The proposal aims to deliver:
 - approximately 12,000 jobs by 2047
 - approximately 2,000 new homes
 - 10.5 ha of public open space of varying types, including:
 - 1.8 ha of sports fields
 - 1.9 ha of plazas and squares
 - 5.8 ha of parks and gardens
 - 2,000 m² of play spaces.

The proposal aims to deliver a vibrant cultural precinct that sustains its heritage assets and attracts 25,000 students to the precinct through a partnership with a top-100 university. This will activate the precinct's education campus.

The key changes proposed include the following:

- identify the boundary of the Parramatta North Precinct in a land application map so new planning controls can apply to the precinct.
- rezone parts of MU1 Mixed-Use land as RE1 Public Recreation throughout the precinct and along the foreshore.
- rezone land that traverses the precinct as SP2 Infrastructure (Railways) to allow for the Parramatta Light Rail corridor.
- apply controls ranging from 29 m to 80 m for maximum building heights for land west of the Parramatta River where no such controls currently apply.
- amend the controls for maximum building height that apply east of the Parramatta River. The current range is from 10 m to 80 m. Change this to various building heights ranging from 8 m to 78 m.
- apply maximum floor-space ratio controls ranging from 3:1 to 6.8:1 on land west of the Parramatta River, where no such controls currently apply.
- amend the maximum floor-space ratio controls that apply east of the Parramatta River. The current range is from 0.33:1 to 2.6:1. Change this to various controls ranging from 0.2:1 to 5.7:1.
- insert a new provision (legal condition) to ensure development stays consistent with the provisions of Clause 5.10 Heritage Conservation of the Parramatta Local Environmental Plan 2023.
- introduce new provisions for design excellence tailored specifically to the precinct so that development contributes to the natural, cultural, visual and built character values of the precinct.
- introduce a new provision so consent authorities must consider if development is consistent with the Parramatta North Precinct Design Guidelines. This provision will apply when consent authorities decide on development applications for land within the precinct. We are exhibiting the design guidelines with this explanation of intended effect. Refer to section 0 for more details.
- introduce a map that names the Parramatta North Precinct as a state-significant development site. Introduce a new clause to Schedule 2 of State Environmental Planning Policy (Planning Systems) 2021 where the following type of development will be state-significant development:
 - the principal subdivision showing major lots or public domain areas, or the creation of new roadways (including the proposed road bridge) and associated works
 - built form with an estimated development cost of more than \$30 million.

Section 2 of this document explains the existing and proposed controls for the precinct.

For a detailed comparison of the existing and proposed planning controls for every lot in the precinct, refer to section 9 of the Parramatta North Strategic Planning Report, prepared by Urbis exhibited in support of the proposal.

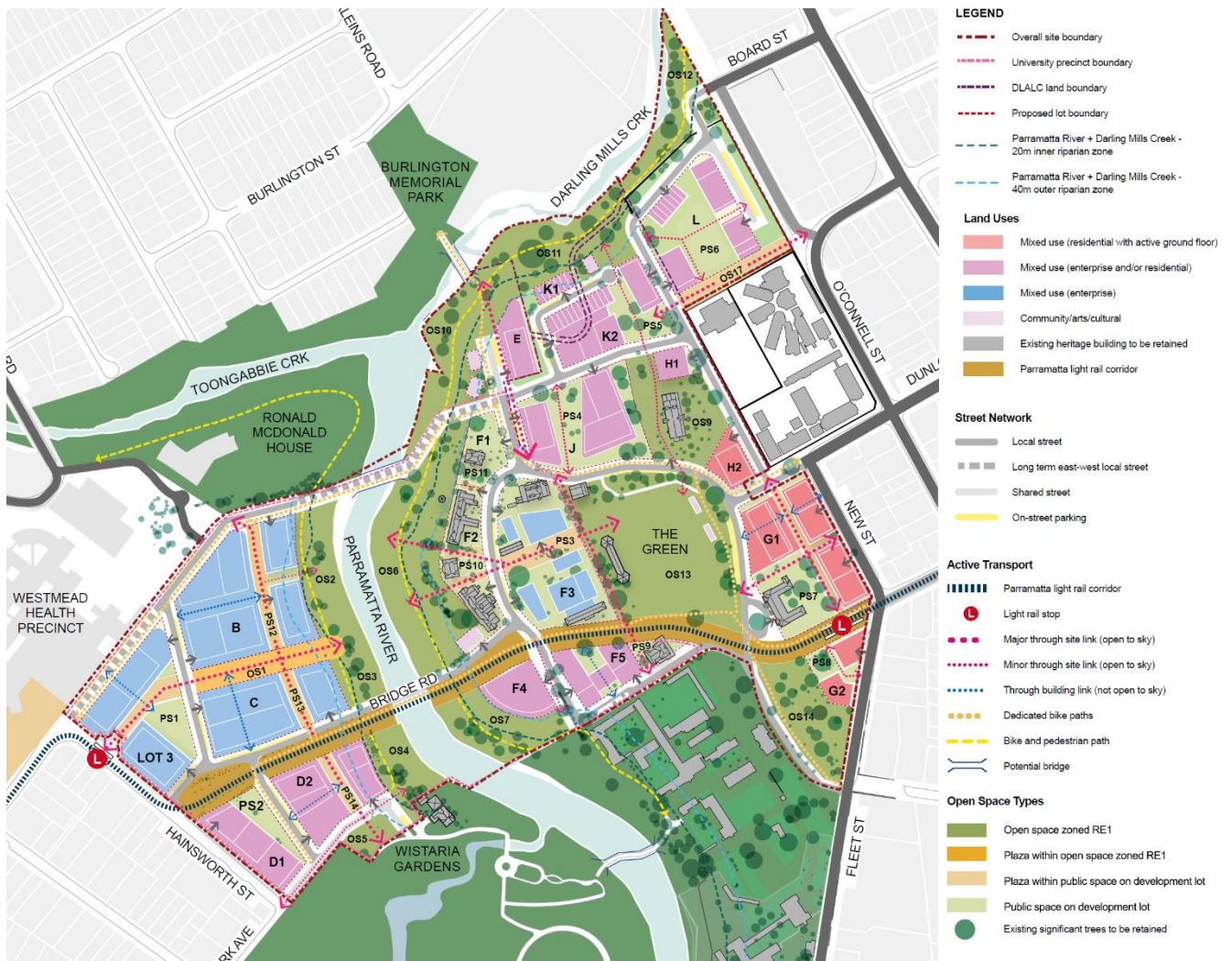


Figure 4. Proposed Parramatta North Precinct Structure Plan³

³ Draft Design Guidelines, NSW Department of Planning, Housing and Infrastructure, 19 September 2024

2 Explanation of provisions

2.1 Proposed change to planning instrument

The two potential pathways for changing the precinct's planning controls are:

1. a new state environmental planning policy (SEPP) to amend the planning controls in the Parramatta Local Environmental Plan 2023; or
2. changing the Central River City SEPP to:
 - introduce new planning controls for the precinct
 - repeal (remove) the planning controls that currently apply to the precinct under the Parramatta Local Environmental Plan 2023.

The second pathway would be required if the Minister for Planning and Public Spaces declares the Parramatta North Precinct a State Significant Precinct under the Central River City SEPP.

The following changes are also proposed to support rezoning of the precinct:

- a new provision within the State Environmental Planning Policy (Planning Systems) 2021.
- a change to repeal the existing planning provisions for the precinct under the Parramatta Local Environmental Plan 2023.

2.2 Land application

The proposed new planning controls for the precinct will apply as shown on the proposed land application map (refer to Figure 5). The proposed boundary varies from the earlier rezoning in 2015, as it:

- excludes the cultural precinct where the Parramatta Female Factory and Institutions Precinct
- includes land west of the Parramatta River
- includes land to the northern end of the precinct.

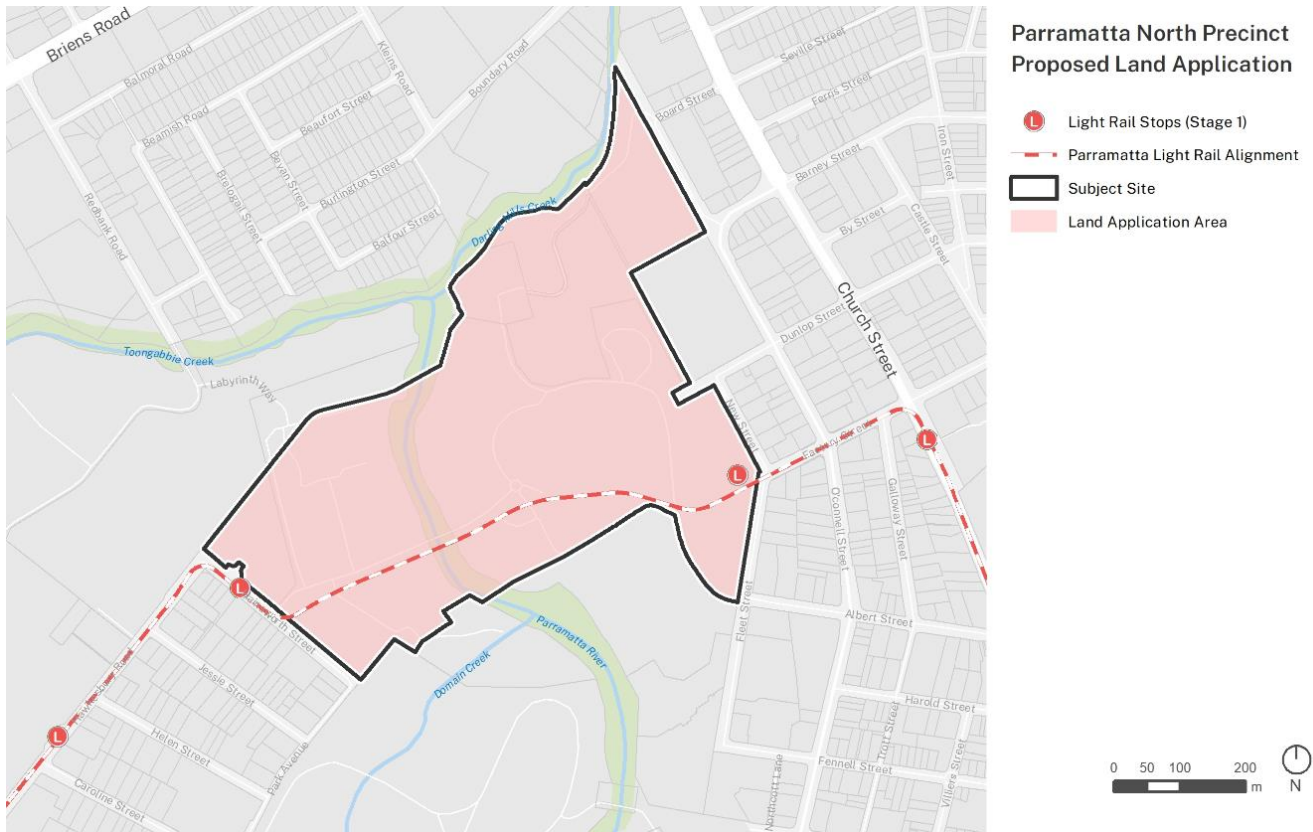


Figure 5. Map of the proposed land application

2.3 Land-use zoning

2.3.1 Existing zoning provisions

Refer to Figure 6 for the existing land-use zones within the precinct, which include:

- MU1 Mixed-Use
- RE1 Public Recreation
- W1 Natural Waterways
- SP2 Infrastructure

2.3.2 Proposed land-use zoning

The proposal seeks to zone most of the precinct as MU1 Mixed-Use to support several uses: mixed-use residential and commercial developments, health and education, recreation, and community facilities. The proposed MU1 Mixed-Use zone is close to transport infrastructure to support connectivity across the precinct.

The proposal allows for more land zoned RE1 Public Recreation and proposes changes to the layout and increased distribution of open space within the core of the precinct, along the Parramatta River and Darling Mill's Creek.

The proposal also introduces SP2 Infrastructure (Railways) zoning along the Parramatta Light Rail corridor.

Figure 7 illustrates the proposed zoning map.

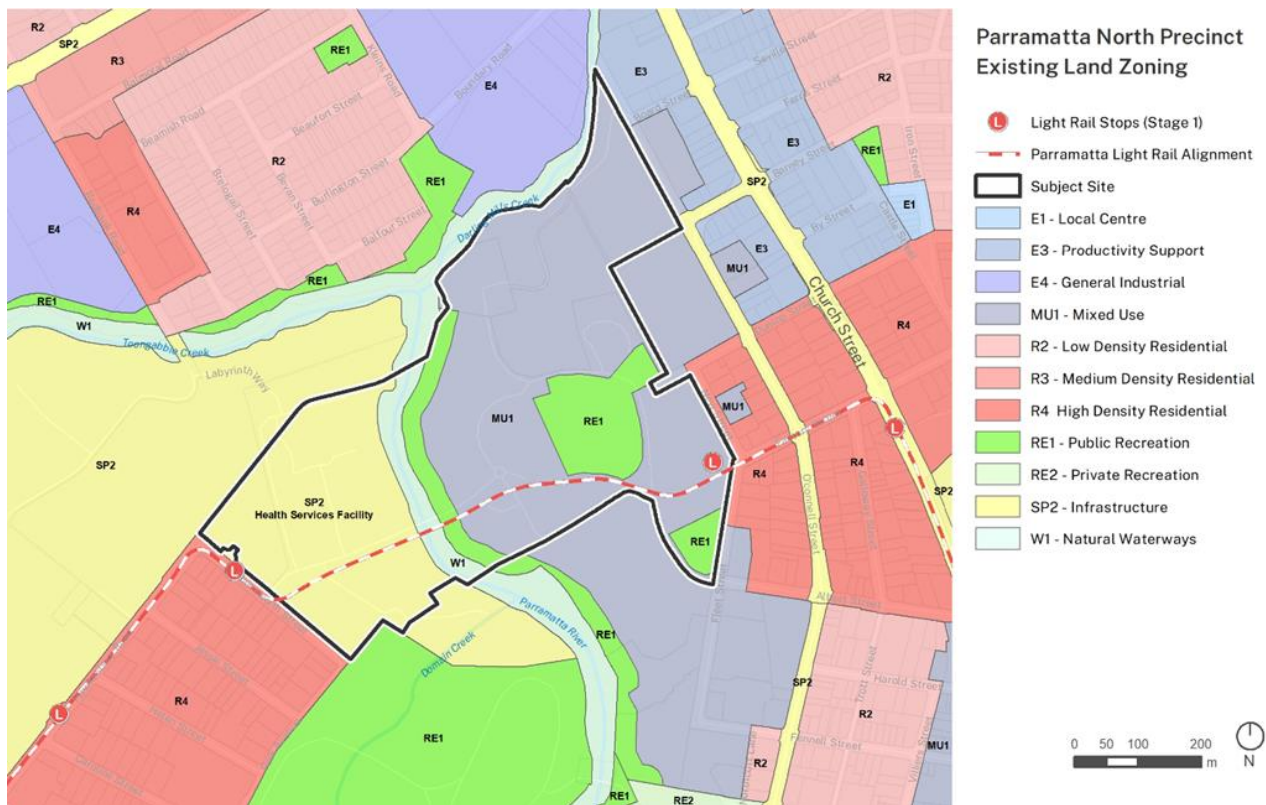


Figure 6. Map of existing land-use zoning with precinct boundary in black⁴

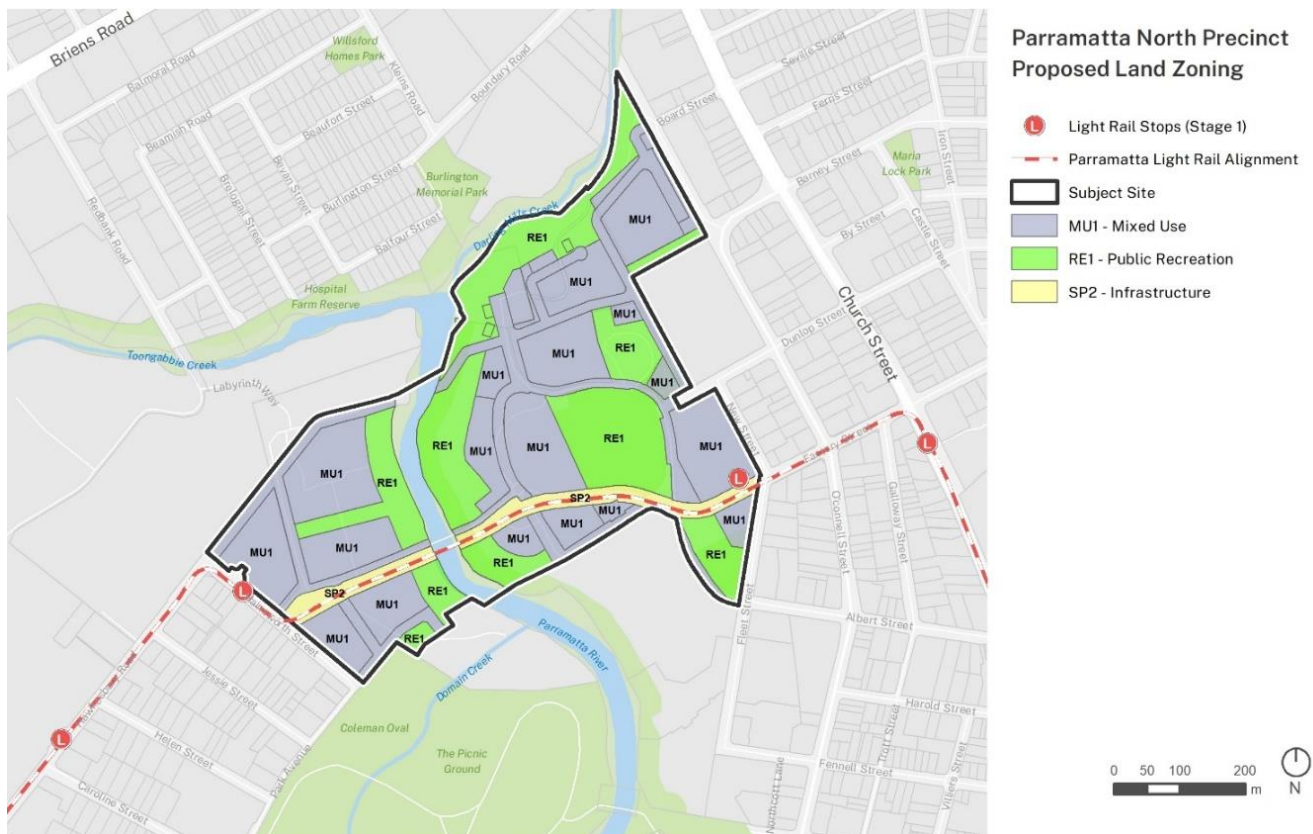


Figure 7. Map of proposed land-use zoning

⁴ Source: Parramatta Local Environmental Plan 2023

2.4 Building heights

2.4.1 Existing height of buildings

The existing building heights within the precinct range from 10 m to 80 m. The greatest height allowed is along the eastern boundary edge (New Street) and the lowest is within the core along the foreshore (refer to Figure 8).

2.4.2 Proposed height of buildings

The proposal limits building heights within the precinct to a range of 8 m to 80 m (refer to Figure 9). This allows for medium to high-density mixed-use development.

Greater building heights are focused along the western and eastern edges of the precinct. There would be a maximum building height of 80 m on land adjoining Westmead Hospital.

The proposal includes a height limit of 67 m (about 19 storeys) for O'Connell Street and 78 m (about 22 storeys) for New Street.

The proposal includes lower building heights in the central core of the precinct, to allow for open space and civic land uses. It limits building heights along the Parramatta River to a range of 8 m to 24 m.

The Urban Design Framework proposes the strategy for reduced densities on sites with heritage values. This is to support the appropriate adaptive reuses of these buildings.

2.4.3 Protecting access to sunlight in Parramatta Park

The amended map for building heights proposes to include 'Area 1'. This limits the height of buildings by reference to the Greater Sydney Parklands Shadow Modelling Study, which was adopted under the Greater Sydney Parkland Trust Bill 2021.

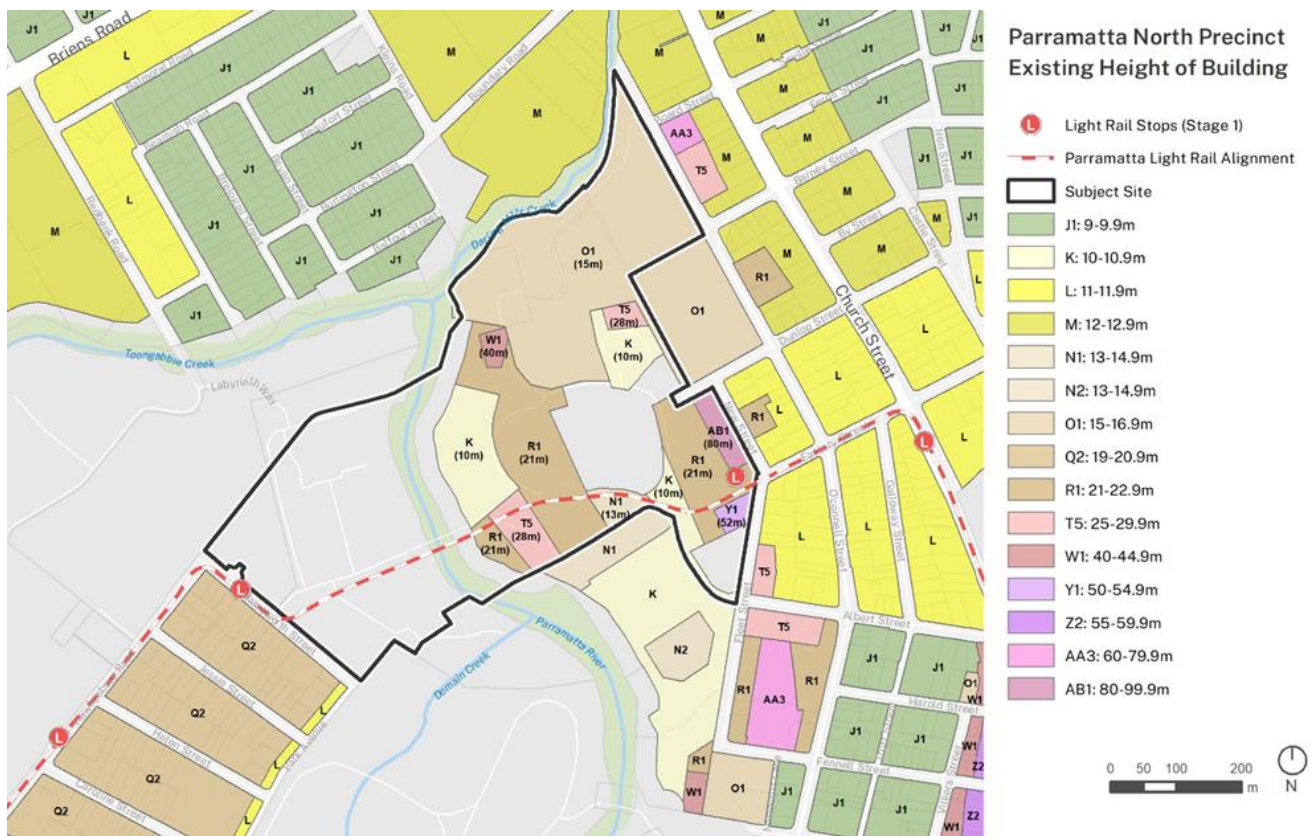


Figure 8. Map of the existing maximum building height (precinct boundary is in black)⁵

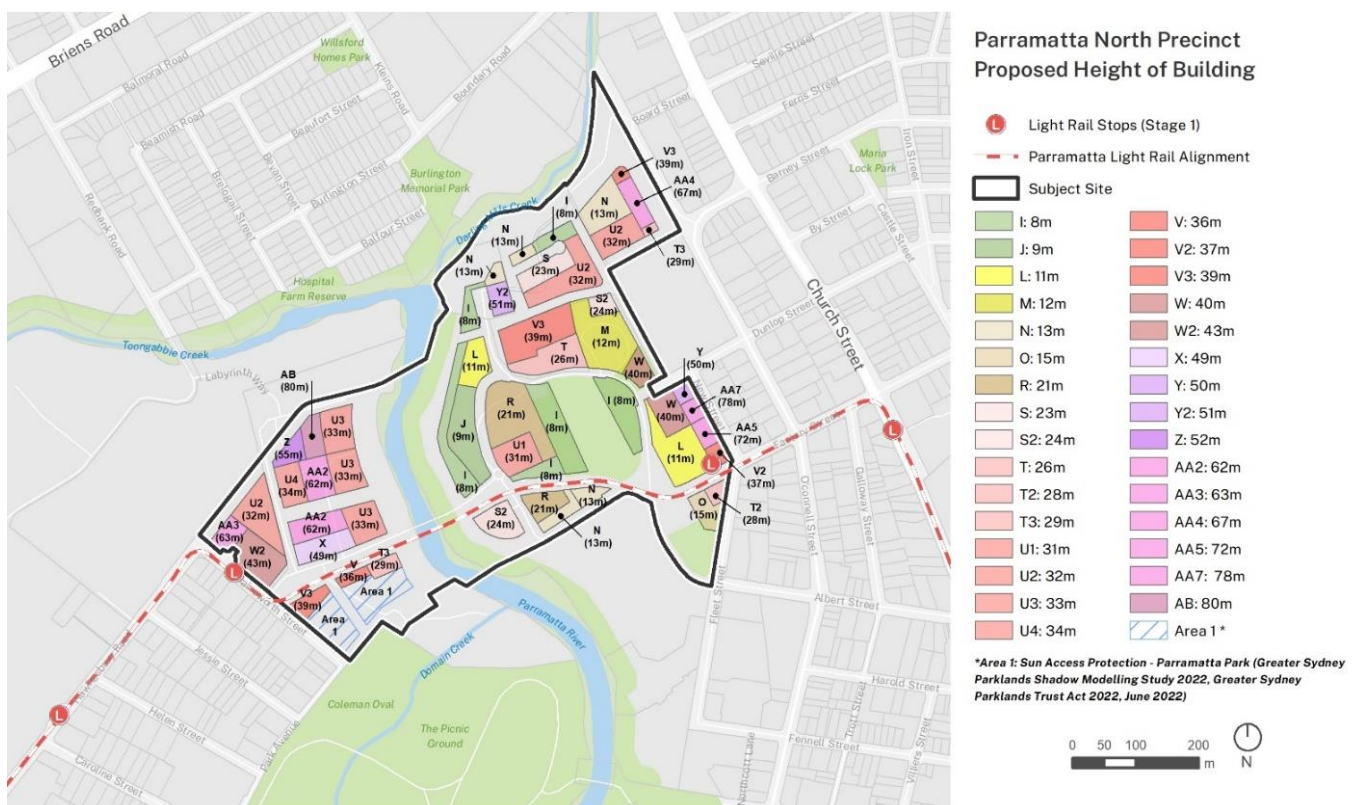


Figure 9. Map of proposed maximum building heights

⁵ Source: Parramatta Local Environmental Plan 2023

2.5 Floor-space ratio

2.5.1 Existing floor-space ratio

The existing floor-space ratio controls that apply to the precinct range from 0.33:1 to 2.6:1. The highest floor-space ratio control is along the eastern boundary of the precinct along New Street. The lowest floor-space ratio control mostly applies along the Parramatta River and Darling Mills Creek (refer to Figure 10).

2.5.2 Proposed floor-space ratio

The maximum floor-space ratio we propose for the precinct is a range from 0.2:1 to 6.8:1 (refer Figure 11).

Overall, greater floor-space ratios are proposed along the perimeter of the precinct boundary, Parramatta Light Rail Corridor and land west of the Parramatta River. The highest floor-space ratios are proposed on the western part of the precinct, broadly adjoining Westmead Hospital. Within this area, the proposed floor-space ratios range from 4.1:1 to 6.8:1.

It is proposed to concentrate lower floor-space ratios in the centre of the precinct. This would support the proposed public open space, civic and community uses and protect surrounding heritage buildings.

Lower floor-space ratio controls of 3:1 are proposed adjoining existing low to mid-rise apartment building on Hainsworth Street and Wistaria Gardens in Parramatta Park.

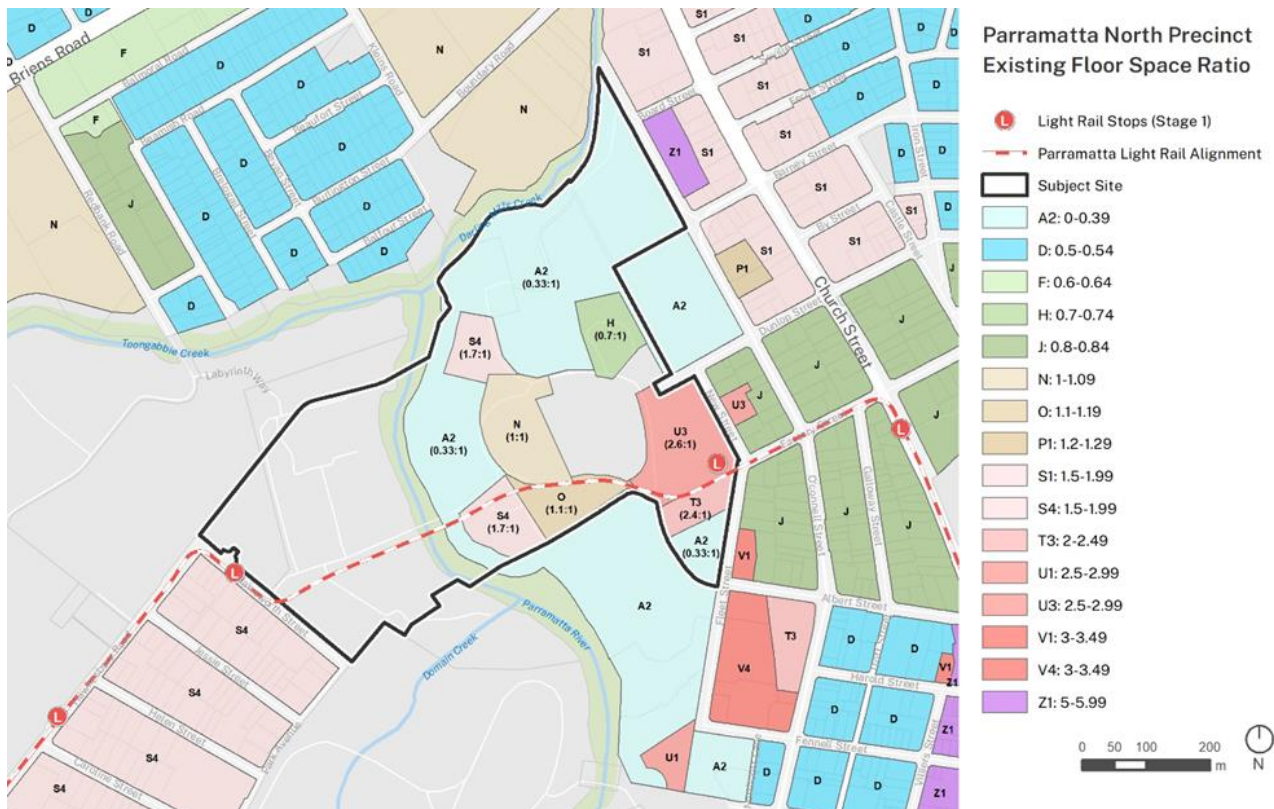


Figure 10. Existing maximum floor-space ratio map with the precinct boundary in black⁶

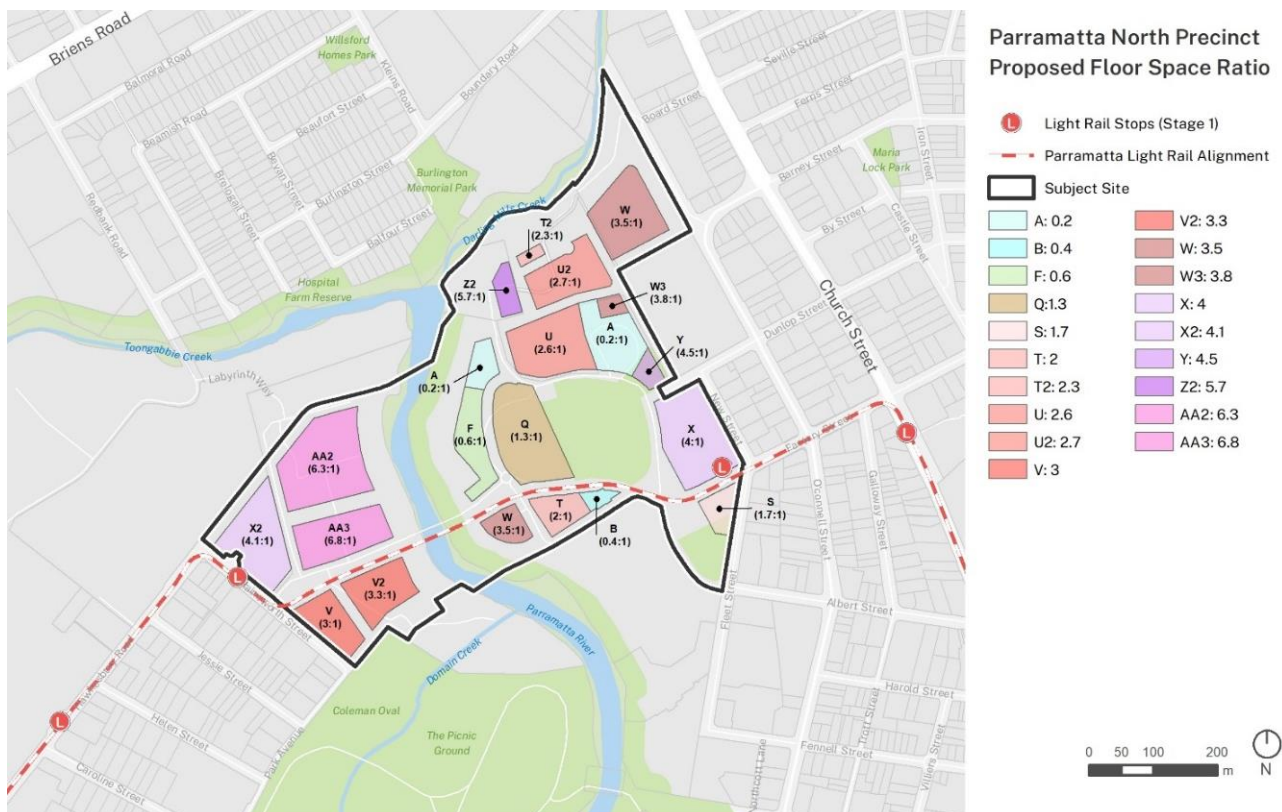


Figure 11. Map of the proposed maximum floor-space ratio

⁶ Source Parramatta Local Environmental Plan 2023

2.6 Heritage

The heritage listings under the Parramatta Local Environmental Plan 2023 will continue to apply to the precinct. A new provision is proposed to ensure that development stays consistent with the provisions of Clause 5.10 of the Parramatta Local Environmental Plan 2023.

If the pathway to adopt the new planning controls via the Central River City SEPP is pursued, the existing heritage listings under the Parramatta Local Environmental Plan 2023 will be transferred to the Central River City SEPP.

2.7 Design excellence

Design excellence in both the public and private domain is one of the urban design principles that underpins development in the precinct.

2.7.1 Existing design excellence provisions

Clause 6.13 Design Excellence of the Parramatta Local Environmental Plan 2023 applies to part of the precinct east of the Parramatta River (refer to Figure 12). Under this clause, a consent authority must be satisfied that a development exhibits design excellence before giving development consent. The clause requires a design competition process for certain development applications involving:

- a building more than 55 m above ground level
- an estimated development cost of more than \$100 million
- development for which the applicant has chosen to take part in a competitive design process.

It is proposed to repeal the existing design excellence provisions that apply to land within the precinct. A new design excellence provision is proposed that would apply to the whole precinct.

2.7.2 Proposed design excellence provisions

It is proposed to introduce new provisions for design excellence that are specific to the precinct. This will make sure development exhibits design excellence that contributes to the natural, cultural, visual and built character values of the precinct.

The new provisions for design excellence would apply to development that involves:

- erecting a new building, or
- external alteration to an existing building, or
- the principal public domain areas within the precinct (refer to Figure 13).

These new design excellence provisions would replace the current ones that apply to parts of the precinct under the Parramatta Local Environmental Plan 2023.

Under the new design excellence provisions, a consent authority must consider design excellence. This includes a range of matters such as:

- the Parramatta North Precinct Design Guidelines
- the Parramatta North Precinct Design Excellence Strategy
- the appropriate standard of architectural design, materials and detailing
- form and external appearance that improves the quality and amenity of the public domain
- design of open spaces that achieves a high standard of landscape architectural design, biodiversity and proper amenity
- development that does not worsen view corridors
- heritage and archaeological issues, and the constraints and opportunities
- the location of proposed towers and other buildings, including considering acceptable separation, setbacks, bulk, massing, modulation, street frontage heights and acceptable relationships with other buildings on the same site and neighbouring sites
- environmental impacts, including sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity
- the effects on special character areas.

In addition to the proposed criteria above, the new provisions will require a competitive design process for certain development applications to be undertaken for the following:

- Public Buildings
- Buildings that are over 55m in height
- Buildings that are over \$100 million in estimated development cost value
- Buildings that will have a significant impact on:
 - Public open space
 - Heritage
 - Sensitive riparian areas
 - Sightlines or view corridors
- Where a design competition is chosen by the applicant

Minor works are proposed to be excluded from the design competition process at the discretion of the consent authority.

More details on the proposed approach to design excellence are set out in the Parramatta North Precinct Design Excellence Strategy exhibited as part of this proposal. The Design Excellence Strategy will be implemented through the new SEPP provisions and the Parramatta North Precinct Design Guidelines.

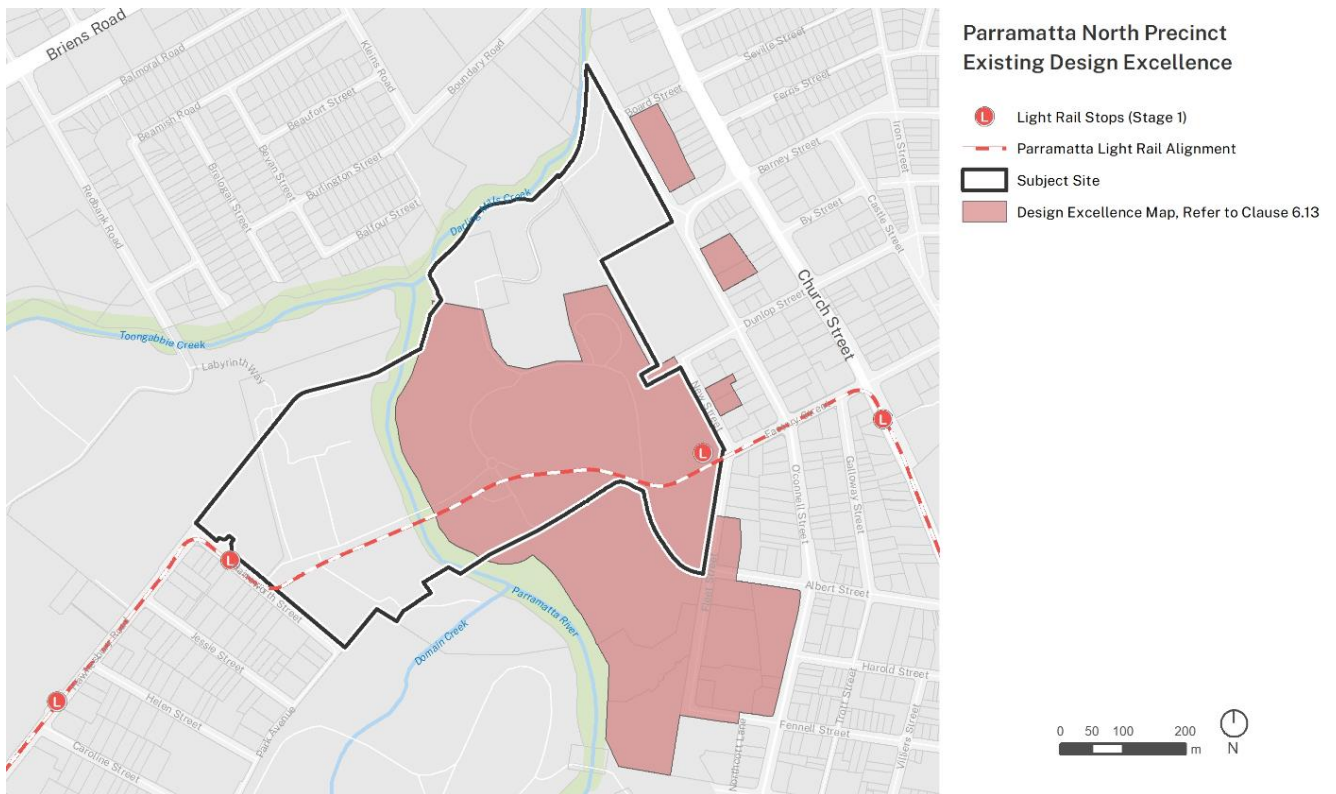


Figure 12. Map of where design excellence provisions currently apply

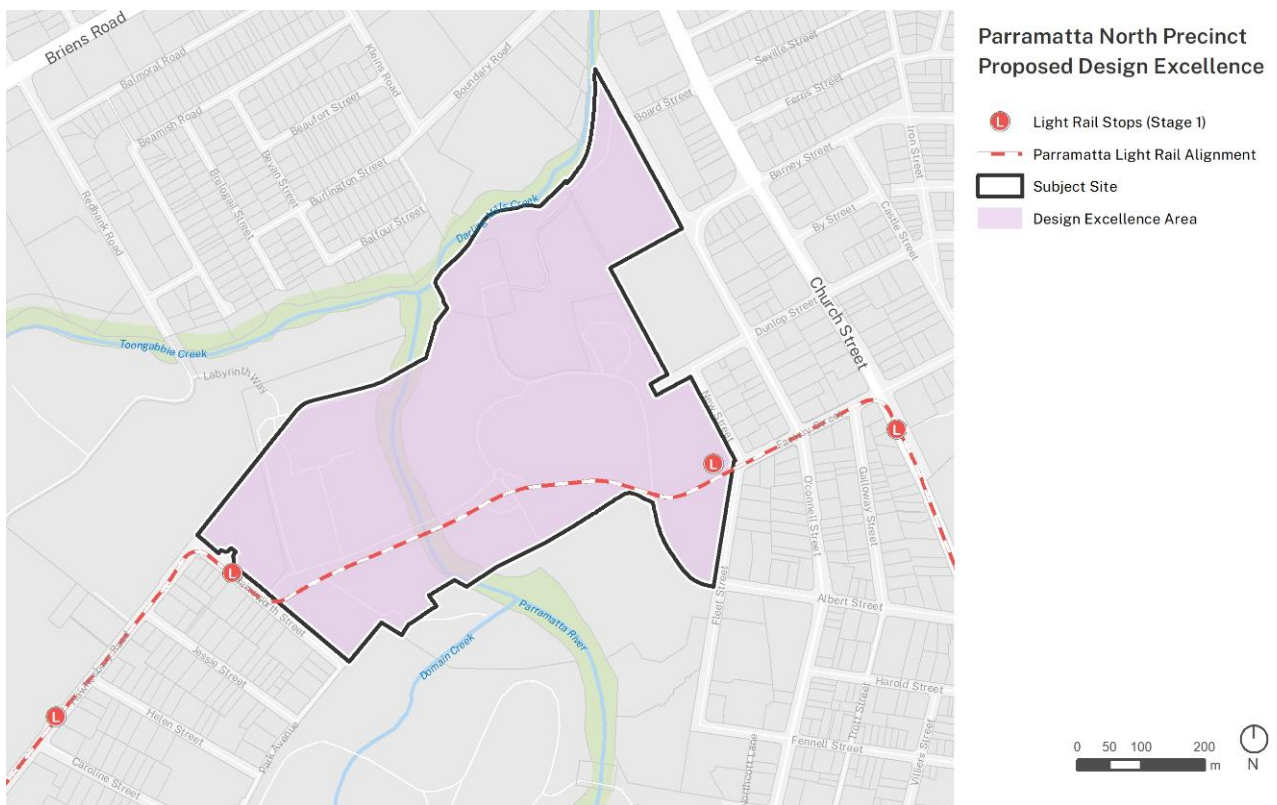


Figure 13. Map of the proposed area where design excellence provisions will apply

2.8 Design guidelines

A new provision in the state environmental planning policy is proposed so that the consent authority must consider if the proposed development is consistent with the Parramatta North Precinct Design Guidelines. This would apply when consent authorities decide on development applications for land within the precinct.

A proposed development must show its general consistency with the design guidelines before a consent authority grants development consent under any future application.

The proposed design guidelines form part of the proposed rezoning package exhibited with this explanation of intended effect. The design guidelines set out the built form and urban design principles, objectives and provisions to guide and support development across the precinct. This is to ensure that new development achieves high quality outcomes for built form, public domain and heritage, and aims to improve the amenity of the precinct and its surrounds.

It is intended that the design guidelines replace the current development controls that apply to part of the precinct under the Parramatta Development Control Plan 2023. If there is any inconsistency, it is proposed that the design guidelines prevail over the Parramatta Development Control Plan. Should the design guidelines not include certain development controls, then the Parramatta Development Control Plan will apply and require consideration.

2.9 Built form intent and relationship with other policies

It is intended that the maximum built form allowed in the precinct will be the provisions in this document for:

- proposed height of buildings in section 0
- floor-space ratios in section 2.5.

The building height and floor-space ratio provisions mapped in Figure 9 and Figure 11 (respectively) are inclusive of any bonuses or incentives that may apply to the precinct or development.

2.10 Proposed changes to other environmental planning instruments

To support the outcomes for the precinct, we propose amending the State Environmental Planning Policy (Planning Systems) 2021, which is also known as the Planning Systems SEPP.

2.10.1 State Environmental Planning Policy (Planning Systems) 2021

The Planning Systems SEPP declares certain types of development and development in certain sites as state significant.

It is proposed to amend Schedule 2 of the Planning Systems SEPP to declare the precinct as a significant development site and introduce a new Parramatta North State-Significant Development Sites Map, as shown in Figure 14.

The new clause will aim to make the following types of development state-significant development on the land within the precinct:

- the principal subdivision showing major lots or public domain areas, or the creation of new roadways (include the proposed road bridge) and associated works.
- built form with an estimated development cost of more than \$30 million.

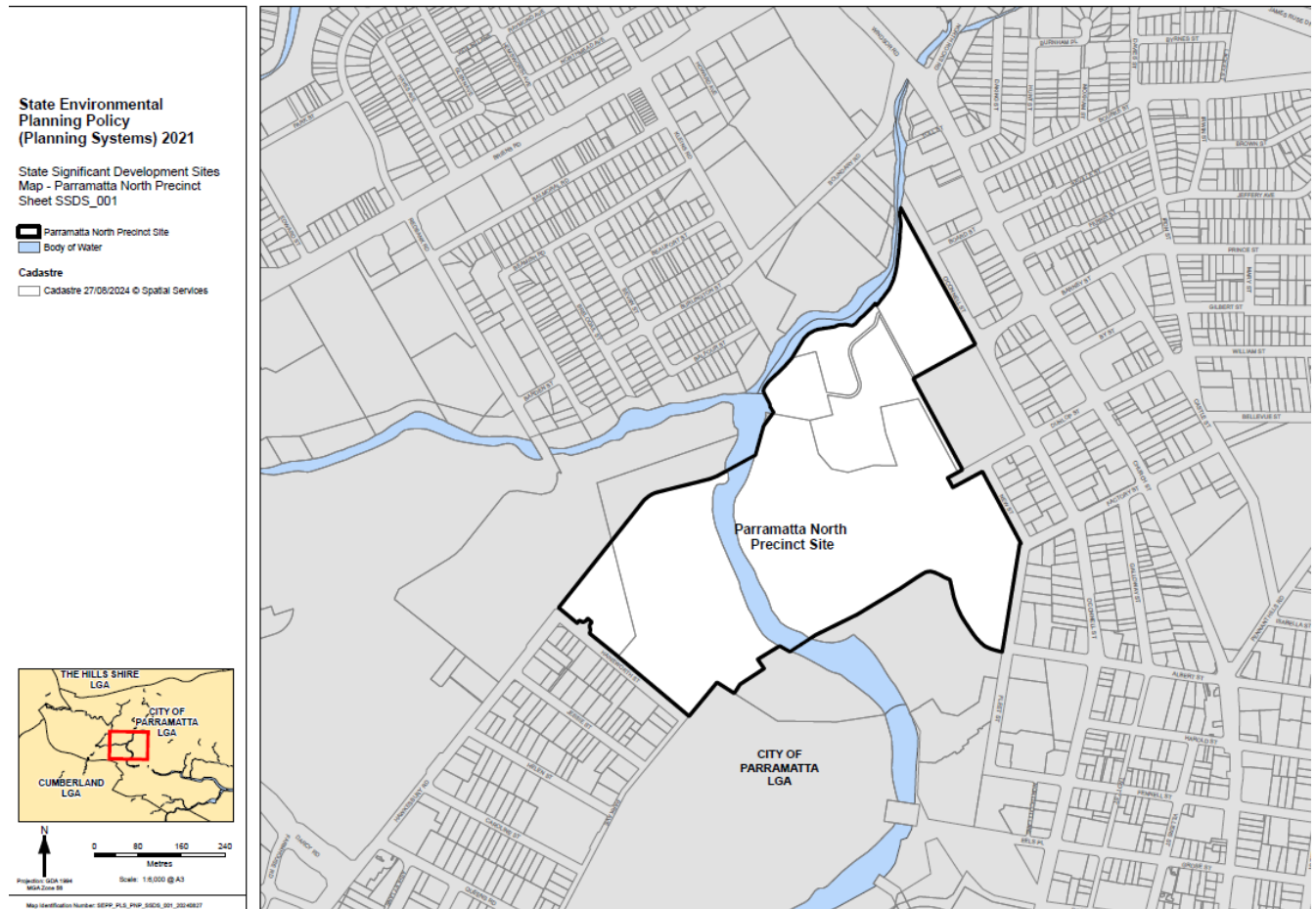


Figure 14. Proposed Parramatta North Precinct as a state-significant development site

2.11 Infrastructure funding and delivery framework

A contributions strategy and infrastructure schedule has been prepared for the precinct that considers the local, regional and district infrastructure needed to support its renewal. The strategy is being exhibited as part of this draft rezoning proposal.

2.11.1 Local contributions context

The Parramatta City Council Outside CBD Contributions Plan 2023 (the local contributions plan) applies to the precinct. Refer to Table 2 for the infrastructure works within the precinct that are in the local contributions plan. Based on the proposal, we expect that the total liability for local contributions for the precinct would be \$74.1 million.

Table 2. Infrastructure works within the precinct

| Location | Type | Details |
|--|---|---|
| C14a New hub, North Parramatta | Floor space acquisition | <ul style="list-style-type: none">• New North Parramatta Hub incorporating community space (1,000 m²), including:<ul style="list-style-type: none">– library link (500 m²)– subsidised space (500 m²)• Total cost: \$3.8 million |
| C14b New hub, North Parramatta | Construction and fit-out | <ul style="list-style-type: none">• New North Parramatta Hub incorporating community space (1,000 m²), including:<ul style="list-style-type: none">– library link (500 m²)– subsidised space (500 m²)• Total cost: \$12 million |
| Parraways, North Parramatta | Works to implement principal pedestrian network | n/a |
| Pedestrian Growth Corridor Pedestrian Network | Works contributing to implementation of: <ul style="list-style-type: none">• pedestrian network linking key growth areas, including the Wilderline and Parramatta• river corridors | n/a |
| Cycleways, Parramatta | Works to implement 24.7 km of regional cycle network (out of total 69 km Parramatta part), in line with the council-endorsed Parramatta Bike Plan | <ul style="list-style-type: none">• Includes 8 km shared paths and 11 km of separated paths• Total cost: \$6.1 million |

2.11.2 State contributions context

Since October 2023, the Housing and Productivity Contribution has applied to development applications lodged involving residential, commercial and industrial development. The Housing and Productivity Contribution is a new state framework for regional infrastructure. It will contribute funds to state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

Based on the proposal and total floor-space allocation, the total Housing and Productivity Contribution for the precinct would be \$28.5 million.

2.11.3 Infrastructure delivery strategy

Property and Development NSW proposes to deliver the following to support the future population:

- 6 ha of new local and regional public open space
- a 1,000 m² multi-purpose community space
- intersection upgrades to local roads
- new vehicular and pedestrian river crossings and pathways (refer to Table 3).

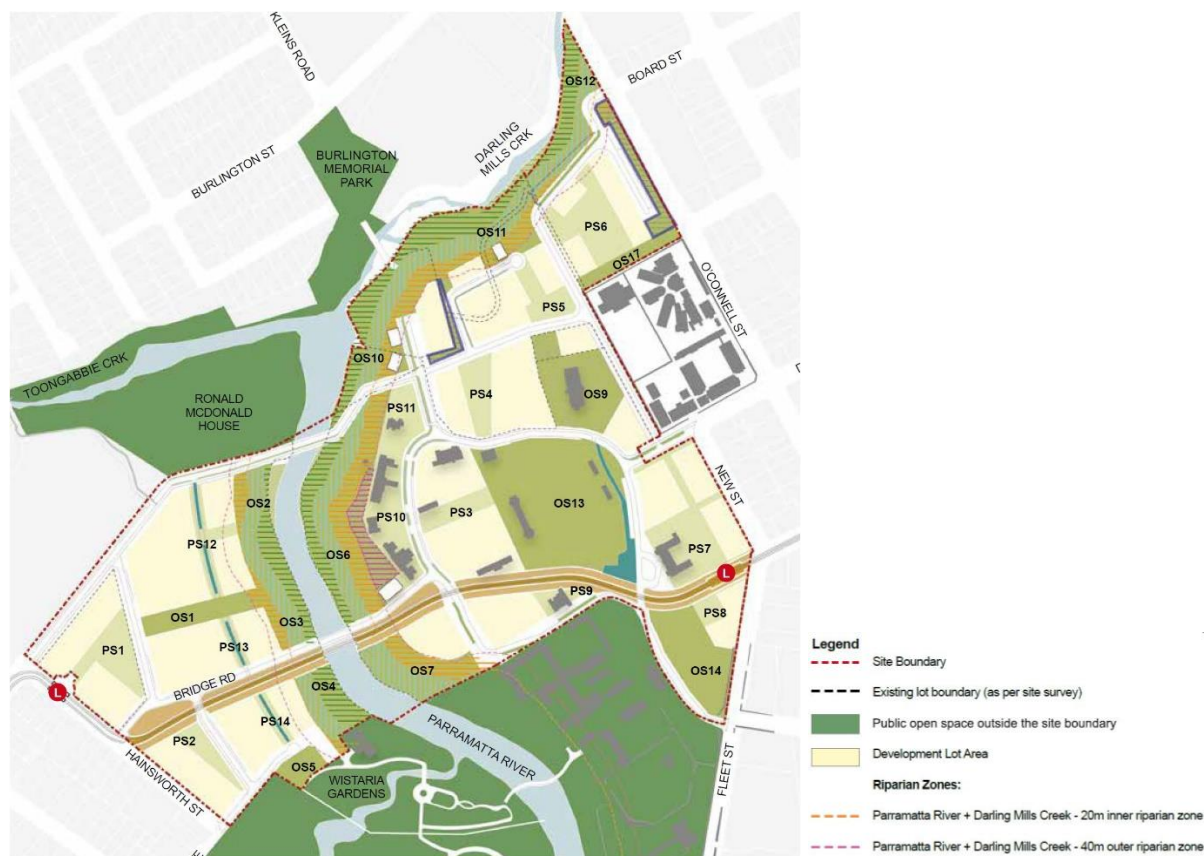


Figure 15. Proposed open space areas as itemised in Table 3⁷

⁷ Source: Draft Parramatta North Precinct Design Guidelines, Department of Planning, Housing and Infrastructure, 19 September 2024

It is expected that Property and Development NSW will coordinate the delivery and establishment of the infrastructure listed in Table 3. The intent is that Property and Development NSW would keep ownership of this infrastructure. The proposed contributions strategy does not include the transfer of any infrastructure items to other government agencies or the City of Parramatta Council at this stage.

Infrastructure will be designed to the relevant council standards so that future negotiations about its long-term ownership will remain possible.

A range of contributions mechanisms and strategies to deliver infrastructure for the precinct is under further exploration. There is also potential for a planning agreement at the local level with the City of Parramatta Council. These mechanisms will be resolved in the next stage of the rezoning process.

Table 3. Infrastructure named to support the proposal

| Item | Category | Local, Regional or District | Description |
|------------------|---------------------------------|-----------------------------|--|
| OS1 | Open space | Local | Linear plaza square / local open space (west of the Parramatta River) |
| PS1 | Open space | Local | Private park/garden that is publicly accessible (west of the Parramatta River) |
| OS2, OS3 | Open space and Active transport | Regional | Riverfront open space and cycleway (west of the Parramatta River) |
| OS4 | Open Space | Local | Water Sensitive Urban Design / Passive recreation |
| OS5 | Open Space | Local | Local Open Space (adjoining Parramatta Park / Wistaria Gardens) |
| PS2 | Open space | Local | Private park/garden that is publicly accessible (west of the Parramatta River) |
| PS12, PS13, PS14 | Open Space | Local | Private park/water sensitive urban design element that is publicly accessible (west of the Parramatta River) |
| OS6, OS7 | Open space and Active transport | Regional | Riverfront open space and cycleway (east of the Parramatta River) |
| OS8* | Open space and Active transport | Regional | Riverfront open space and cycleway (outside of the precinct to the south) |
| OS9 | Open Space | Local | Park/garden - Palm Grove Park (located west of the Parramatta River, adjoining the Parramatta Correctional Centre) |

| item | Category | Local, Regional or District | Description |
|----------------------------|---------------------------------|-----------------------------|---|
| OS10, OS11 and OS12 | Open space and Active transport | Regional | Riverfront open space and cycleway (east of the Parramatta River to the north of the Precinct) |
| PS3 | Open space and Active transport | Local | Private plaza square / local open space link that is publicly accessible (east of the Parramatta River, between OS6 and OS13) |
| OS13 | Open space and Active transport | District | Community Green including sports field, courts, and pathways. The Green (east of the Parramatta River in the centre of the Precinct) |
| PS7 | Open space | Local | Private park / plaza that is publicly accessible and active transport connections north of the Ngara Light Rail stop |
| PS8 | Open Space | Local | Private park / plaza that is publicly accessible (south of the Ngara Light Rail stop) |
| PS9 | Open Space | Local | Private park/plaza that is publicly accessible (south of the Parramatta Light Rail alignment and north of the Female Factory and Institutions Precinct) |
| OS14 | Open space and Active transport | Local | Park/garden south of the Parramatta light rail alignment and Fleet Street |
| PS10 | Open Space | Local | Private park/plaza that is publicly accessible (in the heart of the civic zone) |
| PS11 | Open Space | Local | Private park/plaza that is publicly accessible (in the heart of the civic zone) |
| OS15* and OS16* | Active transport | Local | Shared pathways/ pedestrian pathways |
| OS17 | Open space | Local | Plaza and active transport connection (North of the Parramatta Correctional Centre) |
| Community Hub | Community Facility | Local | 1,000m ² multipurpose community hub including 500m ² for the Library Link (location to be confirmed) |
| B1 | Bridge | Local | Vehicular bridge with integrated cycle path (northern bridge - Hawkesbury Road extension) |
| B2 | Bridge | Local | Vehicular bridge across Parramatta River (parallel to the Parramatta Light Rail crossing) |
| B3* | Bridge | Regional | Pedestrian bridge across Parramatta River |

| item | Category | Local, Regional or District | Description |
|------|--------------------|-----------------------------|-----------------------|
| RI | Roads and Movement | Local | Intersection upgrades |

*Table Notes: * OS8, OS15 and OS16 and community hub located outside the rezoning boundary but works relate to proposed development and support the broader Precinct*

2.12 Affordable housing approach

The NSW Government is taking immediate action to meet our National Housing Accord target of building 377,000 new homes to tackle the housing crisis.

It will take all parts of the housing system and all levels of government to accelerate the supply and diversity of housing. Unlocking more supply in the right locations in a timely manner is a focus of the Government.

Property Development NSW are investigating a target range of between 5 -10% affordable housing per development.

The final number and mix of housing to be delivered, including affordable key worker housing, will be determined by future development applications, which will be the responsibility of Property and Development NSW.

3 Have your say

Community consultation is an important part of the planning process. The Department wants to make sure any impacts on the community are considered and can be properly addressed in finalisation of the rezoning proposal.

We encourage the community, local and state agencies to review the proposed changes and share their valuable input by making a submission during the public exhibition period that is now open until **5pm on 10 February 2024**.



View the exhibition package and make a submission at:

www.planningportal.nsw.gov.au/parramatta-north

Do you have any questions: Please reach out to the planning team at:



Email | parramattanorthprecinct@dpie.nsw.gov.au

Phone | 1300 420 596

4 Next steps

After the public exhibition period has closed, the Department will assess the feedback and submissions received. Finalisation of the rezoning proposal will be informed by submissions and further consultation with local and state agencies.

A submissions report will be prepared that summarises the issues raised during the public exhibition and how they have been addressed.

The final proposed changes will be forwarded to the Minister for Planning and Public Spaces for further consideration and determination. If the amendments are approved, development applications will be required to be submitted to enable future development to be assessed under the new planning controls.

Annexure A – Proposed statutory maps

The key draft statutory maps necessary to carry out the proposed controls include:

- Figure A1. Map of proposed land application for Parramatta North Precinct
- Figure A2. Map of proposed land zoning for Parramatta North Precinct
- Figure A3. Map of proposed building heights for Parramatta North Precinct
- Figure A4. Map of proposed floor-space ratios for Parramatta North Precinct
- Figure A5. Map of proposed design excellence for Parramatta North Precinct
- Figure A6. Map of Parramatta North Precinct as a state-significant development site

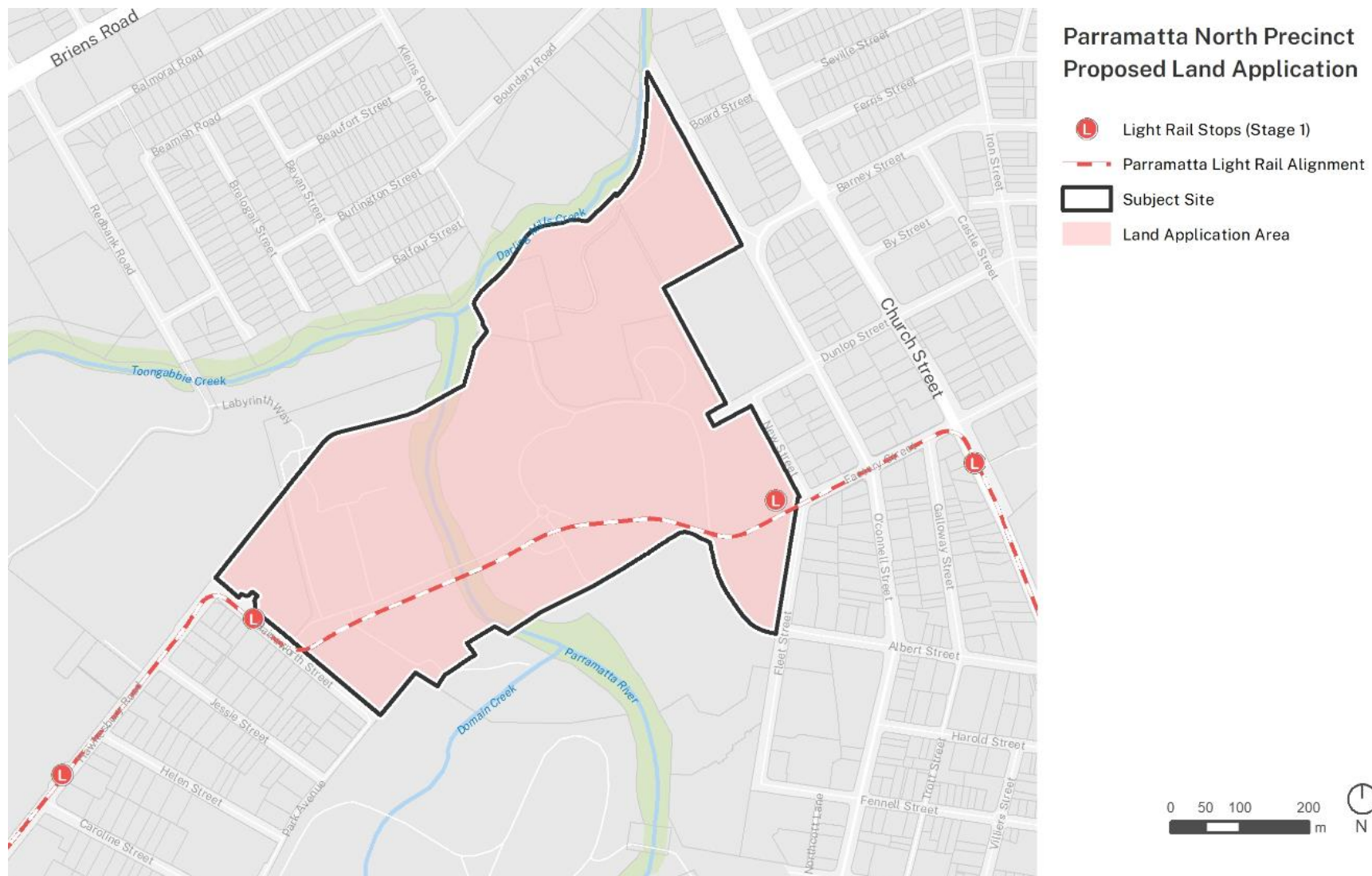


Figure A1. Map of proposed land application for Parramatta North Precinct

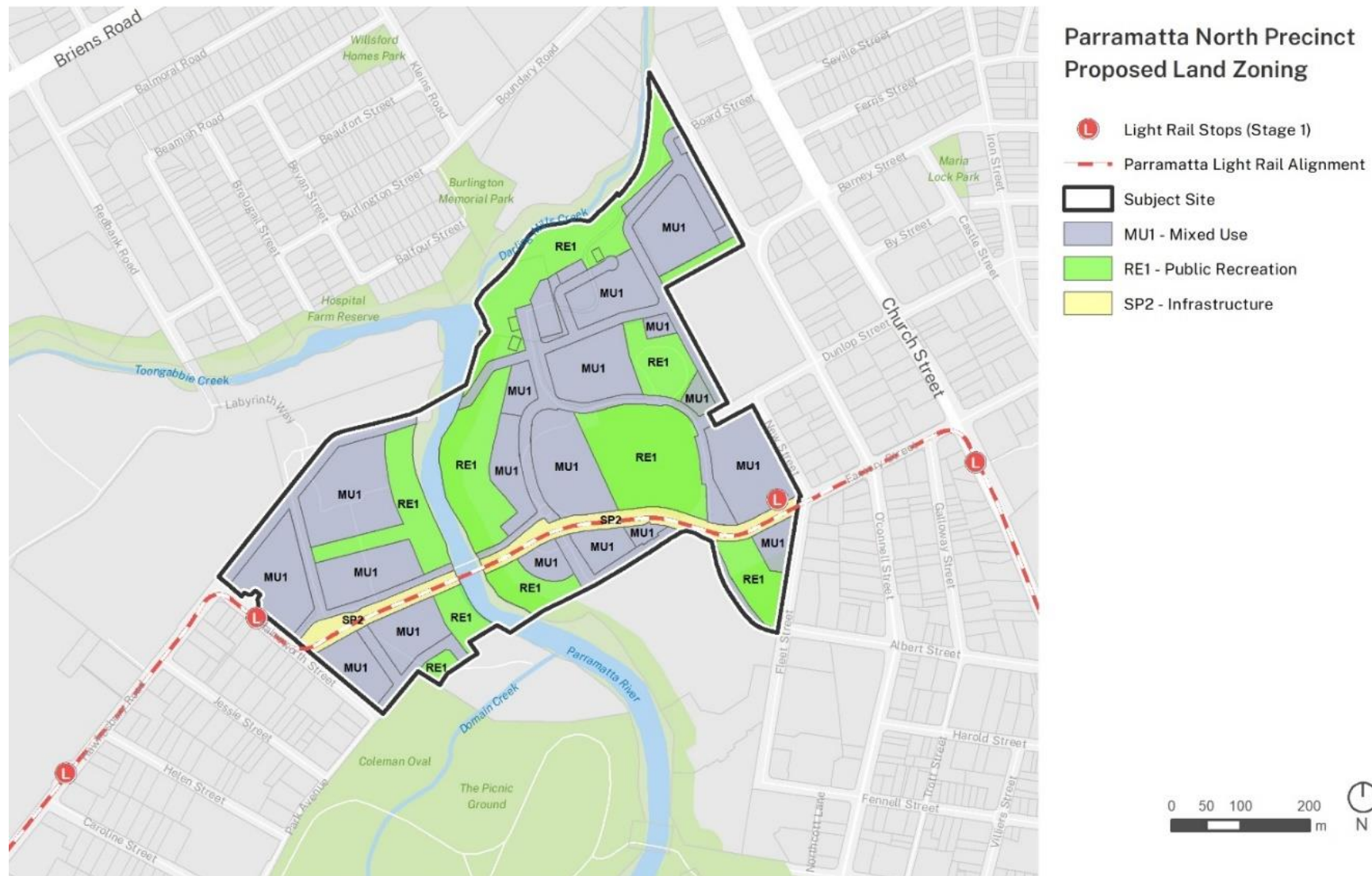


Figure A2. Map of proposed land zoning for Parramatta North Precinct

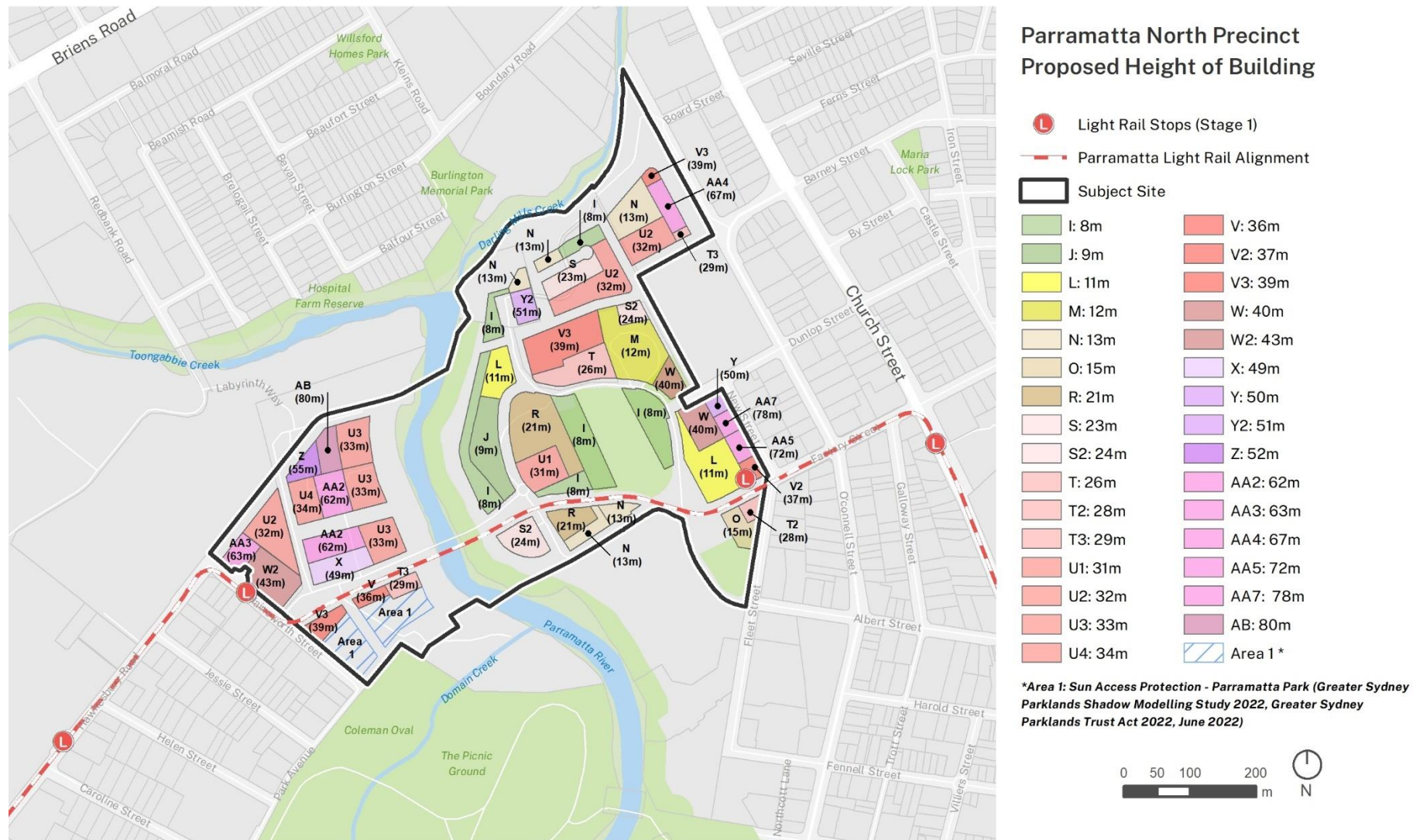


Figure A3. Map of proposed building heights for Parramatta North Precinct

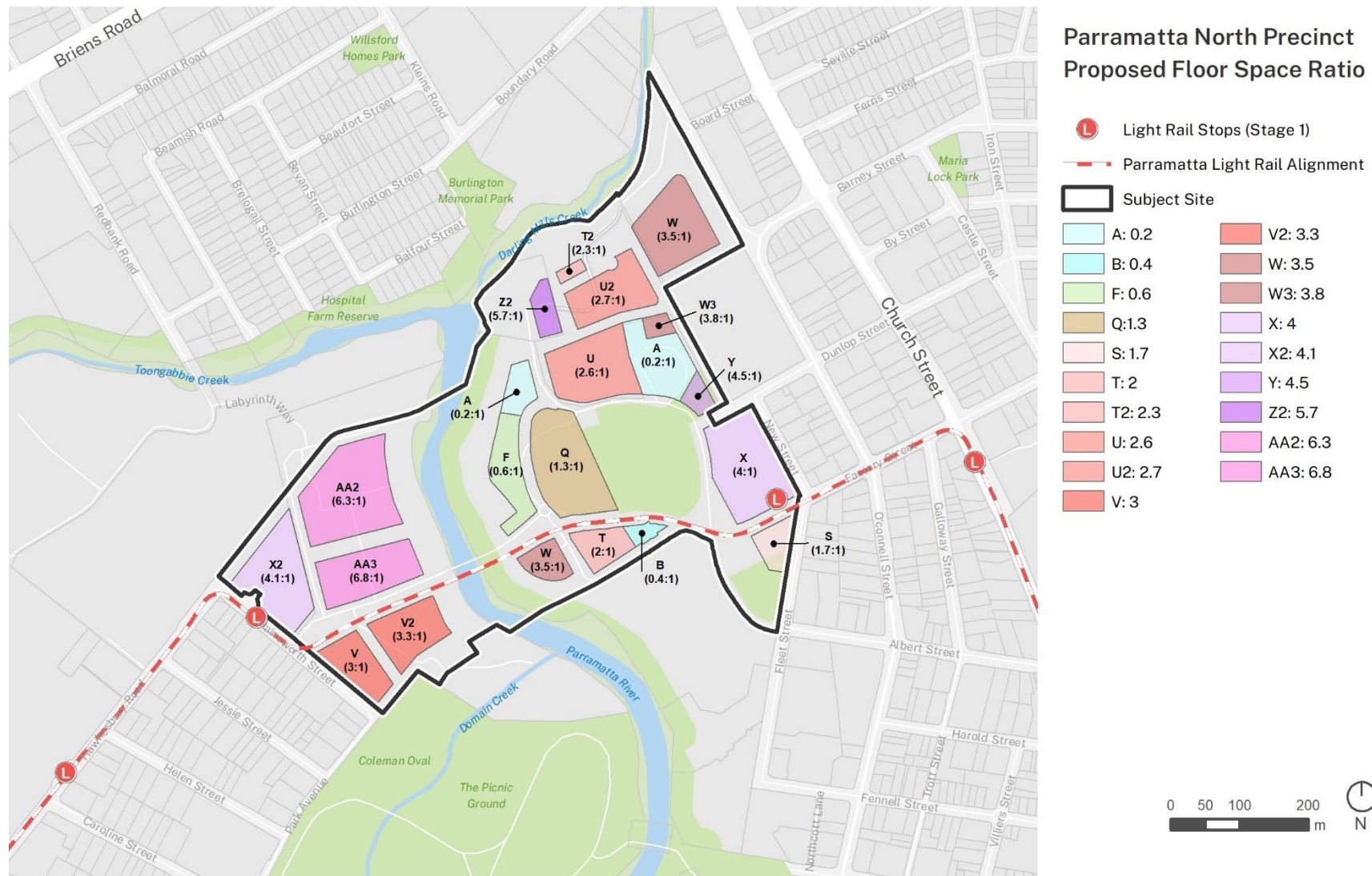


Figure A4. Map of proposed floor-space ratios for Parramatta North Precinct

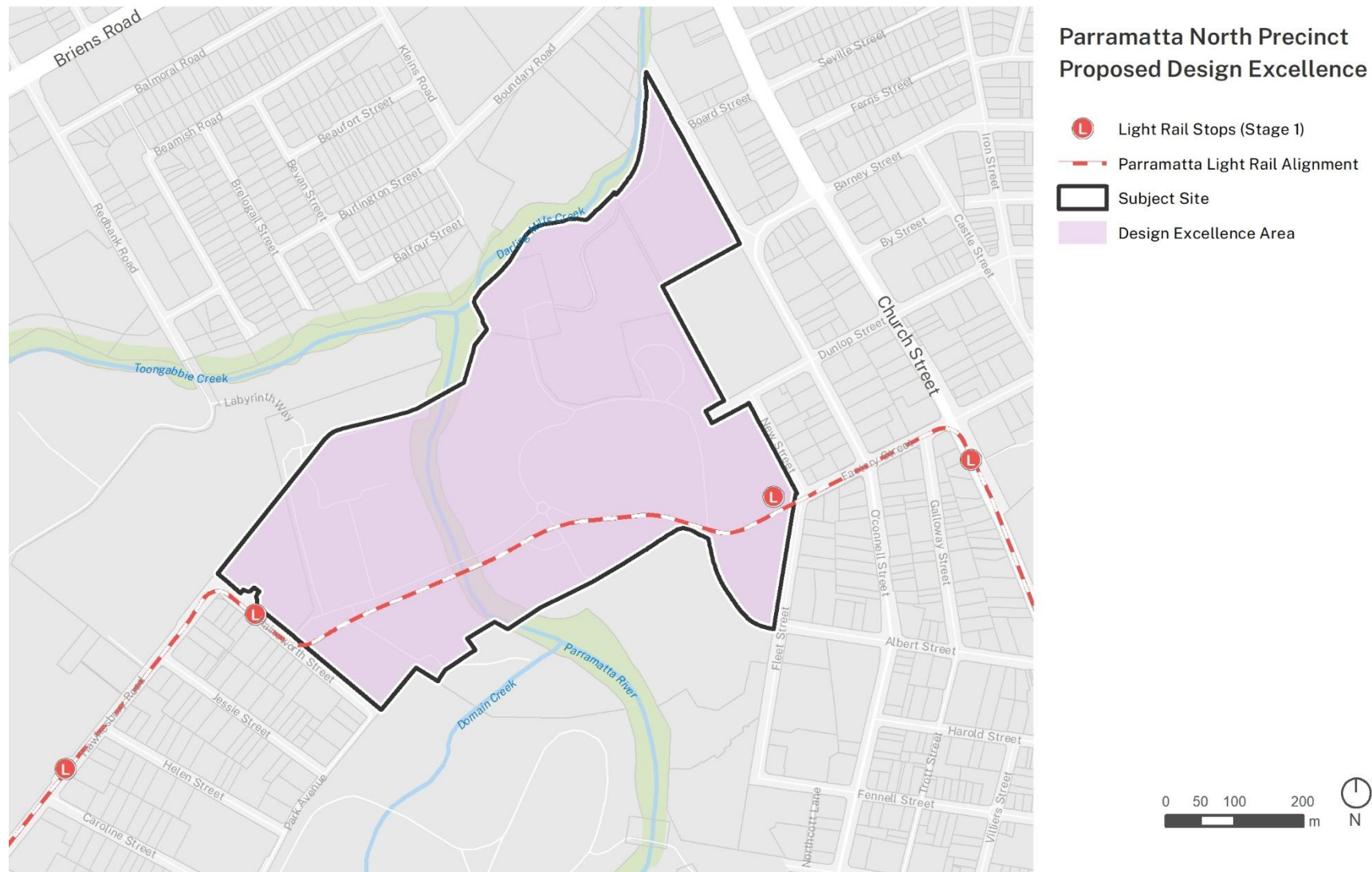



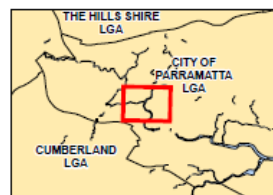


Figure A5. Map of proposed design excellence for Parramatta North Precinct

**State Environmental
Planning Policy
(Planning Systems) 2021**

State Significant Development Sites
Map - Parramatta North Precinct
Sheet SSDS_001

-  Parramatta North Precinct Site
-  Body of Water
- Cadastre**
-  Cadastre 27/08/2024 © Spatial Services



N
0 80 160 240
Metres
Projection: GDA 1984
MGA Zone 58
Scale: 1:5,000 @ A3
Map Identification Number: SEPP_PLS_PNP_SSDS_001_20240827

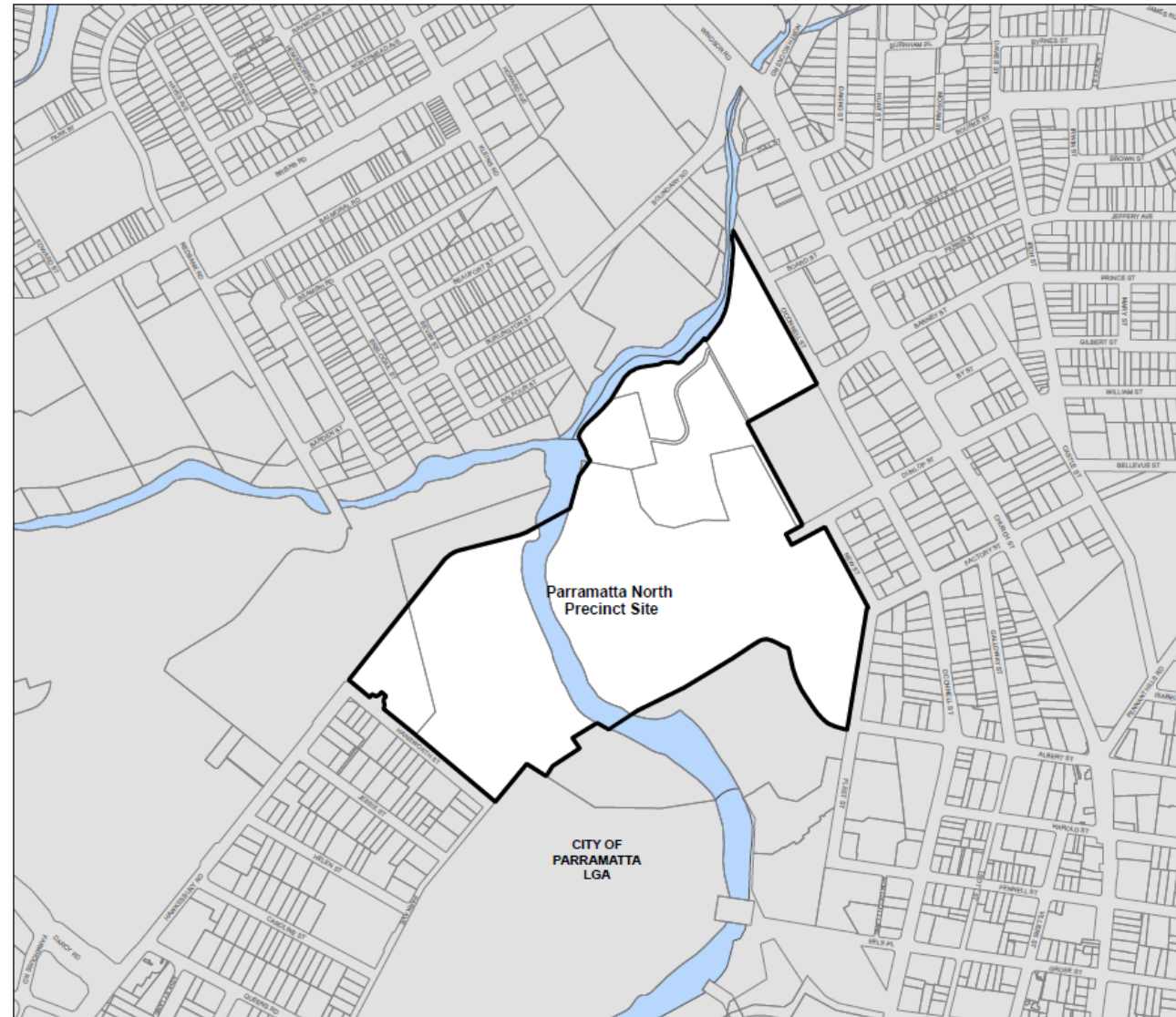


Figure A6. Map of Parramatta North Precinct as a state-significant development site